

**BILL SUMMARY & FISCAL NOTE**

<b>Department:</b>	<b>Contact Person/Phone:</b>	<b>Executive Contact/Phone:</b>
Finance and Administrative Services (FAS)	Daniel Bretzke 733-9882	Jennifer Devore / 615-1328

**1. BILL SUMMARY**

AN ORDINANCE relating to the Department of Finance and Administrative Services, declaring the vacant property located at 8030 Fauntleroy Way SW 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 to Gary Moore; and directing how proceeds from the sale shall be distributed

**Summary of Legislation:**

The proposed legislation declares the vacant property located at 8030 Fauntleroy Way SW as surplus to the needs of the City. The Director of Finance and Administrative Services is authorized to sell the property to Gary Moore, the owner of the adjacent property, and to carry out any necessary negotiations and execute all documents to complete the transaction.

Following the Procedures for the Evaluation of the Reuse and Disposal of the City’s Real Property (as amended by Resolution 30862), the Department of Finance and Administrative Services (FAS) circulated a notice of the availability of the property to other City departments and government agencies. No proposed uses were put forward by other City departments. This property being less than 2,000 square feet in size is exempt from a public notice under the Procedures. The property is located adjacent to properties that are under separate ownership. FAS offered the property to both adjoining property owners through a competitive process. One of the adjoining property owners, Gary Moore, offered FAS the estimated fair market value \$6,455.75.

**Background:**

The property was acquired in 1928 through a transfer of properties from King County. King County had acquired the property in lieu of a payment for a local improvement district 1918. In 1952, the northerly portion of the property was sold, and the remaining portion was sold on an installment contract. In 1956 the purchaser failed to make payments, and the sale was cancelled. The remaining parcel is not large enough for development, thus the property has remained since that time in City ownership.

Mr. Moore, the owner of the adjacent property has made previous inquiries into the purchase of the property. Mr. Moore, who was raised as a child in the adjoining house, was concerned that the portion of the property adjacent to the rear alley was eroding and undermining the paving of the public alley. In 2014, FAS verified that no other City Department needed the property. FAS offered the property in a competitive process to both adjoining property owners. Mr. Moore

responded with an offer that resulted in the fair market value of the property.

**2. CAPITAL IMPROVEMENT PROGRAM**

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

**3. SUMMARY OF FINANCIAL IMPLICATIONS**

This legislation has direct financial implications.

**3.a. Appropriations**

This legislation adds, changes, or deletes appropriations.

**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
Unrestricted Subaccount of the Cumulative Reserve Subfund (00164)		Sale of property	\$5,855.75	
Facility Services Subfund (50330)	FAS	Sale of Property	\$600	
<b>TOTAL</b>			<b>\$6,455.75</b>	

Revenue/Reimbursement Notes:

Of the sale price of \$6,455.75 an estimated \$600 will be used for closing costs including title, escrow and recording of documents.

**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?**

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.

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

Yes, the City will continue to own a property that is not essential to the needs of the City,

and will not receive future tax revenue on the property.

- c) **Does this legislation affect any departments besides the originating department?** ‘  
No other department is affected by this legislation.
- d) **Is a public hearing required for this legislation?**  
No public hearing is required.
- e) **Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?**  
No publication is required.
- f) **Does this legislation affect a piece of property?**  
Yes, a map is provided as Attachment A
- 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, this property is not located in a historically disadvantaged community. The property under its current ownership could not be used to support the goals and principles of the Race and Social Justice.
- 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.**  
This legislation is not part of a new initiative.
- i) **Other Issues:**  
No.

**List attachments below:**

Attachment A: Map