

Advance Notice
June 28th, 2017

DISCUSSION/ACTION ITEM

Condemnation of Real Property- Kuper/Thiele

Action to be taken: **I move the Board approve Resolution No. 1092, regarding authorization to condemn certain real property as identified specifically in Resolution 1092, affirming the findings contained in Resolution 1092 and authorizing the actions set forth in said Resolution.**

Attached to this Board agenda is Resolution No. 1092 for review. **Board action is anticipated.** The District has authority pursuant to RCW 28A.335.090(1) to acquire real property needed for school purposes and authority pursuant to RCW 28A.335.220 and Chapters 8.16 and 8.25 RCW to condemn real property needed for school purposes. The Board's adoption of Resolution 1092 would authorize the condemnation of one parcel having a total of 5.65 acres and under single ownership (the "Property"). The District has few options inside the urban growth boundary to locate District facilities. Following a feasibility analysis, District staff identified the Property, currently vacant and under contract for purchase by a third party, as unique in its size and suitability for a District Administration Center, funded as a part of the April 2016 Bond and authorized under Resolution 1063 and amended by Resolution 1093. The District obtained an appraisal for the Property's value and will utilize this appraisal for any final disposition of just compensation. The District provided the tax payer of record (Onward Investors LLC) with notice of the Board's contemplated action and published notice of the same as required by law. The District has an imminent need to secure the Property for the Bond projects. The Administration recommends that the Board move forward to authorize condemnation of the Property and, if possible, for the Superintendent to enter into an agreement for conveyance of the Property to the District in lieu of condemnation.

Also attached as part of Resolution No. 1092 are the applicable parcel numbers and the legal description of the parcel under consideration of condemnation.

Jake Kuper, Chief of Finance and Operations will be available for any further questions.
