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CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

..title

AN ORDINANCE relating to City-owned real property located at 1933 Minor Avenue; authorizing the sale of the property for fair market value through a negotiated sale; authorizing the Director of the Department of Finance and Administrative Services to execute all necessary documents to accomplish such property sale; and designating how proceeds from the sale shall be distributed.

..body

WHEREAS, The City of Seattle (City) acquired the real property located at 1933 Minor Avenue (Property) in 1903 by Ordinance Number 22938 for use as Fire Station 15; the original Fire Station 15 was demolished in 1950 and replaced with the current structure in 1951; and the Seattle Fire Department ceased the use of the Property in 1972; and

WHEREAS, the Seattle Information Technology Department’s Communication Shop began using the Property in 1973; however, the site has become increasingly difficult for City employees to access due to construction in the Denny Triangle; and

WHEREAS, the City’s current use of the one-story Property is not the highest and best use of the Property, which is located in a dense urban environment that is rapidly growing; NOW,

THEREFORE

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The Director of the Department of Finance and Administrative Services (Director) or the Director’s designee is authorized to execute and perform, for and on behalf of The City of Seattle (City), a purchase and sale agreement (Agreement) with 1901 Minor, LLC (1901 Minor) for the transfer of the property located at 1933 Minor Avenue, and legally described as:

1 Lots 7 and 8, Block, 52, SECOND ADDITION TO THE TOWN OF SEATTLE AS
2 LAID OFF BY THE HEIRS OF SARAH A. BELL (DECEASED), commonly known as
3 Heirs of Sarah A. Bell's Second Addition to the City of Seattle, according to the plat
4 thereof recorded in Volume 1 of Plats, page 121, records of king County, Washington.
5 SITUATE in the County of King, State of Washington

6 (Property) on the terms authorized in this ordinance.

7 Section 2. The Agreement shall be in the form attached to this ordinance as Attachment
8 A, with such minor revisions and additions, not inconsistent with the express terms of this
9 ordinance or with applicable law, as the Director may determine are reasonably necessary to
10 carry out the intent of this ordinance.

11 Section 3. To carry out the Agreement for and on behalf of the City, the Director is
12 authorized to execute a deed for the Property in substantially the form attached as Exhibit C to
13 the Agreement and upon satisfaction or waiver of the conditions precedent under the Agreement,
14 the Director is authorized to cause the deed to be executed and delivered to 1901 Minor, LLC
15 and recorded in the real property records of King County.

16 Section 4. Of the Cash consideration, when received, \$11,000,000 shall be deposited in
17 the General Subfund (00100) and \$2,000,000 shall be deposited in the Low-Income Housing
18 Fund (16400).

1 Section 5. This ordinance shall take effect and be in force 30 days after its approval by
2 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it
3 shall take effect as provided by Seattle Municipal Code Section 1.04.020.

4 Passed by the City Council the _____ day of _____, 2018,
5 and signed by me in open session in authentication of its passage this _____ day of
6 _____, 2018.

7 _____
8 President _____ of the City Council

9 Approved by me this _____ day of _____, 2018.

10 _____
11 Jenny A. Durkan, Mayor

12 _____
13 Filed by me this _____ day of _____, 2018.

14 _____
15 Monica Martinez Simmons, City Clerk

16 (Seal)

17
18
19
20 Attachments:
21 Attachment A – Purchase and Sale Agreement