



Property Acquisition:  
2310 East 11<sup>th</sup> Street, Tacoma, WA

Presenter:

Scott Francis  
Director, Real Estate  
Port of Tacoma

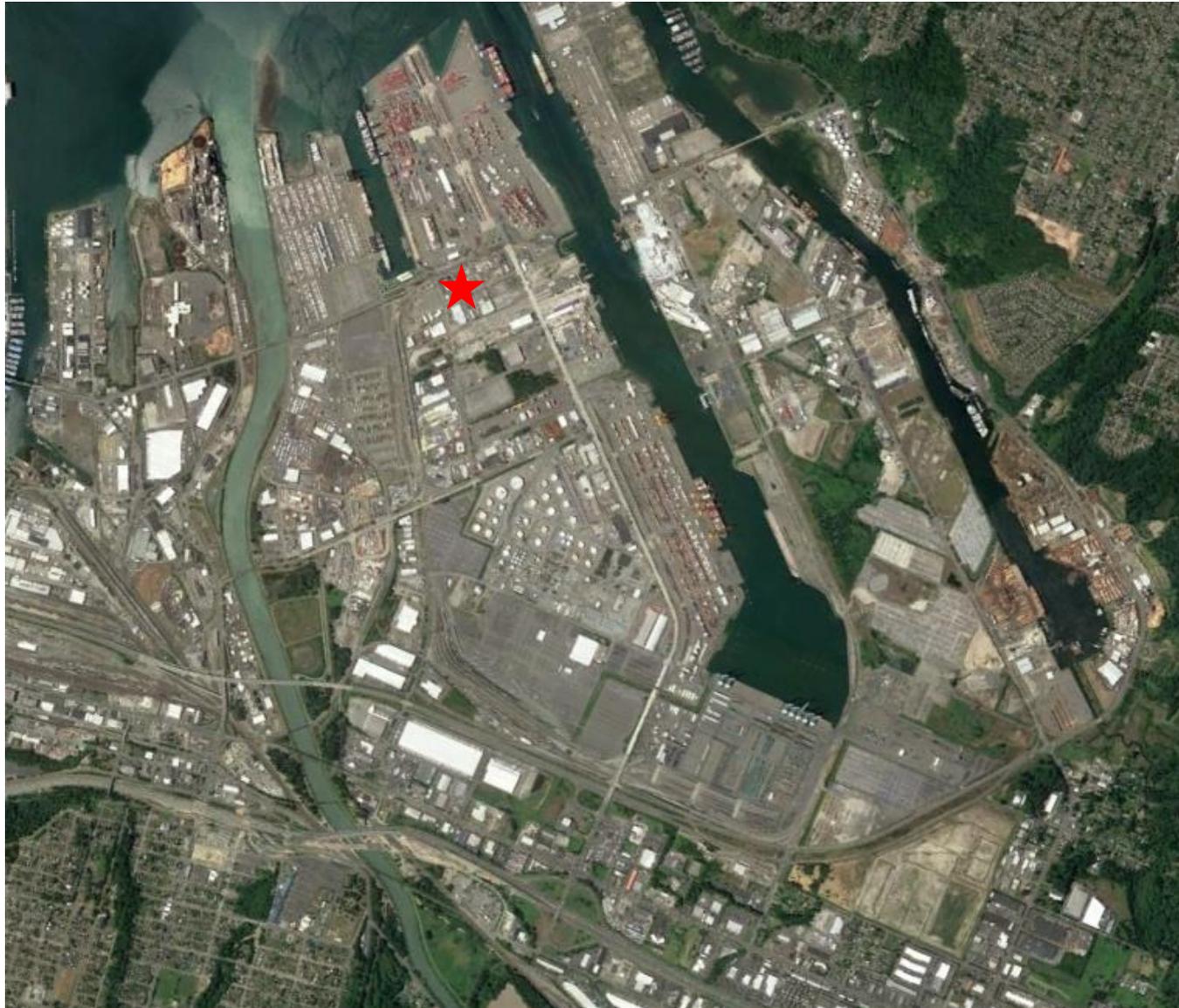


# Action Requested



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 2310 East 11th Street, Tacoma, WA (Pierce County tax parcel 2275200770) under the terms of the Purchase and Sale Agreement between Marvin Dykman (Seller) and the Port of Tacoma (Buyer).

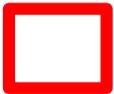
# 2310 East 11<sup>th</sup> Street – Location



# 2310 East 11<sup>th</sup> Street – Premises



# 2310 East 11<sup>th</sup> Street – Premises



Port of Tacoma  
owned properties



2310 East 11<sup>th</sup> Street



# Background



- On November 4, 2010 the Port executed a Purchase and Sales Agreement for the purchase of the property located at 2310 East 11<sup>th</sup> Street, Tacoma, WA.
- During the due diligence process the presence of contaminants requiring remediation was discovered.
- The Seller initiated a Voluntary Cleanup Action approved by the Washington Department of Ecology.
- The Seller agreed to remove the building and remediate the property to the Port's satisfaction prior to the Purchase and Sale Agreement closing.

# Background Continued



- On November 14, 2013 the Port (Buyer) and Mr. Dykman (Seller) amended the Purchase and Sales Agreement to extend the closing date to the Port's satisfaction of the remediation action.
- Mr. Dykman satisfactorily completed the Department of Ecology cleanup requirements and received a "No Further Action" (NFA) letter dated October 23, 2017.
- The appraisal valuation is \$350,000.
- The acquisition of this property meets the Port's strategic plan to acquire property along 11<sup>th</sup> Street to support future terminal expansion and related activities.

# Property Description



- The property is approximately 15,000 square feet (.34 acres).
- The property is a level gravel yard with no improvements.
- This property is contiguous to other Port owned properties along East 11<sup>th</sup> Street which are currently used for terminal employee parking.
- Zoning is Port Marine Industrial.

# Purchase Terms/Financial Summary



- Purchase Price: \$325,000.
- Earnest Money: \$32,500 (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: Seller indemnifies Buyer from and against all present and future claims, liability, losses, damages, and expenses of any Hazardous Substances on or around the property prior to closing the Purchase and Sale Agreement.
- Special Provisions: Includes cooperation for the ground water monitoring as required in the Department of Ecology's NFA letter dated 10/23/17.

# 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 provides 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 additional employee parking during T-3 and T-4 terminal expansion projects.

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