

**CITY OF MERCER ISLAND, WASHINGTON
RESOLUTION NO. 1612**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
MERCER ISLAND, WASHINGTON, AUTHORIZING (1) THE USE OF
REET REVENUES TO PURCHASE CERTAIN SURPLUS REAL
PROPERTY FROM WSDOT, (2) THE CITY MANAGER TO SIGN
DOCUMENTS REQUIRED TO COMPLETE THE PURCHASE, AND
(3) THE CITY MANAGER TO ACCEPT AN AMENDED QUIT CLAIM
DEED FROM WSDOT**

WHEREAS, the City of Mercer Island ("City") currently owns certain properties at Town Center including the former "Tully's Property," purchased by the City in 2019, and certain WSDOT surplus properties, quit claimed to the City in 2000 and recorded in King County as instrument number 20000425001234 ("Turnback Properties"); and

WHEREAS, a segment of parcel number 12 described in the Turnback Properties ("Parcel 12") is contiguous with the Tully's Property and the WSDOT surplus property described in Exhibit A ("Parcel A2"); and

WHEREAS, the Washington State Legislature adopted, and the Governor signed into law, in 2017, 2019 and 2021 certain WSDOT budget proviso related to use of Parcel 12; and

WHEREAS, in compliance with the budget proviso, WSDOT and the City have agreed to amend the deed that quit claimed Parcel 12 to the City in 2000; and

WHEREAS, the zoning and land use designation of the segment of Parcel 12, which is contiguous with the Tully's Property, and Parcel A2 are Town Center; and

WHEREAS, assembling the Tully's Property with the segment of Parcel 12 that is contiguous with the Tully's Property ("Parcel A1") and Parcel A2 would result in a combined property that would allow for a more efficient layout of stalls for commuter parking next to the new Mercer Island light rail station; and

WHEREAS, an appraisal of Parcel A2 was completed, reviewed and accepted by WSDOT, describing the fair market value of Parcel A2 to be \$660,000; and

WHEREAS, purchase or acquisition of any right to real property is categorically exempt under the State Environmental Protection Act ("SEPA") per WAC 197-11-800(5)(a); and

WHEREAS, the City Council has allocated the necessary and appropriate funds to purchase the Property or will do so concurrently with this resolution; and

WHEREAS, it is in the public interest for the City to purchase the Parcel A2 in order to provide commuter parking adjacent to the new Mercer Island light rail station;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MERCER ISLAND, WASHINGTON, DO HEREBY RESOLVE AS FOLLOWS:

Section 1. The City Council authorizes the use of Real Estate Excise Tax revenues in the Capital Improvement Fund to purchase the WSDOT surplus property described in the quit claim deed attached hereto and incorporated herein as Exhibit A, for a purchase price of \$660,000 plus closing costs.

Section 2. The City Manager is authorized to execute all necessary documents and instruments, including a quit claim deed from WSDOT in a form substantially the same as Exhibit A, for the purchase and closing of the property referenced in Section 1 without further approval from the City Council.

Section 3. The City Manager is authorized to execute all necessary documents and instruments, including an amended quit claim deed from WSDOT in a form substantially the same as Exhibit B, related to the use of the real property identified in Exhibit B without further approval from the City Council.

PASSED BY THE CITY COUNCIL OF THE CITY OF MERCER ISLAND, WASHINGTON, AT A MEETING THEREOF, ON THE 7TH DAY OF DECEMBER 2021.

CITY OF MERCER ISLAND

Benson Wong, Mayor

Attest:

Andrea Larson, City Clerk