



# Whatcom County

COUNTY COURTHOUSE  
311 Grand Avenue, Ste #105  
Bellingham, WA 98225-4038  
(360) 778-5010

## Agenda Bill Master Report

File Number: AB2024-801

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<b>File ID:</b>	AB2024-801	<b>Version:</b>	1	<b>Status:</b>	Approved
<b>File Created:</b>	11/15/2024	<b>Entered by:</b>	AHester@co.whatcom.wa.us		
<b>Department:</b>	Public Works Department	<b>File Type:</b>	Resolution Requiring a Public Hearing		
<b>Assigned to:</b>	Council	<b>Final Action:</b>	01/14/2025		
<b>Agenda Date:</b>	01/14/2025	<b>Enactment #:</b>	RES 2025-001		
<b>Related Files:</b>					

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### TITLE FOR AGENDA ITEM:

Resolution to declare Whatcom County real property as surplus and approve sale

### SUMMARY STATEMENT OR LEGAL NOTICE LANGUAGE:

Per RCW and Whatcom County Code, the Whatcom County Property Management Committee has recommended the surplus and sale of Whatcom County real property, tax parcels 380529 452184 0000 and 380529 520168 0000, subject to a covenant to bind and subject to the reservation of a conservation easement, trail easement, and right of way deed. The property will be sold by public auction by the Whatcom County Treasurer with a minimum bid of \$775,000

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### HISTORY OF LEGISLATIVE FILE

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Date:	Acting Body:	Action:	Sent To:
12/03/2024	Council	INTRODUCED FOR PUBLIC HEARING	Council
		Aye: 7 Buchanan, Byrd, Donovan, Elenbaas, Galloway, Scanlon, and Stremler	
		Nay: 0	
01/14/2025	Council	APPROVED	
		Aye: 7 Donovan, Elenbaas, Stremler, Buchanan, Galloway, Byrd, and Scanlon	
		Nay: 0	

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**Attachments:** Staff Memo, Proposed Resolution, Aerial Map, Notice of Hearing after 12.3.2024, Second Notice of Hearing after 12.3.2024

SPONSORED BY: \_\_\_\_\_

PROPOSED BY: Public Works

INTRODUCTION DATE: \_\_\_\_\_

RESOLUTION NO. 2025-001

RESOLUTION TO DECLARE WHATCOM COUNTY REAL PROPERTY AS SURPLUS AND  
APPROVE SALE

WHEREAS, RCW 36.34.005 authorizes counties to establish comprehensive procedures for the management of county property, including the sale of surplus real estate where it is found to be in the best interest of a county to sell same; and

WHEREAS, in Whatcom County Code (WCC), Chapter 1.10, Whatcom County has established those procedures; and

WHEREAS, the Whatcom County Property Management Committee, having met and considered Whatcom County's best interest, recommends that the County Council declare Whatcom County real property, tax parcel numbers 380529 452184 0000 and 380529 520168 0000, to be surplus property and that the property be sold to the highest bidder, by the Whatcom County Treasurer by public auction, for not less than the amount listed below, plus costs subject to a covenant to bind and subject to a conservation easement, trail easement, and right of way being reserved on the property; and

WHEREAS, WCC 1.10.310 authorizes the Council, after receipt of estimated market values from the Property Management Committee, to establish limitations and conditions upon sale of property, such as the minimum price for said property and whether or not a contract will be allowed, or if it will be a cash price; and

NOW, THEREFORE, BE IT RESOLVED that it is in the best interest of the County to declare Whatcom County real property, tax parcel numbers 380529 452184 0000 and 380529 520168 0000, to be surplus and that the property be sold to the highest bidder by the Whatcom County Treasurer by public auction.

BE IT FURTHER RESOLVED that the sale will be subject to a covenant to bind and subject to a conservation easement, trail easement, and right of way being reserved to the County on the property; and

BE IT FURTHER RESOLVED that the minimum bid for the property listed above shall be no less than the appraised value of \$775,000.00 (seven hundred seventy-five thousand 00/100 dollars) and that Buyer will pay all costs associated with a real property transaction; and

BE IT FURTHER RESOLVED that transfer of said real property shall be by quitclaim deed and that Buyer will represent and warrant in writing to Seller Whatcom County, that Buyer has thoroughly inspected and evaluated the property, to Buyer's complete satisfaction, and Buyer accepts the properties AS IS with full knowledge of any potential liability the Buyer could incur for any environmental hazards or conditions affecting the properties. Buyer further agrees that the purchase price of the properties reflects the agreed upon value of the properties AS IS, taking into account the aforementioned disclosures; and

BE IT FURTHER RESOLVED that said purchase of said real property shall not be allowed under contract

1 and shall be paid either in cash, certified check or money order to the Whatcom County Treasurer; and

2  
3 BE IT FURTHER RESOLVED that the Whatcom County Treasurer is hereby directed to sell said property  
4 at no less than the appraised value of \$775,000.00 (seven hundred seventy-five thousand 00/100 dollars)  
5 and that said sale shall take place in accordance with the duties as established in WCC 1.10.290-1.10.390.  
6 If the minimum bid is not reached, the property shall not be sold.


7  
8 BE IT FURTHER RESOLVED that the sale will not be completed until Buyer has paid all fees and costs  
9 associated with it and has paid the Whatcom County Treasurer the bid award amount.

10  
11  
12  
13 APPROVED this 14th day of January, 2025


14  
15 ATTEST

16  
17   
18 Cathy Halka, County Clerk

19  
20 APPROVED AS TO FORM:

21  
22   
23 Christopher Quinn  
24 Civil Deputy Prosecutor  
25 (authorized via email 10/30/2024)

WHATCOM COUNTY COUNCIL  
WHATCOM COUNTY, WASHINGTON

  
Kaylee Galloway, Council Chair