



CITY OF LAKE FOREST PARK

CITY COUNCIL

AGENDA COVER SHEET

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| Meeting Date | September 12, 2024 Regular Meeting |
| Originating Department | Executive |
| Contact Person | Mayor Tom French |
| Title | Resolution 24-1966/Approving Addendum 2 to the Purchase and Sale Agreement for acquisition of property located at 19001 40th Place and delegating authority to the Administration to negotiate and conclude the remaining contingencies |

Legislative History

- First Presentation August 19, 2024 Special Meeting
 - Second Presentation August 29, 2024 Special Meeting
 - Third Presentation September 12, 2024 Regular Meeting
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Attachments:

1. Resolution 24-1966
 2. Addendum 2 to Purchase and Sale Agreement
 3. Purchase and Sale Agreement
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Executive Summary

On August 29, 2024, the City Council passed Resolution 24-1962 authorizing the purchase of the property at 19001 40th Place (Property) for a sale price of \$1.6 million. The purchase and sale agreement (Agreement) includes multiple contingencies. The proposed Resolution 24-1966 authorizes Addendum 2, which satisfies the insurance contingency and authorizes the Administration to negotiate and conclude the inspection and leasehold tax contingencies.

Background

The Mayor and City Council, along with the Stewardship Foundation, were approached about purchasing the Property to preserve it as a future park. The Property, neighboring the existing Five

Acre Woods, would allow the City to expand the park in the future. The Property is complementary to Five Acre Woods and has the potential to enhance access to and enjoyment of the natural environment.

The appraisal conducted in late spring by the City resulted in a valuation of \$1.8 million. The Property's current owner has agreed to the purchase price of \$1.6 million. The Agreement provides for a life estate for the current owner meaning she will maintain possession during her lifetime and pay for maintenance, taxes, and insurance.

Fiscal & Policy Implications

The purchase funds will come from the capital improvement fund. The Administration will apply for a grant from Conservation Futures during the next funding cycle and seek King County Parks Levy funds to reimburse the purchase price and make future necessary improvements.

During the life estate, the current owner will be responsible for all costs of repair, maintenance, and taxes on the Property and is prohibited from conveying or assigning the life estate to another party.

The acquisition of the property supports the goals of the Parks, Recreation, Trails, and Open Spaces Plan and the Comprehensive Plan.

Alternatives

| <i>Options</i> | <i>Results</i> |
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| <ul style="list-style-type: none"> Approve the Resolution | Addendum 2 will be executed, and the remaining contingencies will be negotiated and concluded by the Administration |
| <ul style="list-style-type: none"> Not approve the Resolution | The Property will be put up for sale, and it may be purchased by a private developer that may not preserve the current character of the Property |
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Staff Recommendation

Pass Resolution 24-1966 approving Addendum 2 to the Purchase and Sale Agreement for the acquisition of property located at 19001 40th Place and delegating authority to the Administration to negotiate and conclude the remaining contingencies in the Agreement.