

Clark County Owned Real Assets

Project Update

August 2014

Goals Of This Project Are:

- Debt related to properties by type (taxable, nontaxable).
Covered in 4.30.2014 Presentation
- Listing of properties we lease/rent and from whom.
Covered in 4.30.2014 Presentation
- Listing of leased out properties, to whom with a breakout to include nonprofit entities. *Covered in 4.30.2014 Presentation*
- Find under-utilized and undervalued county owned properties and to propose a better use.

Project Assumptions:

- Some county owned properties will yield a better value to the County and its citizens if used in a different manner than the current use. Current use may be the use for which the property was acquired, or an interim use until the property can be developed into its planned use.
- Some properties are restricted from changes in use because of legal, financial, infrastructure, or environmental considerations.
- The BOCC is interested in use of county owned properties, with potential for increased value compared to current use through alternate uses.

Unrestricted County Owned Real Properties

- 1. Not Encumbered by Debt**
- 2. No Grant or other Restrictions**

Where are We Now?

Research on TREASURER Properties

- **RCW 36.35.020 - "Tax title lands" defined — Held in trust for taxing districts.**
- The term "tax title lands" as used in this chapter shall mean any tract of land acquired by the county for lack of other bidders at a tax foreclosure sale. Tax title lands are held in trust for the taxing districts.
- Treasurers properties are sold through Public Works Real Property group.
- 3 properties sold as tax foreclosures, 88 properties remain.
- Proceeds go to the taxing district(s) to satisfy back taxes, to the County for foreclosure costs and remainder to owner.

Research on PUBLIC WORKS Properties

- There are 220 parcels - includes all of the Operations Division buildings and maintenance properties.
- There were 14 parcels reviewed and kept.
- There are 3 parcels under review (Lease Expires).
- There are 6 parcels for sale in November.
- Hours required to complete this review 60.
- Hours expended to date on analysis 232.

Research on COUNTY PARKS Properties

- There are 271 parcels
- There are 0 parcels available for further review. 25 parcels to transfer, 16 to keep.
- Hours required to complete review 0.
- Hours expended to date on analysis 61.

Research on GENERAL SERVICES Properties

- There are 71 parcels.
- There are no parcels available for further review.
 - It is recommended to leave the Dolle Building as a rental property for now.
 - Continue to fill the building with compatible tenants.
 - Maintain the property.
- No additional hours required.

Research on ENVIRONMENTAL SERVICES Properties

- There are 673 parcels (522 Clean Water and 151 Legacy Lands)
- 42 Clean Water parcels for further review – pending direction from BOCC.
- 8 Legacy Lands parcels may be further reviewed, pending Board direction.
- Hours estimated to continue review 278.
- Hours expended to date on review 377.

Next Steps

- Expend resources to complete review(s)?
- Any additional restrictions to be applied?
- Next update in 90 days?