

RESOLUTION NO. 2017-011

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DEER PARK, WASHINGTON AUTHORIZING THE MAYOR TO DISPOSE OF CERTAIN REAL PROPERTIES SURPLUSED BY PASSAGE OF CITY COUNCIL RESOLUTION 1990-014 IN THE MANNER SET FORTH HEREIN; REPEALING CITY RESOLUTION NO. 2017-008; AND SETTING AN EFFECTIVE DATE.

WHEREAS, on July 3, 1990 the City Council passed City Resolution No. 1990-014 declaring certain parcels of real property in the City surplus and determining they should be sold; and

WHEREAS, at least three of those parcels of real property, Spokane County tax parcel numbers 28112 0112, 28112 0115, and 28112 0116 (hereinafter "Properties") have not yet been sold; and

WHEREAS, on July 19, 2017 the City Council provided authorization to the Mayor to sell the Properties at the Fair Market Values identified by Jim Palmer, Sr., associate broker/owner with Real Estate Marketplace NW, Inc. as set forth in City Resolution 2017-008; and

WHEREAS, the Mayor has been unable to attract a purchaser at the values identified by Mr. Palmer in City Resolution No. 2017-008; and

WHEREAS, the only offer the City was able to obtain was an offer of \$25,000 from Mark Skocilich, the owner of Parkway Auto Center and RV, which is located on property abutting the Properties; and

WHEREAS, each of the three Properties has a value of less than \$50,000 and each was surplus in 1990 and each remains surplus to the needs of the City; and

WHEREAS, the City Council desires to dispose of the Properties in the manner set forth in this Resolution as the City Council has determined to do so is in the best interest of the citizens of the City; and

WHEREAS, the Properties are generally located at the end of East Meadowmere Road; and

WHEREAS, because of the unique nature of the Properties and the fact that they are undeveloped, and the location of the Properties, it is difficult to determine what if any value the Properties may have; and

WHEREAS, in order to develop the access to these Properties the City estimates infrastructure costs would exceed \$250,000 for development of the platted City right of way and extension of utilities; and

WHEREAS, Mr. Palmer has recently modified his original opinion of value which was based upon the tax assessed values of the Properties; and

WHEREAS, the Mayor and City Council have determined that sale of these Properties in the manner set forth herein is in the best interest of the City and is for the common benefit; NOW, THEREFORE, the City Council of the City of Deer Park, Washington hereby resolve as follows:

Section 1. The recitals set forth above in this Resolution are made a part of this Resolution as findings of the City Council in support of the action authorized in this Resolution.

Section 2. The assessed values of the Properties based on the tax assessed values from the Spokane County Assessor are as follows:

28112 0112 - \$38,020

28112 0115 - \$19,500

28112 0116 - \$40,880

Section 3. The City has been unable to sell these Properties for the assessed value since they were originally declared surplus in 1990.

Section 4. The Mayor of the City is authorized to sell all of the Properties through a sealed bid process to any interested purchaser for the total minimum purchase price of \$30,000. The Mayor is authorized to work with City staff to advertise the availability of the Properties for sale and implement other details related to the sealed bid sale of the Properties. If a successful response is received in the amount of the minimum total price of \$30,000 or more, the Mayor of the City is authorized to execute all documents necessary to complete the sale of the Properties and to incur such reasonable and customary costs and expenses associated with the sale of the Properties as an expense of the City.

Section 5. City Resolution No. 2017-008 is hereby repealed.

Section 6. This Resolution shall be effective immediately upon passage by the City Council.

[Remainder of page intentionally left blank]

RESOLVED this ____ day of December, 2017.

APPROVED:

MAYOR ROBERT WHISMAN

ATTEST/AUTHENTICATED:

DEBY CRAGUN, CITY CLERK/TREASURER

FILED WITH THE CITY CLERK: _____
PASSED BY THE CITY COUNCIL: _____
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