



Legislation Details (With Text)

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Title: AN ORDINANCE approving King County's sale of the Aukeen Building located in the city of Kent within council district five.

Sponsors: Julia Patterson

Indexes: Kent, City of

Code sections:

Attachments: 1. Ordinance 17177.pdf, 2. A. Real Estate Purchase and Sale Agreement, dated August 16, 2011, 3. 2011-0338 Transmittal Letter.docx, 4. 2011-0338 Aukeen Purchase and Sale Fiscal Note.xls, 5. 2011-0338 6 Fiscal Note 2ND VERSION.XLSX, 6. 2011-0338 district court consolidation plan.pdf, 7. 08-16-11 Staff Report with attachments, 8. Revised Staff Report, 9. A. Real Estate Purchase and Sale Agreement, dated August 16, 2011

Date	Ver.	Action By	Action	Result
8/29/2011	2	Metropolitan King County Council	Hearing Held	
8/29/2011	2	Metropolitan King County Council	Passed	Pass
8/16/2011	1	Budget and Fiscal Management Committee	Recommended Do Pass Substitute	Pass
7/25/2011	1	Metropolitan King County Council	Introduced and Referred	

Clerk 07/21/2011

AN ORDINANCE approving King County's sale of the Aukeen Building
located in the city of Kent within council district five.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Findings:

A. The King County facilities management division is the custodian of the Aukeen Building on parcel number 000660-0043, a 1.58 acre parcel located within Kent city limits. To date, this building has been used for King County district court and also leased by the city of Kent for municipal court.

B. Pursuant to a lease between King County and the city of Kent, the city has standing right of first offer to purchase the property.

C. The city of Kent has expressed interest in purchasing the Aukeen Building from King County for purposes of expanded municipal court services.

D. Both the buyer and seller have agreed upon a purchase price of five million six hundred thousand dollars.

E. A premium has been incorporated into the purchase price because sale to buyer will force seller to relocate its district court facilities normally located on the property, which then will require the seller to relocate a portion of its sheriff's office facilities. Both of seller's relocations will also involve tenant improvements and moving expense, which will comprise additional costs to seller. As for buyer, this sale will complete a significant property assemblage that will allow buyer's municipal court to expand within the existing structure without having to construct a costly addition, and will secure a combined criminal justice/public safety assemblage where the buyer can maintain its jail and court facilities within direct proximity to each other, with sufficient property to allow for future expansion of both facilities.

F. Pursuant to K.C.C. 4.56.080.A, the King County council must approve the sale of county-owned real property valued in excess of ten thousand dollars. The facilities management division recommends council approval of this proposed sale with proceeds to the building repair and replacement fund.

SECTION 2. The King County council, having determined that the sale of the subject Aukeen Building in Kent is in the best interest of the public, does hereby approve the proposed sale as provided for in the attached purchase and sale agreement and authorizes the King County executive to execute any other documents necessary to convey and deliver the property to the buyer.