

January 26, 1999

Introduced By: Kent Pullen

Proposed No.: 98-654

ORDINANCE NO. **13404**

AN ORDINANCE authorizing the negotiated direct sale of surplus property in Renton to Berris Sonneberg in Council District 9.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Statement of Facts:

1. In 1926, King County purchased a parcel of property in conjunction with a road project along Petrovitsky Road and S.E. 176<sup>th</sup> Pl., in Renton, located in Council District 9.

2. The adjoining owner, Berris Sonnenberg, mistakenly paid real estate taxes on the County-owned property from 1949 until 1995.

3. The approximate amount of real estate taxes paid equals \$4,200. With the time value of money calculated, the total amount paid equals about \$7,500.

4. Berris Sonnenberg is interested in purchasing the subject property with credit for the amount of the prior taxes paid. A property services division staff appraisal determined the fair market value to be \$20,000. The sales price to Berris Sonnenberg would be the difference between the prior taxes paid and the appraised value or \$12,500.

5. Notices were circulated to various county departments and none expressed an interest in the subject property.

6. The property services division finds that the property is surplus to the county's present and foreseeable needs.

1 7. Pursuant to KCC 4.56.070 the property services division determined  
2 that the property is suitable for affordable housing; however, due to the  
3 unique circumstances, the council has determined that that a direct sale to  
4 Berris Sonnenberg is more reasonable than attempting to sell the subject  
5 property to a developer for affordable housing.

6 8. In accordance with KCC 4.56.100(A)(2) the council finds that unique  
7 circumstances exist to enter into a negotiated direct sale of the subject  
8 county property to Berris Sonnenberg.

9 SECTION 2. The King County council has determined that unique circumstances,  
10 namely the mistaken payment of real estate taxes by an adjoining owner, make a  
11 negotiated direct sale of the subject property in the best interests of the public.

12 Notwithstanding any provision in KCC 4.56.070, the council declares the subject property  
13 surplus and the executive is hereby authorized to execute the necessary documents to  
14 convey the following described property located in Council District 9 to Berris Sonnenberg  
15 for \$12,500, the difference between the time value of money for the taxes paid and the  
16 appraised value:

17 SE 1/4 of the NE 1/4 of Section 35, Township 23 North, Range 5 East, W.M.,  
18 lying Southwesterly of County Road and East of City Pipe Line, LESS Coal  
19 & Mineral Rights. (Tax Lot 4)

20 SECTION 2. If the negotiated direct sale to Berris Sonnenberg fails to close, the  
21 executive is hereby authorized to offer the property for sale for affordable

1 housing purposes, if appropriate, or by public sale, for no less than the then current  
2 appraised value.

3 INTRODUCED AND READ for the first time this 19th day of October, 1998.

4 PASSED by a vote of 11 to 0 this 16<sup>th</sup> day of February,  
5 19 99

6 KING COUNTY COUNCIL  
7 KING COUNTY, WASHINGTON

8 *Ronise Miller*  
9 Chair

10 ATTEST:

11 *Zimmerman*  
12 Clerk of the Council

13 APPROVED this 25 day of February, 19 99

14 *David Ames*  
15 King County Executive

16 Attachments: Map



