

## **SUMMARY and FISCAL NOTE**

<b>Department:</b>	<b>Dept. Contact:</b>	<b>CBO Contact:</b>
Seattle Public Utilities	Bob Gambill	Akshay Iyengar

### **1. BILL SUMMARY**

**Legislation Title:** AN ORDINANCE relating to the Seattle Public Utilities; authorizing a direct sale of real property identified in King County records as parcel 162206-9049-04, a portion of Lake Youngs Aqueduct Right-of-Way in King County, Washington to Sherrell Development LLC, establishing the fair market value for said parcel; and authorizing the General Manager/CEO of Seattle Public Utilities to execute all documents and take other necessary actions to complete the sale of the property; designating the proceeds from the sale; and ratifying and confirming certain prior acts.

#### **Summary and Background of the Legislation:**

This legislation authorizes the sale of the last remaining parcel of land acquired in 1928, by Ordinance 52768, which authorized the acquisition of land for the proposed building of a Water Supply Line from the Cedar River at Landsburg to Lake Youngs. The project to build the proposed supply line, referred to as the Lake Youngs Aqueduct Pipeline, was subsequently abandoned. Resolution No. 27707, adopted February 8, 1988, declared the Lake Youngs Aqueduct Right-of-Way surplus to the City's needs and authorized its sale to abutting owners or others at fair market value. Since that time, all but one of the Lake Young Aqueduct properties were sold. In 2023 an abutting landowner approached SPU to purchase the parcel. After negotiations, the parties agreed on terms and fair market value based on professional appraisal.

### **2. CAPITAL IMPROVEMENT PROGRAM**

Does this legislation create, fund, or amend a CIP Project? ☐ Yes ☒ No

### **3. SUMMARY OF FINANCIAL IMPLICATIONS**

Does this legislation have financial impacts to the City? ☒ Yes ☐ No

<b>Expenditure Change (\$);</b>	<b>2025</b>	<b>2026 est.</b>	<b>2027 est.</b>	<b>2028 est.</b>	<b>2029 est.</b>
<b>General Fund</b>	<b>0</b>				
<b>Expenditure Change (\$);</b>	<b>2025</b>	<b>2026 est.</b>	<b>2027 est.</b>	<b>2028 est.</b>	<b>2029 est.</b>
<b>Other Funds</b>	<b>0</b>				
<b>Revenue Change (\$);</b>	<b>2025</b>	<b>2026 est.</b>	<b>2027 est.</b>	<b>2028 est.</b>	<b>2029 est.</b>
<b>General Fund</b>					
<b>Revenue Change (\$);</b>	<b>2025</b>	<b>2026 est.</b>	<b>2027 est.</b>	<b>2028 est.</b>	<b>2029 est.</b>
<b>Other Funds</b>	<b>\$44,625</b>				

Number of Positions	2025	2026 est.	2027 est.	2028 est.	2029 est.
	0				
Total FTE Change	2025	2026 est.	2027 est.	2028 est.	2029 est.
	0				

### 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	2025 Revenue	2026 Estimated Revenue
43000 Water	SPU	395010 - Sales Of Land & Buildings	\$44,625	
TOTAL				

### 3.c. Positions

☐ This legislation adds, changes, or deletes positions.

### 3.d. Other Impacts

Does the legislation have other financial impacts to The City of Seattle, including direct or indirect, one-time or ongoing costs, that are not included in Sections 3.a through 3.c? If so, please describe these financial impacts.

No

If the legislation has costs, but they can be absorbed within existing operations, please describe how those costs can be absorbed. The description should clearly describe if the absorbed costs are achievable because the department had excess resources within their existing budget or if by absorbing these costs the department is deprioritizing other work that would have used these resources.

Please describe any financial costs or other impacts of *not* implementing the legislation. Foregoing implementation of this legislation would result in ongoing costs and risks to SPU associated with the ownership and management of this property.

#### **4. OTHER IMPLICATIONS**

- a. Is a public hearing required for this legislation?** No. RCW 35.94.040 provides whenever a city determines lands, property, or equipment acquired for public utility purposes is surplus to its needs and is not required for continued public utility service, and has an estimated value of more than \$50,000, then it must hold a public hearing before selling the lands, property, or equipment. The property subject to this legislation has an estimated value less than \$50,000.
- b. Is publication of notice with The Daily Journal of Commerce and/or The Seattle Times required for this legislation?** No
- c. Does this legislation affect a piece of property?** Yes
- d. Please describe any perceived implication for the principles of the Race and Social Justice Initiative.**
  - i. How does this legislation impact vulnerable or historically disadvantaged communities? How did you arrive at this conclusion? In your response please consider impacts within City government (employees, internal programs) as well as in the broader community.**  
The sale of this surplus property will have no impact on vulnerable or historically disadvantaged communities.
  - ii. Please attach any Racial Equity Toolkits or other racial equity analyses in the development and/or assessment of the legislation.**  
N/A
  - iii. What is the Language Access Plan for any communications to the public?**  
No direct additional public communication is anticipated.
- e. Climate Change Implications**

- i. Emissions: How is this legislation likely to increase or decrease carbon emissions in a material way? Please attach any studies or other materials that were used to inform this response.**

The sale of this surplus parcel of land should not have any material impacts on carbon emissions. No studies of materials were used to make this determination.
  - ii. Resiliency: Will the action(s) proposed by this legislation increase or decrease Seattle’s resiliency (or ability to adapt) to climate change in a material way? If so, explain. If it is likely to decrease resiliency in a material way, describe what will or could be done to mitigate the effects.**

The sale of this surplus parcel of land should not have any material impacts on Seattle’s resiliency or ability to adapt to climate change.
- f. 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)? What mechanisms will be used to measure progress towards meeting those goals?**
- No new initiatives or major programmatic expansion is proposed.
- g. Does this legislation create a non-utility CIP project that involves a shared financial commitment with a non-City partner agency or organization?**
- No

## **5. ATTACHMENTS**

### **Summary Attachments:**

Exhibit A – Regional Location Map  
Exhibit B – Community Location Map  
Exhibit C – Site Map