

Council Agenda Bill

AB Number

AB25-064

Agenda Bill Information

Title*

River Trail Property Acquisition (Hailstone Trust)
Parcel ID 7849200455

Action*

Motion

Council Agenda Section

Committee Report

Council Meeting Date*

05/27/2025

Staff Member

Mona Davis

Department*

Community Development

Committee

Community Development

Committee Date

05/19/2025

Exhibits

Packet Attachments - if any

Hailstone_PSA_counteroffer_LO-signed.pdf	227.34KB
RiverfrontAcquisitionsMap.pdf	1.6MB
Hailstone_AppraisalReport.pdf	8.34MB
Resolution 25-XXXX Hailstone Acquisition.docx	19.06KB

Summary

Introduction*

Brief summary.

Parcel identification number (PIN) 7849200455, addressed at 7802 Railroad Avenue SE, Snoqualmie, WA 98065, is identified on the Riverwalk Acquisition Status Map (Exhibit 4) as a remaining potential riverfront acquisition parcel. The City continues to assemble properties to construct a formalized non-motorized trail that follows the edge of the Snoqualmie River through the downtown historic business district. The property owner of parcel no. 7849200455 would like to facilitate a voluntary purchase and sale agreement (Exhibit 2) to sell the property to the City.

Proposed Motion

Move to adopt Resolution 25-XXXX approving a Purchase and Sale Agreement for Parcel No. 784920-0455 and authorizing the Mayor to sign.

Background/Overview*

What was done (legislative history, previous actions, ability to hyperlink)

Snoqualmie River Trail has been identified by the City of Snoqualmie in the Comprehensive Plan and Downtown Master Plan as a “destination trail loop” to be “widely enjoyed by residents and visitors alike”. Its development is viewed as a key component to the City’s goals of a having a healthy, diverse economy that includes being recognized as a “tourism destination with a distinctive sense of place”. As the local tourism economy is developed into “a mainstay of the City’s economic vitality”, the Snoqualmie River is to be “maximized as a tourism asset”. Parcels were acquired starting in 2012 with the most recent purchase and sale agreement completed in December 2024.

Analysis*

16 of the 31 properties remain on the City Riverfront Property Acquisition Status Map. If the City acquired parcel number 7849200455, only two additional properties along Railroad Avenue SE would need to be acquired. Other remaining properties to purchase are located at Southeast River/Park Avenue SE, between Euclid Avenue SE and Schusman Avenue SE and north of SE Walnut Street. Acquiring additional properties consistently demonstrates progress towards completing the River Trail project. King County is one of 14 counties statewide that levy a conservation futures tax (CFT), which protects forests, shorelines, farms, greenways, and trails for future generations to enjoy in perpetuity by funding the acquisition of property to be used as passive open space. CFT funding, which requires a 50% match from the organization initiating the purchase, can be used to cover the price of the land and property interests as well as related costs such as title, appraisal, environmental assessments, and staff, legal, and administrative costs. The City of Snoqualmie has utilized CFT and Flood Control District (FCD) funding for the purchase of riverfront property in the past. In several cases, the City has utilized a match requirement to cover the entire cost of a parcel purchase. The following funds are available/uncommitted: CFT \$445,000.00 FCD \$2,400,000.00 There are no out-of-pocket acquisition costs to the City.

Budgetary Status*

Funds have already been authorized in the current biennial budget.

Fiscal Impact

Amount of Expenditure	Amount Budgeted	Appropriation Requested
\$405,000.00	\$850,000.00	\$0.00

Budget Summary

Administration recommends approving the counteroffer to purchase parcel number 7849200455 in the amount of \$405,000, which is a \$45,000 increase above the original acquisition offer of \$360,000 (see AB25-051). The City incorporated Riverfront Land Acquisition purchases into the 2025-2030 Non-Utility Capital Improvement Plan (CIP). The 2025-26 Biennial Budget appropriates \$850,000 for riverfront land acquisitions in the Non-Utilities Capital Fund (#310). Currently nothing has been spent in the 2025-26 biennium. If the proposed contract is approved, the available budget remaining for the biennium would be \$445,000. Therefore, sufficient appropriation exists within the 2025-26 Biennial Budget (Non-Utilities Capital Fund #310) to fund the contract.

This purchase will likely necessitate demolition charges, which would also be charged to Riverfront Land

Acquisitions. As a comparative estimate, a 2024 demolition for a different parcel on the riverfront cost \$126,439. The demolition charges would also likely qualify for reimbursement from CFT and FCD grants.

Fiscal Impact Screenshot

Riverfront Land Acquisitions - Non-Utility CIP (#310)

2025-2026 Biennial Budget	
Beginning Budget	\$ 850,000
Expenditures	\$ -
Outstanding Contract Value (Previously approved)	\$ -
Current Available Budget	\$ 850,000
Value of this Contract (AB25-064)	\$ (405,000)
Available Budget after AB25-064	\$ 445,000