

**SUMMARY and FISCAL NOTE\***

<b>Department:</b>	<b>Dept. Contact/Phone:</b>	<b>Executive Contact/Phone:</b>
Finance and Administrative Services (FAS)	Daniel Bretzke /733-9882	Ann Gorman/ 615 0190

*\* Note that the Summary and Fiscal Note describes the version of the bill or resolution as introduced; final legislation including amendments may not be fully described.*

**1. BILL SUMMARY**

**Legislation Title:** AN ORDINANCE relating to the Department of Finance and Administrative Services; declaring the vacant property located at 8646 45<sup>th</sup> Ave S. as surplus to the City’s needs; authorizing the sale of said property; authorizing the Director of Finance and Administrative Services to execute all documents for the sale and transfer of the property; reserving a permanent utility easement; placing the property rights and interests conveyed by the utility easement under the jurisdiction of Seattle Public Utilities; and directing how proceeds from the sale shall be distributed.

**Summary and background of the Legislation:** The proposed legislation declares the vacant snippet property located at 8646 45<sup>th</sup> Ave. S. as surplus to the needs of the City. The Director of Finance and Administrative Services will be authorized to sell the property to Atsede Lewateh, who is the owner of the adjacent property, and to carry out any necessary negotiations and execute all documents to complete the transaction.

The City acquired the property in 1936 to establish 45<sup>th</sup> Avenue South, and to install a public sewer line. The ordinance accepting the property deed identified two portions of property; one for street and one for general municipal purposes. In 1960 the alley to the south of the property was vacated, and a house was subsequently built over the property. The adjacent property at 8646 45<sup>th</sup> Avenue South has legal access via an alley in rear of the property, although the daily access to the house is across this City owned property.

**2. CAPITAL IMPROVEMENT PROGRAM**

a. Does this legislation create, fund, or amend a CIP Project? \_\_\_ Yes \_\_\_**x**\_\_\_ No

**3. SUMMARY OF FINANCIAL IMPLICATIONS**

a. Does this legislation amend the Adopted Budget? \_\_\_ Yes \_\_\_**X**\_\_\_ No

**3.d. Appropriations**

\_\_\_ This legislation adds, changes, or deletes appropriations.

**3.e. Revenues/Reimbursements**

**x** This legislation adds, changes, or deletes revenues or reimbursements.

**Anticipated Revenue/Reimbursement Resulting from this Legislation:**

<b>Fund Name and Number</b>	<b>Dept.</b>	<b>Revenue Source</b>	<b>2017 Revenue</b>	<b>2018 Estimated Revenue</b>
Unrestricted Subaccount of the Cumulative Reserve Subfund (00164)	FAS	Sale of property	\$1,000	
Facility Services Subfund (50330)	FAS	Sale of property	\$500	
<b>TOTAL</b>			<b>\$1,500</b>	

Revenue/Reimbursement Notes:

The sale price is \$1,000 plus an additional deposit of \$500 that will be used to pay for closing costs including title, escrow and the preparation and recording of documents. The net revenue to the City will be \$1,000.

**4. OTHER IMPLICATIONS**

- a. Does this legislation affect any departments besides the originating department?**  
 Yes, the City will receive funds for the sale of the property it no longer needs, and the property is returned to the tax rolls contributing tax revenues. Seattle Public Utilities will acquire a utility easement for the benefit of water, sewer and drainage lines in the adjacent street.
- b. Is a public hearing required for this legislation?**  
 No public hearing is needed.
- c. Does this legislation require landlords or sellers of real property to provide information regarding the property to a buyer or tenant?**  
 No, the legislation does not require landlord notice as the property is not leased.
- d. Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?**  
 No. The legislation
- e. Does this legislation affect a piece of property?**  
 Yes. A map is attached
- f. Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities?**  
 This property is in community where disadvantaged community members live. This property is being sold to the adjacent property owner whose primary language is not English. Returning the property to the private owner will allow them access to their property.

- g. If this legislation includes a new initiative or a major programmatic expansion:  
What are the specific long-term and measurable goal(s) of the program? How will  
this legislation help achieve the program's desired goal(s)?**

This legislation is not part of a new initiative.

- h. Other Issues:**

None

**List attachments/exhibits below:**

Summary Attachment A – Map of PMA 29