

COMMISSION AGENDA

Item No: 9C

Meeting: 03/18/21

DATE: January 13, 2021

TO: Port Commission

FROM: Eric Johnson, Executive Director
Sponsor: Eric Johnson, Executive Director
Project Manager: Scott Francis, Director Real Estate

SUBJECT: Surplus of Approximately 11.1 Acres of Parcel 14 located along and near SR 509

A. ACTION REQUESTED

Declare, via resolution, certain Port owned property as no longer needed for Port District purposes and surplus to the Port's needs; amend the Port's Comprehensive Scheme of Harbor Improvements to remove the property from the Port's Comprehensive Scheme of Harbor Improvements; and authorize the Port's Executive Director to transfer the property to Washington State Department of Transportation (WSDOT).

B. BACKGROUND

Pursuant to RCW 53.08.090 the Port's Executive Director has certified the property listed is no longer needed for Port District purposes and surplus to the Port's needs. The parcel recommended for surplus is:

Land with irregular dimensions being approximately 11.1 acres total of Port Parcel 14, described as Revised Parcels H and K of City of Tacoma Boundary Line Adjustment No. LU17-0187, recorded under Recording No. 201909055001, records of Pierce County, Washington, Pierce County Tax Parcel Nos. 0320011117 and 0320011120, Pierce County addresses 5101 E 12th St and 5252 Marshall Ave, Tacoma WA 98421, located along and near SR-509 ("11.1 Acre Property").

Establishing this property as surplus is required for the future transfer of this property to WSDOT in support of the SR 167 Completion Project, part of the Puget Sound Gateway Program, which is currently under construction. The future transfer of this property to WSDOT will satisfy a portion of the Port's \$30-million commitment to the Puget Sound Gateway Program, which will connect Interstate 5 and SR 167 to SR 509.

C. REQUESTED COMMISSION ACTIONS:

- Accept the Executive Director's certification that the above described area is no longer needed for the Port district purposes.
- Conduct a public hearing to accept comments on surplus of property and the proposed amendment to the Port's Comprehensive Scheme of Harbor Improvements.
- Declare the property as no longer needed for Port purposes and surplus to the Port's needs.

- Amend the Port's Comprehensive Scheme of Harbor Improvements to remove the property from the Port's Comprehensive Scheme of Harbor Improvements.
- Authorize the Executive Director to transfer the property to WSDOT.

D. FINANCIAL IMPACT

The surplus of this property is required for the transfer of the described property to WSDOT to support the SR 167 Completion Project part of the Puget Sound Gateway Program, which will greatly improve Port access and transportation efficiencies of trucks entering and leaving the Port. The transfer of this property to WSDOT will be made at market value as determined by an independent appraisal. This value will satisfy a portion of the Port's \$30-million commitment to the Puget Sound Gateway Program.

E. NEXT STEPS

After the Port Commission has held a public hearing, determined the property certified by the Executive Director is no longer necessary to the Port District's needs and, so finding, declared via resolution this property as surplus and amending the Port's Comprehensive Scheme of Harbor Improvements to remove the referenced property, the Executive Director will take the appropriate steps to convey said property to WSDOT via an ILA approved by the Port of Tacoma Commission.

Resolution 2021-01-PT



A Resolution of the Port of Tacoma Commission, Tacoma, Washington pursuant to RCW 53.08.090, RCW 53.20.020, and RCW 53.25.120. to declare certain real property surplus to its needs and to amend its Comprehensive Scheme of Harbor Improvements to delete the property from its Scheme to allow transfer to the Washington State Department of Transportation for public purpose.

WHEREAS, pursuant to RCW 53.20.010, the Port of Tacoma Washington has adopted a Comprehensive Scheme of Harbor Improvements for the development of harbor improvements, development of industrial lands and other lands owned by the Port of Tacoma, Washington in Pierce County ("Port"), and

WHEREAS, the Port's ownership of land included within the Port's Comprehensive Scheme of Harbor Improvements includes the real property parcel described herein, and

WHEREAS, in 2015 the Washington State Legislature funded construction of the Puget Sound Gateway Program ("Program") through the Connecting Washington revenue package, and

WHEREAS, the west segment of the State Route (SR) 167 Completion Project ("Project") is part of the Program, where WSDOT will construct a new highway from Interstate 5 to SR 509 near Alexander Avenue, and

WHEREAS, the Legislature directed that \$130 million of the \$1.875 billion Program funding is to come through local funding sources, and

