



**MEMO TO:** Committee of the Whole: Finance, Administration & Communications

**FROM:** Jane Christenson, Deputy City Administrator

**DATE:** August 28, 2018

**SUBJECT:** Sound Transit Property Transactions: Administrative vs Legislative Approval

**I. PURPOSE** ☐ For Info Only ☒ Potential Agenda Item ☐ Scheduled for Council Action

**II. RECOMMENDATION**

Request City Council consideration to authorize the Mayor and/or his designee to execute/approve Sound Transit property transactions within certain parameters, comparable to those established for other City property transactions as per the June 12, 2018 study session. As with the Council's prior discussion, this will help to expedite routine transactions and increase the efficiency of this significant body of Sound Transit property work.

**III. DEPARTMENT CONTACTS**

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**IV. DESCRIPTION/BACKGROUND**

RCW 35A.11.010 vests all power to the City's legislative body to purchase, lease, receive, or otherwise acquire real property, and to use, enjoy, hold lease, control, convey or otherwise dispose of the same. Acquiring and managing real property or real property rights follows the same procedures as all other business items requiring Redmond's legislative body approval.

As discussed at the Council's June 12 study session, to improve process efficiency for City real property transactions generally, staff requested that Council authorize the Mayor or his designee to approve transactions within certain parameters, much like the signing authority granted for other non-real property transactions. Similarly, staff seeks that

same level of authorization to expedite routine transactions and increase the efficiency of this significant body of Sound Transit property work.

#### **A. Analysis**

As part of its ongoing work with Sound Transit to design, build and implement the Eastlink (ST2 or E360), Redmond Technology Station pedestrian bridge and Downtown Redmond Link Extension (ST3 or DRLE), the City has a considerable volume of real property transactions to execute/approve. These transactions, reviewed at the March 27 FAC Committee meeting, include property acquisition by Sound Transit, as well as property rights grants to the City, by means of permanent easements, temporary construction easement, extinguishment of easements, transit way agreements and right-of-way dedications, among others.

On April 3, 2018, the City Council approved a professional services contract with LaBonde Land to assist the City in this work. As anticipated, the costs for these services will be reimbursed by Sound Transit for those transactions related to light rail and by Microsoft for those needed for the Redmond Technology Station pedestrian bridge. This work will take place over the next several years in advance of Sound Transit light rail construction. A summary chart of the proposed approval process for these transactions is attached, along with the more detailed master property rights matrix, currently under review with City of Redmond/Sound Transit staff. Please note that these documents are evolving as the transactions discussions continue, but the attached summary and matrix reflect the best understanding to date.

Just as the streamlined approval process will improve the timeliness and efficiency of other property transactions, it would do the same for this Sound Transit property work – an important consideration to ensure this work aligns with the planned Redmond light rail construction schedule over the coming years.

#### **V. TIME CONSTRAINTS**

As noted, the City/Sound Transit real property discussions are ongoing at this writing, and the authorization of administrative approval for certain specified transactions will help to streamline the process and expedite this time-sensitive pre-construction work.

#### **VI. LIST OF ATTACHMENTS**

- A. Summary Chart of Proposed Transaction Types/Approval Procedures (as of 8/22/18)
- B. Master Property Rights Matrix (as of 8/22/18)