

Agenda Summary Report (ASR)

Franklin County Board of Commissioners

DATE SUBMITTED: 02-16-2023	PREPARED BY: Whitney Hottell
Meeting Date Requested: 02-28-2023	PRESENTED BY: Ruslan Stetskiy, & Whitney Hottell
ITEM: (Select One) Consent Agenda <input checked="" type="checkbox"/> Brought Before the Board Time needed: 10 minutes	
SUBJECT: Sell certain Tax Title Properties by private negotiation due to property being not practical to build on the property due to physical characteristics	
FISCAL IMPACT: Additional revenue generated by property taxes once parcels are sold	
BACKGROUND: Franklin County Treasurer's Office has around 30 Tax-Title properties. We have a few individuals interested in some of the tax title properties. Per RCW 36.35.150 a private negotiation sale can be done when the county legislative authority determines that it is not practical to build on the property due to physical characteristics of the property or legal restrictions on construction activities on the property	
COORDINATION: Josie Koelzer, County Treasurer, Ruslan Stetskiy, Chief Deputy, Whitney Hottell, Foreclosure Deputy	
RECOMMENDATION: Approve resolution to move forward on selling properties by private negotiation due to property not practical to build on the property due to physical characteristics of the property or legal restrictions on construction activities on the property	
ATTACHMENTS: (Documents you are submitting to the Board) ASR –Resolution- supporting documents	
HANDLING / ROUTING: (Once document is fully executed it will be imported into Document Manager. Please list <u>name(s)</u> of party(s) that will need a pdf.) Original : Clerk of the Board Karin Milham PDF: Whitney Hottell, Foreclosure Clerk	

I certify the above information is accurate and complete.

Name: 

Title: Foreclosure Deputy

FRANKLIN COUNTY RESOLUTION _____

**BEFORE THE BOARD OF COMMISSIONERS
FRANKLIN COUNTY, WASHINGTON**

***IN THE MATTER OF THE SALE OF CERTAIN TAX TITLE PROPERTY BY
PRIVATE NEGOTIATION***

WHEREAS, RCW 36.35.120 authorizes the Board of County Commissioners to dispose of tax title property when it appears to the Board that it is in the county's best interests; and

WHEREAS, RCW 36.35.150 allows the Board of County Commissioners to dispose of tax title property by private negotiation without a call for bids, when the county legislative authority determines that it is not practical to build on the property due to physical characteristics of the property;

WHEREAS, Franklin County Parcel Nos. 109862446, 112096054, 112105114, 113310382, 113771027, 113813017, 123472162, 123473134, 123473287, and 123690140 was acquired by Franklin County by virtue of a tax foreclosure auction at which no offer to purchase the property was received, and

WHEREAS, RCW 36.35.120 provides that publication of notice of intent to sell property is not required when the property is to be sold by private negotiation, now therefore

BE IT HEREBY RESOLVED that the Board of County Commissioners determines it is in the best interest of the county, its taxing districts and the people thereof that the following tax title parcels:

Parcel Number & Legal Description

Parcel Number: 109862446 - STRIKERS ADD TO CONNELL N 4' OF LOT 4, BLK 10

Minimum Bid: \$200.00

Parcel Number: 112096054 - PASCO LAND COS 1ST BLK 166

Minimum Bid: \$200.00

Parcel Number: 112105114 - PASCO LAND COS 1ST LOT 23, BLK 105

Minimum Bid: \$200.00

Parcel Number: 113310382 - SESENE, LESS PTN PSH #3 19-9-30 EXC TH PTN LY NLY OF PSH #3 R/W

Minimum Bid: \$200.00

Parcel Number: 113771027 – AVERYS ADD LOT 9 BLK 12 TOG WITH VAC STS & ALLEYS ADJ & EXC PTN FOR ST HWY

Minimum Bid: \$200.00

Parcel Number: 113813017 - N 3' LOT 17, BLOCK 4, A M WEHE'S 1ST

Minimum Bid: \$200.00

Parcel Number: 123472162 - ELTOPIA PLAT, LOT 20 BLOCK 4
Minimum Bid: \$200.00

Parcel Number: 123473134 - ELTOPIA PLAT, LOT 16 BLOCK 11
Minimum Bid: \$200.00

Parcel Number: 123473287 – ELTOPIA PLAT, LOT 11 BLOCK 12
Minimum Bid: \$200.00

Parcel Number: 123690140 - PTN NW4SW4 LY NWLY OF SR 395 27-11-30
Minimum Bid: \$200.00

be sold by private negotiation for not less than the minimum bid of \$200.00; and

BE IT FURTHER RESOLVED that the County Treasurer shall execute such documents including conveyances as may be necessary to complete the sale and the conveyance of the property.

APPROVED this ____ day of _____, 2023.

BOARD OF COUNTY COMMISSIONERS
FRANKLIN COUNTY, WASHINGTON

Chairman

Chairman Pro Tem

Member

ATTEST:

Clerk to the Board

*Originals: Commissioners Office
Copy: Treasurer's Office*

Whitney Hottell

From: Derrick Braaten
Sent: Wednesday, February 15, 2023 1:04 PM
To: Whitney Hottell
Cc: planninginquiry; Duane Davidson; Josie Koelzer; Ruslan Stetskiy
Subject: RE: Buildable List
Attachments: FC Properties Buildable Lot Inventory.pdf

Whitney,

Please find the requested information attached. I have color-coded the list, such that parcels in green are buildable; those in orange are buildable, but are very limited on what size of a structure that can be built; and red represents unbuildable lots.

Please feel free to reach out if you have any questions,

Derrick Braaten

Planning and Building Director
Planning and Building Dept. | Franklin County, WA
Office tel. (509) 545-3521 | www.franklincountywa.gov/planning/

From: Whitney Hottell <whottell@franklincountywa.gov>
Sent: Thursday, February 9, 2023 11:20 AM
To: Derrick Braaten <dbraaten@franklincountywa.gov>; Duane Davidson <ddavidson@franklincountywa.gov>; Josie Koelzer <jkoelzer@franklincountywa.gov>; Ruslan Stetskiy <rstetskiy@franklincountywa.gov>
Cc: planninginquiry <planninginquiry@franklincountywa.gov>
Subject: Buildable List

Good morning,

We at the county have several properties that are in tax title. As we are working through the list we are trying to get these properties back on the roll and to get the districts whole again. There are several factors per RCW 36.35.150 that determine if we can do a private bid or public auction. One of the factors we are trying to further do research on, is if a property is buildable or not as a standalone parcel.

I have attached the list of all the parcels that we need an answer to.

We are bringing this matter to the board in the next week or two. We are meeting with legal today to review Resolutions, so this is time sensitive.

Please review the list and let us know if the properties are buildable or not.

Thank you,

Whitney Hottell
Foreclosure/Segregation Clerk
Franklin County Treasurer Office

Josie Koelzer, Treasurer
1016 N. 4th Ave, Bldg. A203
Pasco, WA 99301
Ph: 509-545-3518 - Fx: 509-545-2136
whottell@franklincountywa.gov

Not Buildable
Buildable under very limited circumstances
Buildable

[illegible]