



Legislation Text

File #: 2004-0384, **Version:** 2

Clerk 09/09/2004

AN ORDINANCE authorizing the sale of two parcels of surplus county-owned real property located in council districts 6 and 7.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Findings:

- A. King County owns two parcels of property that have been declared surplus to the needs of the custodial agency.
- B. The properties identified in this ordinance are Renton district court and Federal Way district court.
- C. Notices were sent to county departments and none expressed an interest in the properties.
- D. The various cities, water, sewer, fire and school districts were notified regarding the county's plan to surplus and sell the properties.
- E. State of Washington, State Board for Community and Technical Colleges, Renton Technical College, acting through the Department of General Administration has expressed an interest in purchasing the Renton district court.
- F. The real estate services section finds the properties surplus to the county's present and foreseeable needs.
- G. Neither of the properties is zoned residential; therefore they are not suitable for affordable housing under the Growth Management Act.
- H. Pursuant to K.C.C. 4.56.140, the county may dispose of county property to another governmental agency by direct negotiation, upon such terms as may be agreed upon and for such consideration as may be

deemed by the county to be adequate.

I. Under K.C.C. chapter 4.56.100, when no county department or governmental agency has expressed a need for surplus real property and the property does not meet the criteria for affordable housing, the property may be offered for sale to the public by listing and selling through a commercial real estate listing service.

SECTION 2. The King County executive is hereby authorized to execute the necessary documents to sell surplus parcel 1 in accordance with K.C.C. 4.56.100 and enter into a direct negotiated sale with State of Washington, State Board for Community and Technical Colleges, Renton Technical College, acting through the Department of General Administration for the appraised value. In the event that a sale is not successfully negotiated, the property will be offered for sale to the public in accordance with K.C.C. 4.56.100 and listed with the Commercial Multiple Listing Service, and parcel 2 will be offered for sale to the public in accordance with K.C.C. 4.56.100 and listed with a commercial real estate brokerage. The actual sales price shall be deemed "acceptable" based on the asking price established at the time of sale. King County reserves the right to reject any and all offers.

	PROPERTY NAME AND TAX ACCT. NO.	APPRAISED VALUE
<u>PARCEL</u>		
1	<u>Renton District Court</u> 162305-9135	\$1,000,000
2	<u>Federal Way District Court</u> 926501-0030	\$1,200,000

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