

COMMISSION AGENDA

Item No: 2D

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 Parcel 95 – 1514 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 95 – 1514 Taylor Way.

B. BACKGROUND

- The Port of Tacoma entered into a 50-year lease agreement with Ave 55, LLC for their Portside 55 development on November 1, 2016.
- The lease premises includes approximately 19.7 acres on Port Parcel 95 located at 1514 Taylor Way and Port Parcel 110 located at 3401 Lincoln Avenue.
- Avenue 55, LLC is currently in the process of building two warehouse buildings totaling approximately 203,580 square feet on Port Parcel 95 which includes multiple tax parcels.
- The City of Tacoma prohibits buildings and structures from being built across parcel lines.
- Avenue 55, LLC requests the Port adjust the boundary lines of the tax parcels in Parcel 95 to meet the City of Tacoma's building permit requirements and conform to the Portside 55 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

Financial Impacts

Adjusting these County parcels supports the Portside 55 Warehouse Development. This 50-year lease generates rent in the amount of \$45,400/month (\$544,800/year).

F. ECONOMIC INVESTMENT / JOB CREATION

Approval of this action supports the Portside 55 warehouse development project, which will create many jobs during construction and an estimated 40-100 jobs 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 95 located at 1514 Taylor Way.

cc: Tong Zhu