

BILL SUMMARY & FISCAL NOTE

Department:	Contact Person/Phone:	Executive Contact/Phone:
Parks and Recreation	Donald Harris/684-8018	Forrest Longman/684-0331

1. BILL SUMMARY

Legislation Title:

AN ORDINANCE relating to the acquisition of real property for open space, park, and recreation purposes; authorizing the acquisition of real property owned by Hugh and Martha Sisley to satisfy judgments entered against the Sisleys as a result of code violations; authorizing the execution of necessary documents; authorizing acceptance and recording of deeds for open space, park, and recreation purposes; and authorizing acquisition by condemnation of specific parcels for open space, park, and recreation purposes.

Summary and background of the Legislation:

The City of Seattle (“City”) was awarded three judgments against Hugh and Martha Sisley (“Sisleys”) for violating City housing codes: \$247,977.50 in case 08-100; \$368,246 in case 09-024; and \$44,086 in case 10-084 (see case and judgment in table below).

In addition to the judgments, the City was awarded interest for each of the judgments and as of March 31, 2015, the Sisleys will owe the City interest for: \$165,893.20 in case 08-100; \$243,819.84 in case 09-024; and \$10,128.51 in case 10-084 (see interest on judgment in table below). Collectively, the judgments and accumulated interest total \$1,080,151.00, with interest on the judgments accumulating at \$217.07 per day (see total of judgments and interest in table below);

In addition to the judgments entered, the City was awarded continuing penalties in two of the cases until compliance was achieved: \$600 per day in 08-100 for a total of \$1,221,000.00 as of March 31, 2015, with penalties continuing until a supplemental judgment is obtained; and \$1,000 per day in 09-024 for a total of \$1,034,000 because the Sisleys demolished the house. The City is entitled to these additional penalties by supplemental judgments (see additional penalties in table below). In total, the Sisleys owe the City \$3,335,151 from these three violations.

Case	Judgments Entered	Interest on Judgments	Judgments and Interest	Additional Penalties
08-100	\$247,977.50	\$165,893.20	\$413,870.70	\$1,221,000.00
09-024	\$368,246.00	\$243,819.84	\$612,065.84	\$1,034,000.00
10-084	\$44,086.00	\$10,128.51	\$54,214.51	N/A
Totals	\$661,309.50	\$419,841.55	\$1,080,151.00	\$2,255,000.00

Seattle Parks and Recreation (Parks) considers the Roosevelt Hub Urban Village (HUV) deficient in park space. The Sisleys own many properties in the Roosevelt neighborhood, some of which would be appropriate for a neighborhood park. To satisfy the judgments, the City may seek to have Sisley-owned real property sold, bid to purchase the property in order to satisfy the judgments, and use the acquired property to provide public park space in the Roosevelt neighborhood.

If the City decides to bid to purchase one of the Sisley properties, it is anticipated the three existing judgments alone will not be sufficient to acquire the property due to high property values; the expected purchase price is approximately \$2.0 million. And the supplemental judgments for continuing penalties may not be through the Municipal and appellate courts in a timeframe that corresponds with bidding to purchase the properties. Once the supplemental judgments are obtained and executed they will, as provided in the legislation, provide a funding source for park development or operations and maintenance. To assist in funding the Roosevelt park, Parks, as a part of its annual application to King County for Conservation Futures funding, applied for matching funds to reimburse the cost of any property exceeding that covered by the Sisley judgment. The Conservation Futures grant for \$1,000,000 has been awarded by King County for the Roosevelt park and will be available in late 2015. The City may use the Cumulative Reserve Subfund to supplement the judgment fund, until reimbursed by Conservation Futures. Once supplemental judgments for \$2,256,221 in additional penalties are obtained, the ordinance directs the additional penalties to be spent on development, and operations and maintenance for the new Roosevelt park.

2. CAPITAL IMPROVEMENT PROGRAM

 This legislation creates, funds, or amends a CIP Project.

Project Name:	Project I.D.:	Project Location:	Start Date:	End Date:	Total Cost:

3. SUMMARY OF FINANCIAL IMPLICATIONS

 X This legislation does not have direct financial implications.

3.a. Appropriations

 This legislation adds, changes, or deletes appropriations.

Fund Name and number	Dept	Budget Control Level Name/##*	2015 Appropriation Change	2016 Estimated Appropriation Change
TOTAL				

Appropriations Notes:

3.b. Revenues/Reimbursements

_____ 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
TOTAL				

Revenue/Reimbursement Notes:

The total cost of acquiring the park property is expected to be approximately \$2.0 million. In the event that supplemental judgments are not secured in time for the bid on the property or condemnation of the property, the Cumulative Reserve Subfund may be used to supplement up to \$1 million until Conservation Futures Grant funds can reimburse the subfund.

3.c. Positions

_____ This legislation adds, changes, or deletes positions.

Total Regular Positions Created, Modified, or Abrogated through this Legislation, Including FTE Impact:

Position # for Existing Positions	Position Title & Department*	Fund Name & #	Program & BCL	PT/FT	2015 Positions	2015 FTE	Does it sunset? (If yes, explain below in Position Notes)
TOTAL							

Position Notes:

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?**

The acquisition of new park land will lead to ongoing O&M costs for Parks. Parks

estimates it will cost approximately \$3,000 a year to maintain a vacant land-banked park space of approximately 10,000 square feet. Maintenance includes installing and repairing regulatory signs (no dumping for example), graffiti removal, control for invasive growth, cleanup and litter removal.

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

The funding provided by this legislation provides the opportunity to acquire park space in the Roosevelt HUV and fill an identified park need. Not implementing this legislation would forego this opportunity.

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

Yes, Parks is working with the Law Department and the Department of Planning and Development on this legislation.

d) Is a public hearing required for this legislation?

No.

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

Yes.

f) Does this legislation affect a piece of property?

Yes.

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?

No.

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: There are none.

List attachments below:

Exhibit A: Map of Potential Park acquisition sites