WHEREAS, the Port previously entered into a Local Funding and Phasing Memorandum of Understanding ("MOU") with Washington State Department of Transportation ("WSDOT") commencing on July 1, 2018, acknowledging that the Port is one of eighteen (18) Local Agency Partners committed to provide matching funds/contributions commensurate with the benefits accrued from the Program at a local level, and

WHEREAS, in recognition of the Project's benefits for freight mobility at the Port, a contribution of \$30 million in matching funds and in-kind equivalent contributions is sought from the Port ("Port Contribution") to the Project's costs, consistent with Engrossed Senate Bill 5096 § 306(20)(b), and

WHEREAS, the Port is satisfying a portion of the Port Contribution by transferring ownership of 11.1 acres of real property to WSDOT and the value of the land, based on appraisal, is \$6,821,900, and

WHEREAS, pursuant to RCW 53.08.090, property which is part of the Port's Comprehensive Scheme of Harbor Improvement ("CSHI") shall not be disposed of until the CSHI has been modified to find the real property surplus to Port needs, after public notice and hearing as provided by RCW 53.20.010 and 020, and

WHEREAS, pursuant to RCW 53.08.090, Port staff has determined that it is appropriate that the 11.1 acres of property be declared surplus to allow for disposal and transfer, located in S01 T20N R03E WM and more particularly described as follows:

Land with irregular dimensions being approximately 11.1 acres total, described as Revised Parcels H and K of City of Tacoma Boundary Line Adjustment No. LU17-0187, recorded under Recording No. 201909055001, records of Pierce County, Washington, Pierce County Tax Parcel Nos. 0320011117 and 0320011120, Pierce County addresses 5101 E 12th St and 5252 Marshall Ave, Tacoma WA 98421, located along and near SR-509 ("11.1 Acre Property").

and

WHEREAS, the Port Executive Director has certified the 11.1 Acre Property to be surplus to the Port's need, and

WHEREAS, because the estimated value of the real property proposed to be declared surplus exceeds \$ 19,531.00, this action requires Commission approval, and

WHEREAS, proper public notice was given, and a public hearing was held as required by statute.

NOW, THEREFORE, be it resolved by the Port of Tacoma Commission that:

1. The 11.1 Acre Property is no longer needed for Port district purposes and is surplus to the Port’s needs, and the transfer of ownership of said 11.1 Acre Property to WSDOT is in the public interest.
2. The Port’s Comprehensive Scheme shall be and hereby is amended to remove the 11.1 Acre Property from the Port’s Comprehensive Scheme of Harbor Improvements to permit the proposed transfer to WSDOT.
3. The Commission affirms its approval of the transfer of the 11.1 Acre Property to WSDOT as partial fulfillment of the Port Contribution.
4. The 11.1 Acre Property shall be used solely for public highway purposes and for no other purpose, and such restriction shall be included in the transferring Deed.

ADOPTED by a majority of the members of the Port of Tacoma Commission at regular meeting held on the 18th day of March 2021, a majority of the members being present and voting on this resolution and signed by the Commission Officers in authentication of its passage this 18th day of March 2021.

PORT OF TACOMA COMMISSION

Richard Marzano, President

Donald Meyer, Vice-President

Deanna Keller, Secretary

Kristin Ang, 1st Assistant Secretary

John McCarthy 2nd Assistant Secretary

Surplus Approximately 11.1 Acres of Port Parcel 14

Presenter:

