

Item: 7C  
Date: 11/18/21

# Property Acquisition: 3944 Gay Road East, Tacoma, WA

Presenter:

Scott Francis, Director, Real Estate  
Port of Tacoma



# Action Requested



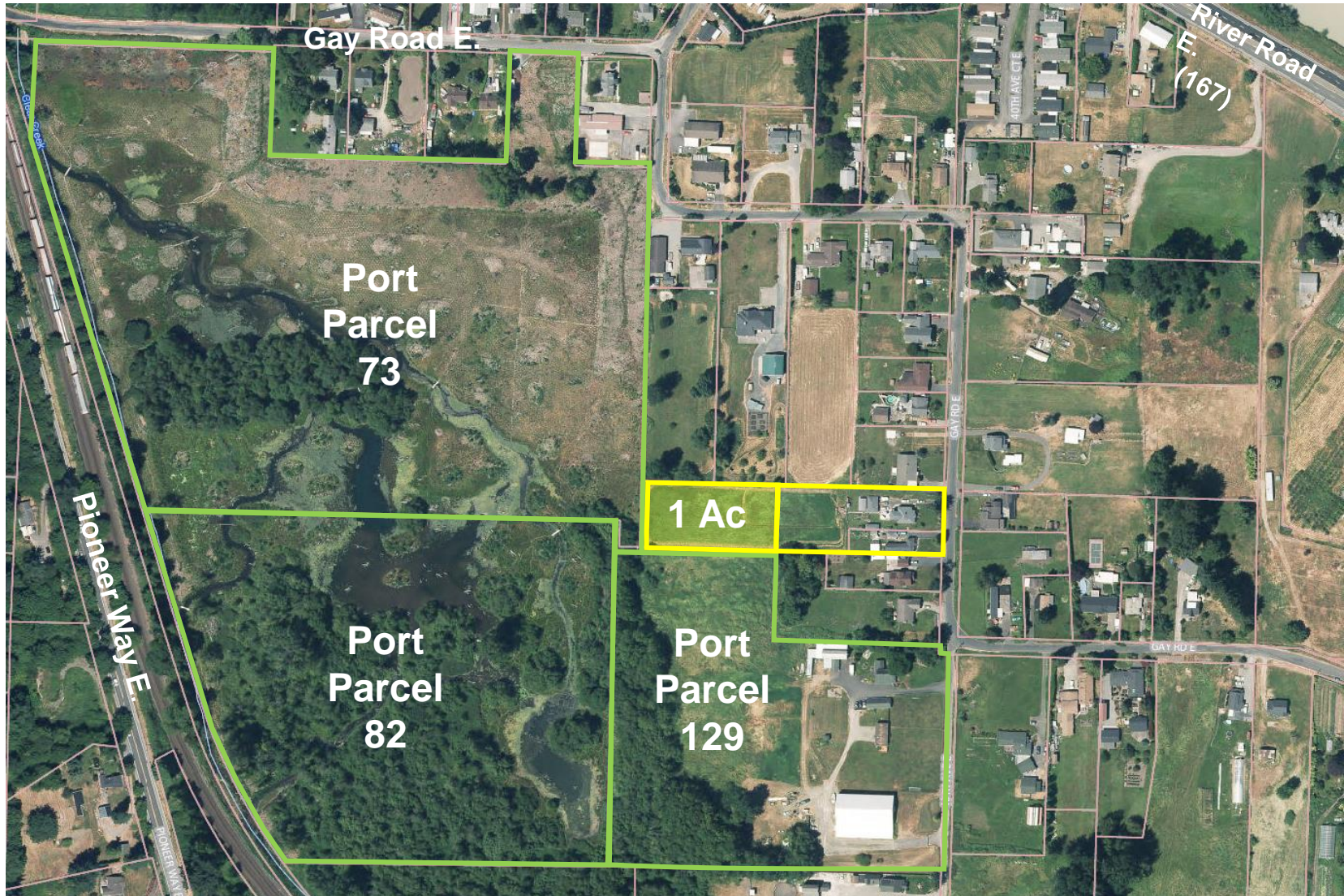
Request Commission approval of the Purchase and Sale Agreement dated September 27th, 2021, with Cathy Terricone and Aldo Terricone (Seller) to purchase approximately a one-acre portion of the property located at 3944 Gay Road East, Tacoma, Washington also known as Pierce County tax parcel 0320132006, and authorize the Executive Director or his designee to execute any and all additional documents and take any and all additional actions necessary or required in connection with the completion of the purchase.

# 3944 Gay Road PSA Location





# Upper Clear Creek Mitigation Bank & 3944 Gay Road PSA Premises



# Background



- This property is adjacent to the Port's existing Upper Clear Creek Mitigation Bank and a future mitigation site at Port Parcel 129 (10 acres).
- Through a future amendment to the Mitigation Bank the existing buffer can be relocated to generate additional mitigation credits at the Mitigation Bank.
- This property will strengthen expansion opportunities to develop wetland and fish habitat (and corresponding mitigation credits) at Port Parcel 129 by increasing the amount of creditable acreage at the new mitigation site.

- The acquisition of this property supports the following:
  - The foundational goals of Port of Tacoma's 2021-2026 Strategic Plan, Environmental Leadership – EL-4: “Create wetland opportunities and improve fish habitat independent of regulatory obligation.”
  - The Commission adopted 2014 Port-Wide Habitat Mitigation Strategy (Resolution 2014-02).
- The Port completed a Phase One Environmental Report on this property, and no environmental concerns were identified.

# Property Description



The property is approximately one-acre of undeveloped land adjacent to the Port's fish habitat and wetland mitigation project. Thus, it provides immediate benefit to the fish habitat project by preserving the area as undeveloped open-space/buffer until the Port restores the area through a new mitigation project.



# Purchase and Sale Terms



- **Purchase Price:** \$90,000
- **Earnest Money:** \$4,500
- **Broker Commission:** N/A
- **Closing Costs:** Normal closing costs with seller paying for standard title policy and each party paying half of escrow fees. Buyer is required to pay for necessary survey and boundary line adjustment costs.
- **Feasibility Period:** 90 days with up to three, 30-day extension periods if needed.
- **Closing Date:** Within 15 days of waiver of feasibility contingency.



# Future Use/Benefit to Port



- Purchasing this property allows the Port to amend the Port's adjacent Mitigation Bank buffer thereby increasing the bank's value by generating more bank credits.
- This property may be used to develop additional mitigation area and mitigation credits through a new mitigation project with adjacent Port Parcel 129 (10 acres).

# Future Use/Benefit to Port Continued



- This property will improve the Port's mitigation site operations/development in several ways:
  - Lower mitigation costs by utilizing more favorable mitigation ratios if the new mitigation project is conducted as advance mitigation or a mitigation bank project.
  - Increase the value of work already conducted (releases more Mitigation Bank credits).
  - Support a larger more cost-effective mitigation site (more creditable habitat area vs. buffer area).

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