

Item No.: 4D
Meeting: 12/21/17

Property Acquisition: 2306 East 11th Street, Tacoma, WA

Presenter:

Scott Francis
Director, Real Estate
Port of Tacoma

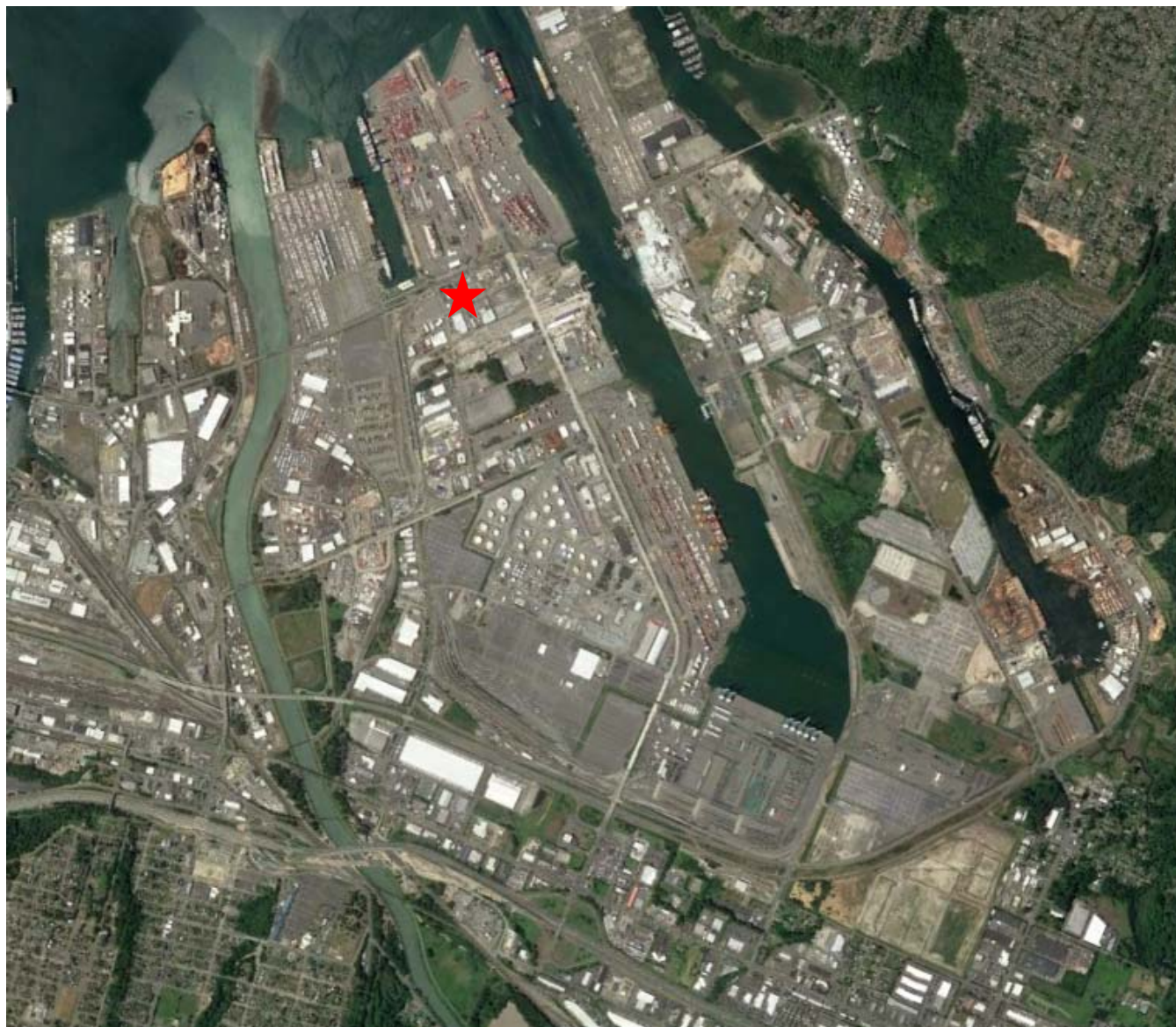


Action Requested



Authorization for the Chief Executive Officer or his designee to execute all documents and take all actions necessary to complete the purchase of the property located at 2306 East 11th Street, Tacoma, WA (Pierce County tax parcel 2275200720) under the terms of the Purchase and Sale Agreement between Fastco, Inc. (Seller) and the Port of Tacoma (Buyer).

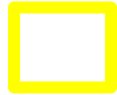
2306 East 11th Street – Location



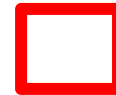
2306 East 11th Street – Premises



2306 East 11th Street – Premises



2306 East 11th Street



Port of Tacoma
owned properties



Background



- On September 20, 2017 the Port executed a Purchase and Sales Agreement for the purchase of the property located at 2306 East 11th Street, Tacoma, WA.
- The appraisal valuation is \$400,000.
- Phase I and Phase II reports were completed on this property. Port Environmental Department staff have reviewed these reports and are satisfied with the results that indicate no environmental cleanup action is required on this property.
- The acquisition of this property meets the Port's strategic plan to acquire property along 11th Street to support future terminal expansion and related activities.

Property Description



- The property is approximately 15,000 square feet (.34 acres).
- The property is improved with a warehouse building containing a rentable area of 4,876 square feet.
- This property is contiguous to other Port owned properties along East 11th Street which are currently used for employee parking.
- Zoning is Port Marine Industrial.

Purchase Terms/Financial Summary



- Purchase Price: \$400,000.
- Earnest Money: \$25,000 (held by Chicago Title).
- Broker Commission: No commission obligation by either Seller or Buyer.
- Closing Fees: Normal closing costs with Buyer responsible for recording fees, extended Title Policy coverage, one-half of escrow fees, and prorated taxes and utilities.
- Seller Indemnity: Property is purchased in as-is condition.
- Closing is on or before January 5, 2018.

Future Use/Benefit to Port



- This property is located in the Port's Strategic Area.
- The property is ideally located to support future terminal expansion opportunities and provide support for the Port's core container business.
- This property is adjacent to other Port owned properties and therefore creates greater future opportunities and efficiencies provided by large contiguous properties.
- This property will provide material and part storage for the Port's Maintenance Department and additional employee parking during the T-3 and T-4 terminal expansion projects.

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