Scott Francis
Director, Real Estate
Port of Tacoma



Action Requested



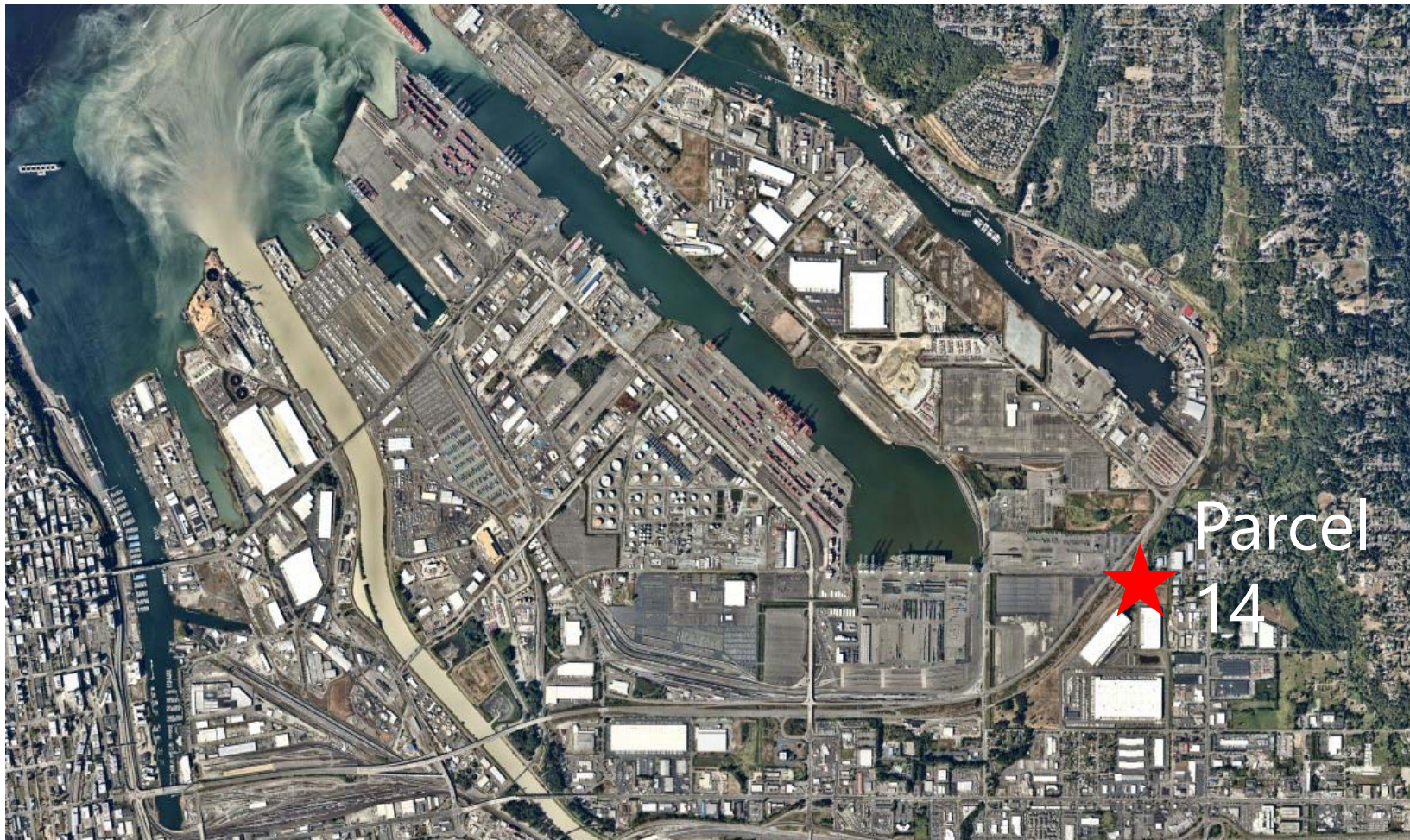
Declare, via resolution, certain Port owned property as no longer needed for Port District purposes and surplus to the Port's needs; amend the Port's Comprehensive Scheme of Harbor Improvements to remove the property from the Port's Comprehensive Scheme of Harbor Improvements; and authorize the Port's Executive Director to transfer the property to Washington State Department of Transportation (WSDOT).

