

COMMISSION AGENDA

Item No: 2C

Meeting: 04/19/18

DATE: April 4, 2018

TO: Port Commission

FROM: John Wolfe, Chief Executive Officer

Sponsor: Tong Zhu, Chief Commercial Officer & Chief Strategy Officer

Project Manager: Scott Francis, Director of Real Estate, Port of Tacoma

SUBJECT: Boundary Line Adjustments for Port Parcel 77 – 3400 Taylor Way

A. ACTION REQUESTED

Authorization for the Chief Executive Officer or his designee to approve and execute boundary line adjustments for parcels located on the Port of Tacoma Parcel 77 located at 3400 Taylor Way, Tacoma, WA.

B. BACKGROUND

- The Port of Tacoma entered into a Lease and Operating Agreement with WWL Vehicle Services Americas, Inc. dated March 16, 2018 for a 25-year term with three (3) five-year extensions.
- The Lease and Operating Agreement premises includes approximately 89 acres (preferential use area and leasehold area) on multiple tax parcels on Port Parcel 77 located at 3400 Taylor Way, Tacoma, WA.
- Parcel 77 will be used as an auto terminal that will include building and structures totaling approximately 81,000 square feet.
- The City of Tacoma prohibits buildings and structures from being built across parcel lines.
- WWL requests the Port adjust the boundary lines of the tax parcels on Parcel 77 to meet the City of Tacoma's building permit requirements and conform to the WWL auto terminal development.

C. SCOPE OF WORK

The scope of work will include:

- The Port will submit a "Request for Boundary Line Adjustment" to the County.
- Upon the County's approval a nominal fee is required to finalize the adjustments and record the new parcel numbers and legal descriptions.

D. TIMEFRAME/PROJECT SCHEDULE

BLA application to Pierce County

April 2018

Execution and approval of BLAs

May 2018

Recording of new parcel diagrams
and legal descriptions

June 2018

E. FINANCIAL SUMMARY

The Port is investing approximately \$32 million dollars in the development of the Kaiser property for the WWL auto terminal. WWL is investing approximately \$12 million dollars in the construction and fitting out of buildings and above grade structures. The requested BLA is a requirement to build the designed buildings to maximize the efficiency of the site.

The cost of implementing the BLA is minimal.

F. ECONOMIC INVESTMENT / JOB CREATION

Approval of this action supports the WWL Auto Terminal, which will create many jobs during construction and after the project is completed.

G. ENVIRONMENTAL IMPACTS / REVIEW

No environmental impacts.

H. ALTERNATIVES CONSIDERED AND THEIR IMPLICATIONS

No alternatives are available. This is a City of Tacoma requirement to obtain final building and occupancy permits.

I. NEXT STEPS

Upon Commission approval and final County approval, the Chief Executive Officer or his designee will approve and execute the boundary line adjustments for parcels located at Port Parcel 77 located at 3400 Taylor Way.

cc: Tong Zhu