

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

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| AGENDA TITLE: | Authorization for Real Estate Acquisition of the Molver and Ohora Properties | | |
| DEPARTMENT: | City Manager's Office | | |
| PRESENTED BY: | Dan Eernisse, Real Estate Manager | | |
| ACTION: | <input type="checkbox"/> Ordinance | <input type="checkbox"/> Resolution | <input checked="" type="checkbox"/> Motion |
| | <input type="checkbox"/> Discussion | <input type="checkbox"/> Public Hearing | |

PROBLEM/ISSUE STATEMENT:

The City currently owns 22,000 square feet of properties ("Gunderson Properties") between N 198th and 199th Streets on Aurora Avenue N. The property owners abutting the eastern edge of the Gunderson Properties, Molver and Ohora, offered to sell the City a combined property measuring 50 feet by 200 feet, or 10,000 square feet in total (Attachment A). The Molver property includes a single-family detached house; the Ohora property has no structures.

Council met in Executive Session on October 27, 2014, to discuss the acquisition of these properties. Recent appraisals established the value of the Molver property at \$310,000 and the Ohora property at \$60,000. The property owners are offering the properties for \$225,000 and \$37,500 respectively, meaning if purchased, the City would be paying 73% of the current appraised value. The Molver and Ohora properties would be used for Aurora corridor construction staging and related uses along in conjunction with the currently-owned Gunderson Properties.

RESOURCE/FINANCIAL IMPACT:

In addition to the cost for property acquisition, the City would incur costs associated with creating and recording a new legal description for the properties and any associated closing costs. Sufficient fund balance exists for these costs, and a budget amendment would be completed before the end of the year to reflect the acquisition cost of \$262,500 of two properties.

RECOMMENDATION

Staff recommends that Council move to authorize the City Manager to execute two purchase agreements to acquire the Molver property and the Ohora property for use for Aurora corridor construction staging and related uses.

Approved By: City Manager **DT** City Attorney **MK**

ATTACHMENTS

Attachment A: Molver and Ohora Properties Map

iMAP



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Date: 10/10/2014

Source: King County iMAP - Property Information (<http://www.metrokc.gov/GIS/iMAP>)

