

SUMMARY and FISCAL NOTE

Department:	Contact Person/Phone:	Executive Contact/Phone:
Seattle City Light	Lynn Best / 386-4586	Greg Shiring / 386-4085

1. BILL SUMMARY

Legislation Title:

AN ORDINANCE relating to the City Light Department; declaring certain real property rights surplus to utility needs; authorizing the General Manager and Chief Executive Officer to execute an agreement for the City to grant an easement for access purposes over a portion of the City's fee-owned transmission corridor at 14355 Linden Avenue North in Seattle, Washington, and to accept the release of an easement at said address; accepting payment for the true and full value of the easement being granted from Rise Properties (Woodland Pointe) Limited Partnership; and ratifying and confirming certain prior acts.

Summary and Background of the Legislation:

Summary. This legislation will authorize the sale of an access easement across City Light's transmission line right-of-way, to provide access to the Northline Apartments at 14355 Linden Avenue North, and will accept the release of a prior easement in partial exchange for the new easement.

Background. The 55-unit Northline Apartments were built in 1978 at 14355 Linden Avenue North. The main entrance to this apartment complex is from Linden Avenue North across City Light's Shoreline to Viewland transmission corridor. At the time these apartments were built, the developer requested to purchase an access easement across City Light's property; however, the easement could not be granted at that time due to certain bonding restrictions on the City Light property.

City Light proposed instead to provide access by means of a temporary permit until the bonding restrictions expired, at which time both parties expected to replace the temporary permit with a permanent easement. However, the permanent easement was never granted; instead, the original and subsequent owners have held month-to-month access permits.

The Northline Apartments were recently purchased by the Rise Properties (Woodland Pointe) Limited Partnership (Rise Properties). The new owners have requested to purchase a permanent access easement across the City Light property. Rise Properties is the successor in interest and owner of an earlier (1949) easement across City Light's property, which does not

meet current needs; Rise Properties wishes to release the earlier easement in partial exchange for the new easement.

City Light concurs that access to the Northline Apartments should be provided by means of a permanent easement, and that the unused easement should be extinguished. Rise Properties has agreed to pay City Light the net true and full value of \$23,500 for the new easement.

Rise Properties will continue to maintain a landscaped area within City Light’s transmission corridor under a month-to-month permit.

2. CAPITAL IMPROVEMENT PROGRAM

N/A This legislation creates, funds, or amends a CIP Project.

3. SUMMARY OF FINANCIAL IMPLICATIONS

X This legislation has direct financial implications.

Budget program(s) affected:				
Estimated \$ Appropriation change:	General Fund \$		Other \$	
	2015	2016	2015	2016
	\$0	\$0	\$0	\$0
Estimated \$ Revenue change:	Revenue to General Fund		Revenue to Other Funds	
	2015	2016	2015	2016
	\$0	\$0	\$23,500	\$0
Positions affected:	No. of Positions		Total FTE Change	
	2015	2016	2015	2016
	N/A	N/A	N/A	N/A
Other departments affected:	None			

3.a. Appropriations

N/A This legislation adds, changes, or deletes appropriations.

3.b. Revenues/Reimbursements

X This legislation adds, changes, or deletes revenues or reimbursements.

Anticipated Revenue/Reimbursement Resulting from this Legislation:

Fund Name and Number	Dept	Revenue Source	2015 Revenue	2016 Estimated Revenue
City Light Fund 41000	Seattle City Light	Sale of Easement	\$23,500	\$0

3.c. Positions

N/A This legislation adds, changes, or deletes positions.

4. OTHER IMPLICATIONS

- a) **Does the legislation have indirect or long-term financial impacts to the City of Seattle that are not reflected in the above?**

No

- b) **Is there financial cost or other impacts of not implementing the legislation?**

City Light would forgo the immediate revenue of \$23,500 for the sale of the easement.

- c) **Does this legislation affect any departments besides the originating department?**

No.

- d) **Is a public hearing required for this legislation?**

Yes. A public hearing is required pursuant to RCW 35.94.040.

- e) **Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?**

No.

- f) **Does this legislation affect a piece of property?**

Yes. A map of the property is shown as Attachment 1 to this Bill Summary.

- g) **Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities?**

None.

- h) If this legislation includes a new initiative or a major programmatic expansion:
What are the long-term and measurable goals of the program? Please describe how
this legislation would help achieve the program's desired goals.**

N/A

- i) Other Issues:**

None

List attachments below:

Attachment 1: Map of the Easements Being Granted and Released