

**MEMO TO:** Members of the City Council

**FROM:** Mayor John Marchione

**DATE:** September 18, 2018

**SUBJECT:** **Adoption of a Resolution to Authorize Mayor to Acquire, Dispose of, and/or Accept Real Property Rights on Behalf of the City of Redmond**

**I. RECOMMENDED ACTION**

Adopt the proposed resolution delegating authority to the Mayor or his designee(s) to acquire, dispose of and/or accept certain real property rights on behalf of the City of Redmond per the parameters outlined in Exhibit A to the resolution.

**II. DEPARTMENT CONTACTS**

Malisa Files, Finance Director	425-556-2166
Debby Wilson, Program Administrator	425-556-2715

**III. 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's approval.

Over the last few years, the City's staff, on average, addressed well over one hundred property transactions a year. The City anticipates the number of transactions will grow under the development agreements with Sound Transit and Microsoft. The majority of the transactions are approved through capital projects and land use approvals. However, each year there are property transactions which occur that do not fall within the process for the majority of capital projects or municipal code related approvals, for example an easement across City property to support power to another property or disposition of a remnant property considered surplus to the public need.

To improve process efficiency and expedite the transactions that are administrative in nature, staff requests Council's approval to authorize the Mayor, or his designee, to address these types of property transactions that are not approved through capital or land use processes and are within the parameters outlined in Exhibit A of the proposed Resolution. The parameters align with authority granted for other non-real property contractual

transactions. Procedures and processes supporting the acquisition, management and disposition of any real property, or real property rights will continue to occur.

Should the Council approve the Resolution, staff has committed to updating the Council quarterly on administrative transactions that occur under the new guidelines.

**IV. PREVIOUS DISCUSSIONS HELD**

<b>Date:</b>	
May 22, 2018	Committee of the Whole-Finance, Administration, and Communications
June 12, 2018	Council Study Session
August 28, 2018	Committee of the Whole-Finance, Administration, and Communications

**V. IMPACT**

**A. Service/Delivery:**

Adopting the Resolution will result in increased efficiency and predictability of process scheduling especially for large developments, such as those being accomplished by Sound Transit.

**B. Fiscal Note:**

N/A

**VI. ALTERNATIVES TO STAFF RECOMMENDATION**

Should the City Council choose to not adopt the proposed resolution, Staff would continue to process each real property acquisition, disposition or management transactions through the Council process.

**VII. TIME CONSTRAINTS**

Council's adoption of the proposed resolution would expedite specific project timelines, such as those for the Sound Transit light rail projects.

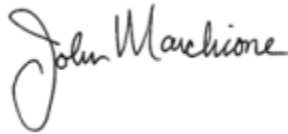
**VIII. LIST OF ATTACHMENTS**

- A. Resolution, with Exhibit A



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**Malisa Files, Finance Director**



Approved for Agenda \_\_\_\_\_  
**John Marchione, Mayor**

**CITY OF REDMOND  
RESOLUTION NO.**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY  
OF REDMOND, WASHINGTON, DELEGATING AUTHORITY  
TO THE MAYOR OR HIS DESIGNEES TO APPROVE  
ACQUISITION, ACCEPTANCE, USE, AND DISPOSITION  
OF REAL PROPERTY RIGHTS AND INTERESTS WITHIN  
CERTAIN PARAMETERS.

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WHEREAS, the City of Redmond owns more than 300 parcels of real property and thousands of easements and other areas in the City that are dedicated to the public; and

WHEREAS, the City continues to acquire and accept real property interests on an ongoing basis for the City's capital improvement projects, for developments that are required to dedicate or convey land to the City for infrastructure, and for other non-capital needs of the City; and

WHEREAS, acquiring and managing these property interests includes agreeing on the terms of acquisition, acceptance of dedicated interests, encumbering City property when in the City's interest to do so, disposing of property, and seeking and taking advantage of opportunities; and

WHEREAS, RCW 35A.11.010 vests all power to purchase, lease, receive, or otherwise acquire real property, and to use, enjoy, hold, lease, control, convey or otherwise dispose of the same in the City Council; and

WHEREAS, in order to improve the efficiency of the City's process of acquiring, managing and disposing of real property, the City Council desires to delegate authority to the Mayor or his designees to approve acquisition, acceptance, use and disposition of real property rights and interests on the City's behalf within certain parameters; and

WHEREAS, of 489 real property transactions completed by the City between 2015 and 2017, this delegation would have changed the process for 38 of the transactions, so the City Council will continue to exercise the authority over real property transactions in the vast majority of cases.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

Section 1.      Delegation of Authority.    The Mayor or his designees are hereby authorized to exercise final approval authority over those real property transactions described on Exhibit A attached to this resolution and incorporated herein by this reference as if set forth in full. The parameters within which this authority may be exercised are set forth in the exhibit.

Section 2.      Effective Date.    This resolution shall become effective immediately upon passage by the Redmond City Council.

ADOPTED by the Redmond City Council this \_\_\_\_ day of  
\_\_\_\_\_, 2018.

CITY OF REDMOND

\_\_\_\_\_  
JOHN MARCHIONE, MAYOR

ATTEST:

\_\_\_\_\_  
MICHELLE M. HART, MMC, CITY CLERK (SEAL)

FILED WITH THE CITY CLERK:  
PASSED BY THE CITY COUNCIL:  
EFFECTIVE DATE:  
RESOLUTION NO.