



# BUSINESS OF THE CITY COUNCIL CITY OF SNOQUALMIE

**AB24-121**  
**November 25, 2024**  
**Committee Report**

## AGENDA BILL INFORMATION

<b>TITLE:</b>	<b>AB24-121:</b> RiverTrail Property Acquisition	<input type="checkbox"/> Discussion Only
<b>PROPOSED ACTION:</b>	Adoption of a Resolution for the Purchase and Sale Agreement for Parcel No. 784920-0025 and Authorizing the Mayor to Sign	<input checked="" type="checkbox"/> Action Needed: <input type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input checked="" type="checkbox"/> Resolution

<b>REVIEW:</b>	Department Director	Emily Arteche	Click or tap to enter a date.
	Finance	Janna Walker	11/14/2024
	Legal	David Linehan	11/14/2024
	City Administrator	Choose an item.	11/21/2024

<b>DEPARTMENT:</b>	Community Development		
	<b>STAFF:</b> Emily Arteche CD Director		
	<b>COMMITTEE:</b> Finance & Administration		<b>COMMITTEE DATE:</b> November 18, 2024
	<b>EXHIBITS:</b> 1. Resolution 2. Purchase and Sale Agreement – Clean 3. Purchase and Sale Agreement - Redlined 4. Riverwalk Acquisitions Map		

<b>AMOUNT OF EXPENDITURE</b>	\$ 775,000
<b>AMOUNT BUDGETED</b>	\$ 1,470,000
<b>APPROPRIATION REQUESTED</b>	\$ 0

## SUMMARY

### INTRODUCTION

Parcel identification number (PIN) 7849200025, addressed at 39076 SE Park Street, Snoqualmie, WA 98065, is identified on the Riverwalk Acquisition Status Map (Exhibit 3) 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. 7849200025 would like to facilitate a voluntary purchase and sale agreement (Exhibit 2) to sell the property to the City.

### LEGISLATIVE HISTORY

The City Council approved Resolution 1329, the Snoqualmie Riverwalk Master Plan on March 14, 2015.

### BACKGROUND

Snoqualmie Riverwalk 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 2023.

## ANALYSIS

Eleven of 31 properties remain on the City Riverwalk Property Acquisition Status Map. If the City acquired parcel number 7849200025 only six additional properties east along SE Park Street would need to be acquired. Other remaining properties to purchase are located at Southeast River/Park Avenue Southeast, between Euclid Avenue SE and Schusman Avenue SE and north of Southeast Walnut Street. Acquiring additional properties consistently demonstrates progress towards completing the RiverTrail 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. Current funding for CFT and FCD funding is:

Funding Source	Amount Remaining	Limitations
CFT	\$709,227	50% match required (noting, future awards are only subject to a 25% match requirement); \$42.5k land match already banked
FCD	\$3,000,000	\$600k per parcel or 75% of purchase price – whichever is lower

This amount remaining may be applied to PIN 7849200025 with an anticipated purchase cost of \$775,000.

## BUDGET IMPACTS

Administration recommends approving a Real Estate Purchase and Sale Agreement with Steven Crabb for the purchase of Parcel 7849200025. The City incorporated such purchases within the 2023-24 Biennial Budget and the 2023-2028 Capital Improvement Program (CIP). The 2023-24 budget ordinance appropriates \$1,470,000 for this and other land acquisitions and development within the Non-Utility Capital Fund (#310). Currently, \$180,271 has been spent with no contracts encumbered. With the addition of this purchase, the remaining biennial budget appropriation is \$514,729, as shown in the table below or on the next page. If this purchase is delayed until 2025, the 2025-26 Biennial Budget also appropriated \$850,000 for similar expenditures, with no current encumbrances. Therefore, sufficient appropriation exists within the budget (Non-Utilities Capital Fund #310) to fund the agreement.

### Riverfront Land Acquisitions & Development (#310)

	2023-2024 Amended Biennial Budget	
Beginning Budget	\$	1,470,000
Expenditures	\$	(180,271)
Outstanding Contract Value (Previously Approved)	\$	-
Current Available Budget	\$	1,289,729
Value of this Purchase Agreement	\$	(775,000)
Available Budget after the Purchase Agreement	\$	514,729

#### NEXT STEPS

Propose a “motion to substitute” AB24-121x2 Purchase and Sale Agreement – Clean there were minor non-substantive updates to the Purchase and Sale Agreement, (AB24-121x3) made by CD and Legal Departments since the last committee meeting.

Recommend a resolution authorizing the Mayor to sign the purchase and sale agreement at the November 25, 2024 Council meeting.

#### PROPOSED ACTION

Move to adopt Resolution 1701 approving a Purchase and Sale Agreement for Parcel No. 784920-0025 and authorizing the Mayor to sign.