



Legislation Text

---

File #: CB 119195, Version: 2

---

**CITY OF SEATTLE**

**ORDINANCE \_\_\_\_\_**

**COUNCIL BILL \_\_\_\_\_**

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.

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;

WHEREAS, by Resolution 30862, the City adopted amended Procedures for the Evaluation of the Reuse and Disposal of the City's Real Property, which established a uniform evaluation process for the reuse or disposal of real property the City owns in fee simple, including certain public notice and involvement procedures for decisions classified as complex; and

WHEREAS, Resolution 30862 allows the City Council to establish a Reuse or Disposal process for a specific property or type of property that differs from the procedures included in such Resolution and is doing so

with this proposed ordinance; and

WHEREAS, the public comments received by the Department of Finance and Administrative Services through its public notification and comment solicitation process generally support that there is limited redevelopment potential of this facility for another public use and support the sale of this facility; and

WHEREAS, in view of the consistency of public comments with a public sale, the Executive proposes to move forward now with authorization to dispose of the Property; NOW, THEREFORE

**BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

Section 1. The City of Seattle approves the steps taken to notify the public of the sale and disposition of this property. The Department of Finance and Administrative Services mailed notices to approximately 430 surrounding residents, property owners and others that are interested in the sale of City property. The City received 13 responses to the mailing, nine of which requested to be added to the mailing list with no further comments or suggestions; the remaining four comments had suggestions and or concerns: sell to the highest bidder; parking concerns; restrict the development; and retain as a city park.

Section 2. Subject to the limitations in Sections 3, 4, 5, and 6 of this ordinance, 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:

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

(Property) on the terms authorized in this ordinance.

Section 3. The Agreement shall be in the form attached to this ordinance as Attachment A, with such minor revisions and additions, not inconsistent with the express terms of this ordinance or with applicable law,

as the Director may determine are reasonably necessary to carry out the intent of this ordinance.

Section 4. To carry out the Agreement for and on behalf of the City, the Director is authorized to execute a deed for the Property in substantially the form attached as Exhibit C to the Agreement and upon satisfaction or waiver of the conditions precedent under the Agreement, the Director is authorized to cause the deed to be executed and delivered to 1901 Minor, LLC and recorded in the real property records of King County.

Section 5. Of the \$13,000,000 Cash consideration, \$2,000,000 shall be deposited in the Low-Income Housing Fund (16400), \$370,000 shall be reserved as a credit for potential environmental remediation and the balance shall be deposited in the General Subfund (00100).

Section 6. The Agreement shall provide that 1901 Minor shall be entitled to a credit of \$2,000,000, and only \$2,000,000, towards any applicable Mandatory Housing Affordability fee, should 1901 Minor opt in to the Mandatory Housing Affordability Program, codified in Seattle Municipal Code Chapters 23.58B and 23.58C.

Section 7. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the \_\_\_\_\_ day of \_\_\_\_\_, 2018, and signed by me in open session in authentication of its passage this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
President \_\_\_\_\_ of the City Council

Approved by me this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Jenny A. Durkan, Mayor

Filed by me this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Monica Martinez Simmons, City Clerk

(Seal)

Attachments:  
Attachment A - Purchase and Sale Agreement