



CITY OF KIRKLAND
Department of Public Works
123 Fifth Avenue, Kirkland, WA 98033 425.587.3800
www.ci.kirkland.wa.us

MEMORANDUM

To: Kirkland City Council

From: Rob Jammerman, Development Engineering Manager
Daryl Grigsby, Public Works Director

Date: July 19, 2006

Subject: Transfer of 5 Properties from King County ownership to the City of Kirkland

RECOMMENDATION:

That the Council authorizes the purchase of 5 tax parcels from King County for the total sales price of \$2,362.91.

BACKGROUND DISCUSSION:

The Public Works Department has been contacted by King County Real Estates Services Division about several tax parcels. These are tax parcels that have been foreclosed upon by the County for non-payment of property taxes. King County notified us of these particular parcels because they are small parcels adjacent to the public right-of-way, or are used as access for several properties. There are five parcels that we have an interest in retaining as public right-of-way (see Exhibit A). They are as follows:

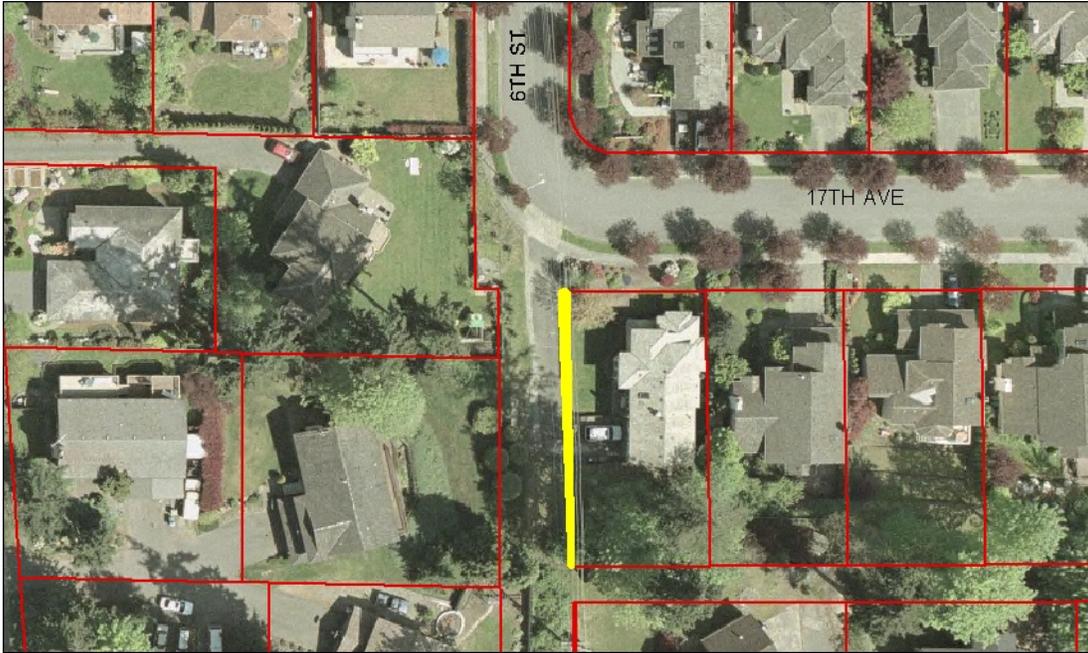
<u>Tax parcel #</u>	<u>Location</u>
1. 148980-0015	A strip of land along the east side of 17 th Ave, south of 6th St
2. 172505-9061	A triangle of land in the NE 52 nd St right-of-way, on the east side of BNSFRR right-of-way
3. 332605-9249	A strip of land along the north side of NE 105 th St between Slater Ave NE & 124 th Ave NE
4. 172505-9288	The south side of the cul-de-sac on NE 59 th Street, east of 112 th Place NE
5. 674370-0345	All of NE 105 th Court, west of 128 th Ave NE (serves as access for four properties)

The sales price of \$2,362.91 covers the amount of the back taxes and administrative costs by the County. Once payment is received, a deed will be recorded, and ownership of the parcels will be assumed by the City.

If the City chooses not to purchase these parcels, the County will attempt to sell them to the adjacent property owners or others. If the parcels are purchased by private parties, this could complicate future use of the affected right-of-ways by the public or adjacent property owners. Also, often these types of parcels are bought sight unseen; once the buyer discovers their un-usability for development, the property taxes go unpaid and the County is forced to foreclose again.

Exhibit A

Agenda Item: Purchase of 5 tax parcels from King County



Parcel #1
148980-0015 (100 sq. ft.)

