



Renton High School Replacement & Site Expansion

Resolution 09-24/25: Authority to Utilize Eminent Domain

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Schedule for Property Purchases



- May 2021 – October 2023: Property search for new Renton HS site
- October 2023: Board Approval of Resolution 02-23/24 (establishing project area, and authority to acquire assemblage of properties)
- November 2023: Certified letter sent to all property owners with the project area
- December 2023 – May 2024: Appraisals being completed by commercial and residential appraisers
- June 2024 – October 2024: Offers are sent out to property owners, negotiations ongoing
- August 2024: Meeting with North Renton Neighborhood Association to review project/property
- October 2024: Meeting with property owners within project area of RHS site expansion, at Renton High School
- November 2024: Notification to all property owners that the project will continue as identified in Resolution 02-23/24
- December 2024: Passed RSD Board Policy 6915: Relocation Assistance for Public Works Real Property Acquisitions
- February 2025: Resolution & Public Hearing regarding 15 parcels (belonging to 10 property owners) and a billboard lease authorizing use of eminent domain

Policy 6915: Relocation Assistance for Public Works Real Property Acquisitions



Establish criteria for occupant to obtain relocation assistance

- Addresses displacement impacts and helps residents/businesses get resettled
- Identifies provisions from the State Uniform Relocation Act (URA), Federal URA, and criteria the District will use to implement such requirements, policies, and standards

Establish criteria for offer/appraisal review reimbursement

- Provide a reasonable period of time for review by property owner
- Residential: Provide reimbursement of up to \$1,000 for review or second appraisal
- Non-Residential: Provide reimbursement of up to \$5,000 for review or second appraisal

Establish criteria for protective rent agreements

- Adopts the WSDOT standards for RSD to provide payment of rent prior to acquisition of property, for owners keeping leasable property empty

District acquiring the property under a threat of condemnation

- State law provides an exemption from real estate excise tax for sales of this type

Relocation Assistance: Availability



Property Owners:

- Non-Residential Owner (includes landlords):
 - Commercial move costs
 - Reestablishment costs (utility connections, site search, storage, etc.)
- Residential Owner (Occupying the home):
 - Purchase Price Differential (Current dwelling vs. Market comparable)
 - Mortgage Interest Differential (Existing mortgage vs. Current rates)
 - Moving costs

Tenants:

- Commercial:
 - Commercial move costs
 - Reestablishment costs (utility connections, site search, storage, etc.)
- Residential:
 - Rental assistance between current rent rate and market rate for similar home for 42 months
 - Moving costs

What occurs if Resolution 09-24/25 passes?



A vote to pass this resolution tonight **does not** cause a condemnation to occur – and it also **does not** establish the price to be paid for the property

The passing of this resolution provides the authority to RSD staff and legal counsel to proceed with filing with the Superior Court for condemnation of the identified properties

Condemnation Process (timeline)

File for condemnation with Superior Court – April 2025

- Still allows for a voluntary settlement to be reached without court involvement
- Begins the process to allow the district to have possession and use of the property
- **Does not** remove eligibility for relocation assistance (nor does any part of this process)

First hearing addresses the desired public use and project's necessity to obtain an order of immediate possession and use (likely June/July 2025):

- Still allows for a voluntary settlement to be reached without court involvement
- **Does not** create an eviction or immediate removal of property owners or tenants
- **Does not** limit a property owner from continuing to collect valuation evidence, complete an independent appraisal, or finalize their counter-offer
- **Allows** the school district to sign permit documents as an owner, to keep the project moving forward with local jurisdictions

Fair value or just compensation hearing (likely Fall 2025):

- A court process (or settlement discussions), with procedural protections, where timing of district's physical access to the property and the dollar amount to be paid as just compensation or fair value are determined.

Reasons for properties to be included in Resolution 09-24/25



- Property owners refused to communicate with our realtor and relocation assistance team
- Property owners communicated that they were not interested or told us to pursue legal action if we wanted to purchase their property
- Appraised value provided by the district was lower than the property owner had estimated their property to be worth, and the district's appraiser was not able to find a basis to adjust findings and reduce that delta to an acceptable degree, and an agreement could not be reached.
- Current billboard tenant who may need to have their lease value purchased through this process

QUESTIONS?



THANK YOU!