



Staff Report

January 21, 2020 Council Workshop

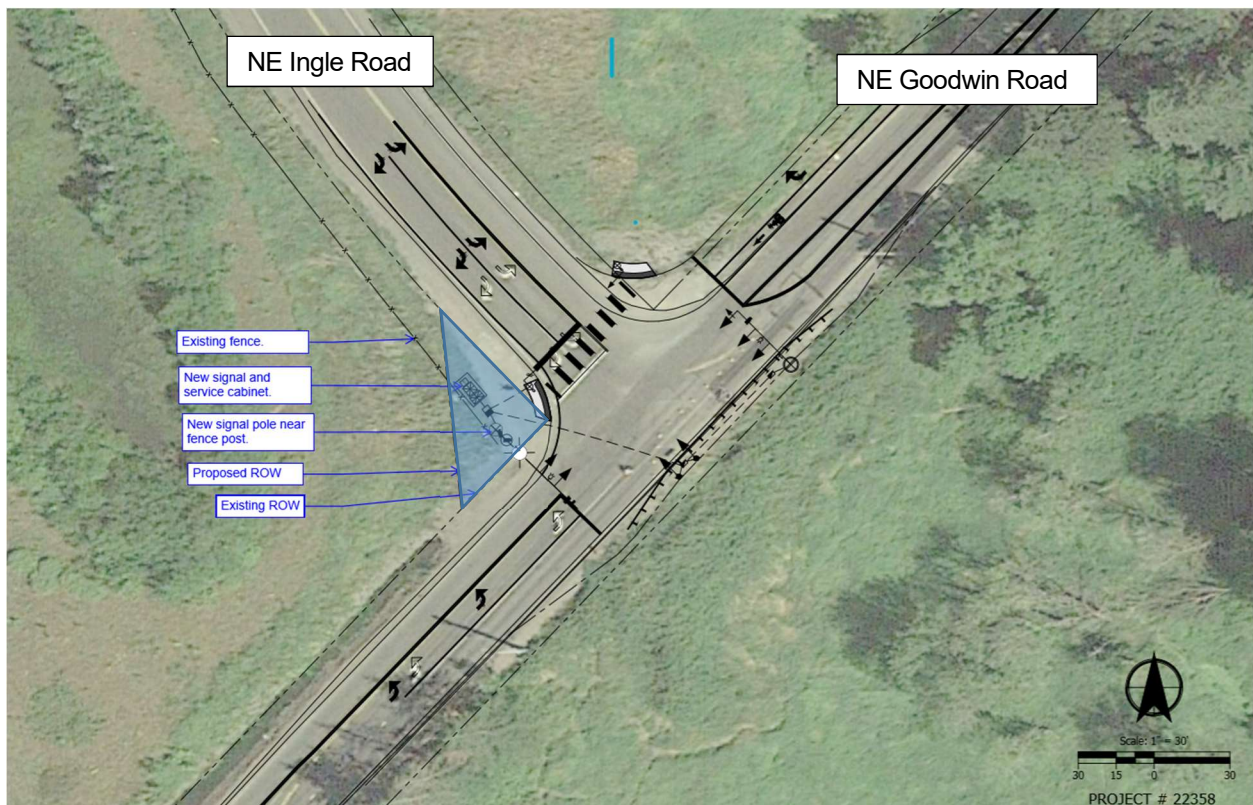
Memorandum of Understanding for NE Goodwin & Ingle Signal Property Acquisition

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Purpose:

Preliminary plat approvals for Green Mountain Estates Subdivision and two of the Green Mountain Planned Residential Development (PRD) phases have conditions of approval to install a traffic signal at the intersection of NE Goodwin and Ingle Road at varying stages of their development processes. In order to complete the improvements, additional right-of-way is needed at the west corner of the intersection as indicated below in blue.

The subject property is owned by the Washington State Department of Natural Resources (DNR). DNR purchased this property with Washington State Recreation and Conservation Office (RCO) grant funds. Due to this funding source, any property taken out of the original proposed use of the property must be substituted in-kind with additional property. In other words, the City's purchase of this property will include a purchase of "offset" property, as well. The location of the "offset" property will be determined by DNR.



Intersection of NE Goodwin Road and NE Ingle Road with Required Property Acquisition Area in Blue

Due to the complexity of this property transaction, staff and GME Development, LLC, owner of Green Mountain Estates Subdivision, agree that the City, as a public agency, is best suited for working with DNR to accomplish the acquisition.

To ensure reimbursement to the City for all charges to complete this transaction with DNR, this Memorandum of Understanding (MOU) has been proposed between both parties' legal counsels.

A settlement agreement between DNR and the City to identify the terms of acquisition is currently in draft and will be brought to Council at a future date.

Budget:

This MOU has a "net zero" budgetary impact.

Recommendation:

Staff intends to place this MOU on the February 3, 2020 Council Consent Agenda.