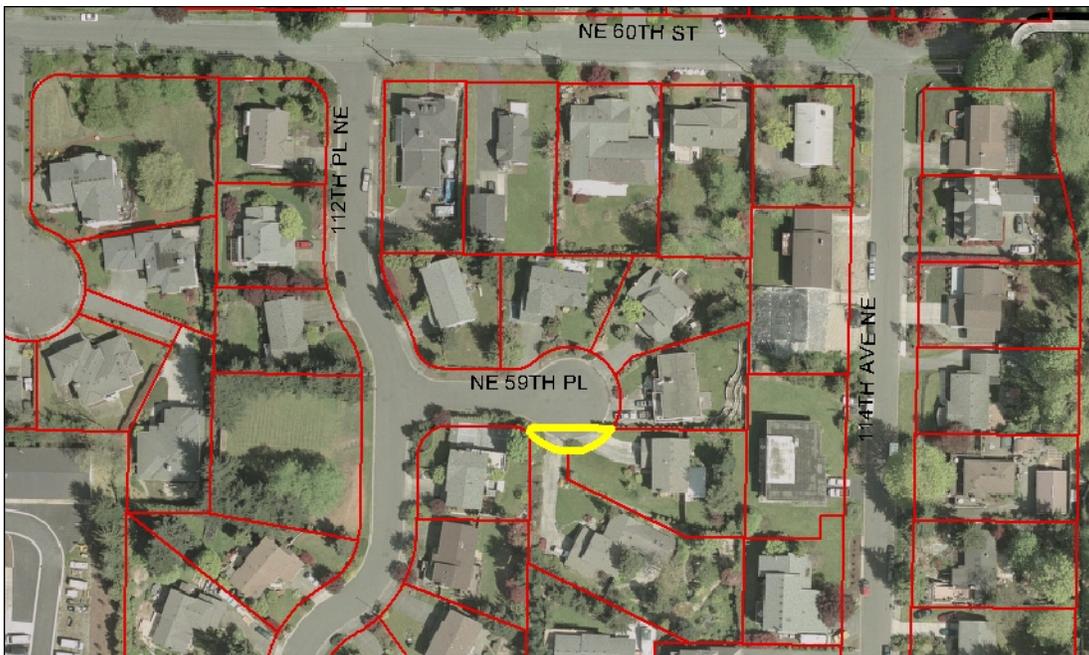


Parcel #2
172505-9061 (810 sq. ft.)

Exhibit A (cont)

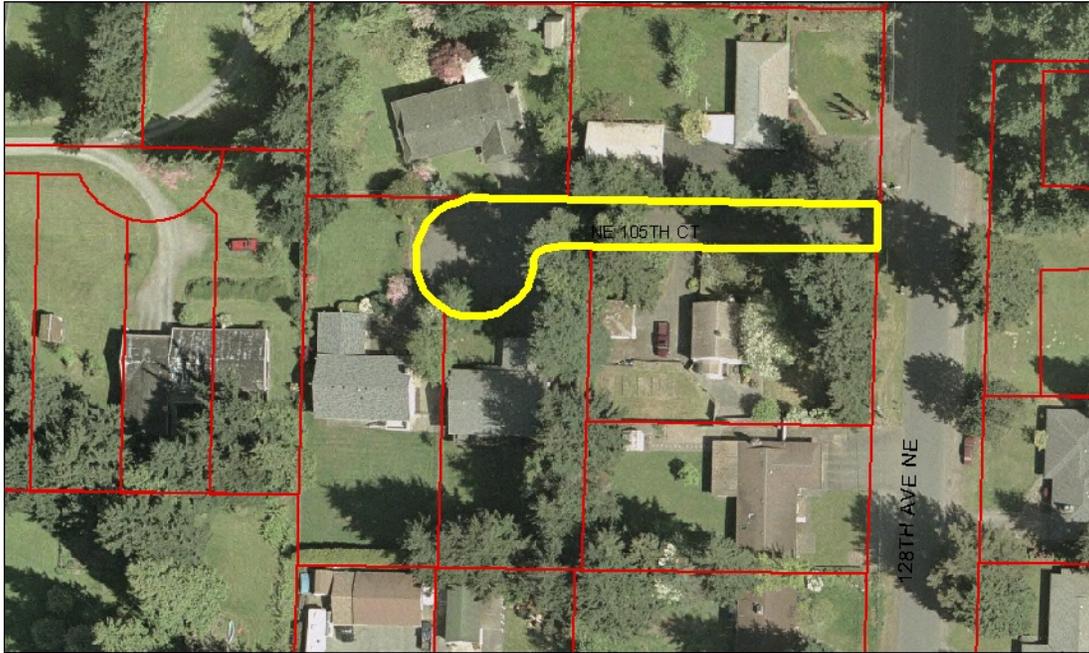


Parcel #3
332605-9249 (1874 sq. ft)



Parcel #4
172505-9288 (420 sq. ft.)

Exhibit A (cont)



Parcel #5
674370-0345 (7650 sq. ft.)

FISCAL NOTE

CITY OF KIRKLAND

Source of Request							
Daryl Grigsby, Public Works Director							
Description of Request							
Request for funding of \$2,362.91 from the Building and Property Reserve to purchase several small parcels of land from King County. The parcels are within Kirkland and have been foreclosed on by King County for non-payment of property taxes. They are adjacent to the public right-of-way or are used as access for several properties and there is an interest in retaining these parcels as public right-of-way.							
Legality/City Policy Basis							
Fiscal Impact							
One-time use of \$2,362.91 of the Building and Property Reserve. The reserve is able to fully fund this request.							
Recommended Funding Source(s)							
<i>Reserve</i>	Description	2006 Est End Balance	Prior Auth. 2005-06 Uses	Prior Auth. 2005-06 Additions	Amount This Request	Revised 2006 End Balance	2006 Target
	Building and Property Reserve	1,817,461	215,000	159,311	2,363	1,759,409	N/A
	2005-06 Prior Authorized Uses includes \$215,000 for the purchase of an affordable condo unit on State Street. 2005-06 Prior Authorized Additions includes proceeds from the sale of the affordable condo unit on State Street.						
<i>Revenue/ Exp Savings</i>							
<i>Other Source</i>							
Other Information							

Prepared By	Sandi Miller, Financial Planning Manager	Date	July 17, 2006
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