Surplus Property Description

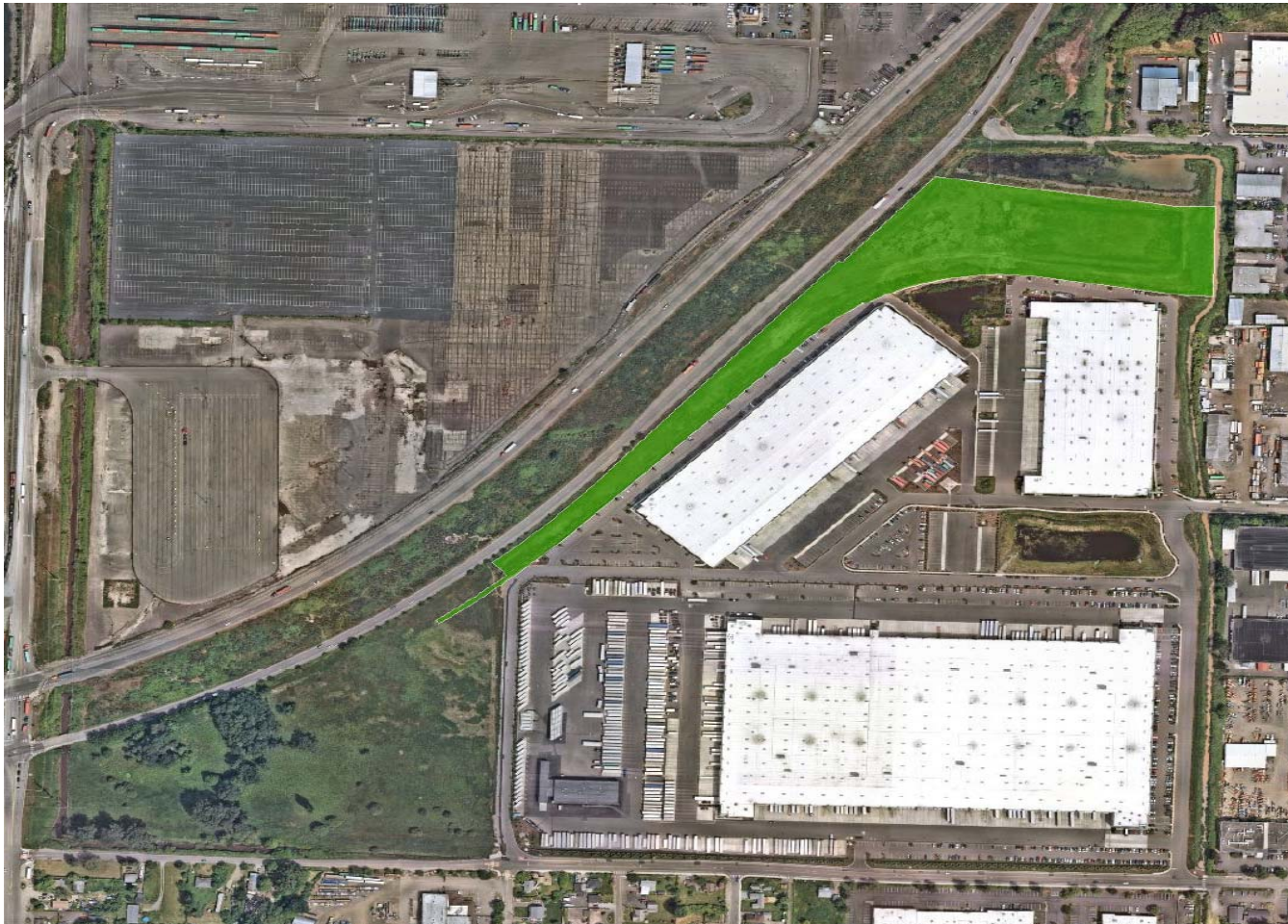


Approximately 11.1 acres of Port Parcel 14 with irregular dimensions, described as Revised Parcels H and K of City of Tacoma Boundary Line Adjustment No. LU17-0187, recorded under Recording No. 201909055001, records of Pierce County, Washington, Pierce County Tax Parcel Nos. 0320011117 and 0320011120, Pierce County addresses 5101 E 12th St and 5252 Marshall Ave, Tacoma WA 98421, located along and near SR-509.

Parcel 14 Surplus Location



11.1 Acre Surplus Area on P-14



Background



Pursuant to RCW 53.08.090 the Port's Executive Director has certified:

- This property is no longer needed for Port District purposes.
- This property is surplus to the Port's needs.

Background Continued



- Establishing this property as surplus is required for the future transfer of this property to WSDOT.
- This transfer supports the SR 167 Completion Project.
- The transfer of this property to WSDOT will satisfy a portion of the Port's \$30-million commitment to the Puget Sound Gateway Program, which will connect Interstate 5 and SR 167 to SR 509.

Financial Impact



- The transfer of this property to WSDOT will be made at market value (\$6,821,900) as determined by an independent appraisal.
- This land value will satisfy a portion of the Port's \$30-million commitment to the Puget Sound Gateway Program.

Economic Benefits



- The surplus of this property is required for the SR 167 Completion Project which will connect SR 167 to Interstate 5 and SR 509.
- Once completed, the SR 167 Connection Project will greatly improve over-road access to the Port, and the efficient movement of trucks and cargo entering and leaving the Port.

Action Requested



Declare, via resolution, certain Port owned property as no longer needed for Port District purposes and surplus to the Port's needs; amend the Port's Comprehensive Scheme of Harbor Improvements to remove the property from the Port's Comprehensive Scheme of Harbor Improvements; and authorize the Port's Executive Director to transfer the property to Washington State Department of Transportation (WSDOT).