

Purchase & Sale Agreement Amendment: 13120 Tilley Road, Unincorporated Thurston County, WA

Presenter:

Scott Francis
Director, Real Estate
Port of Tacoma



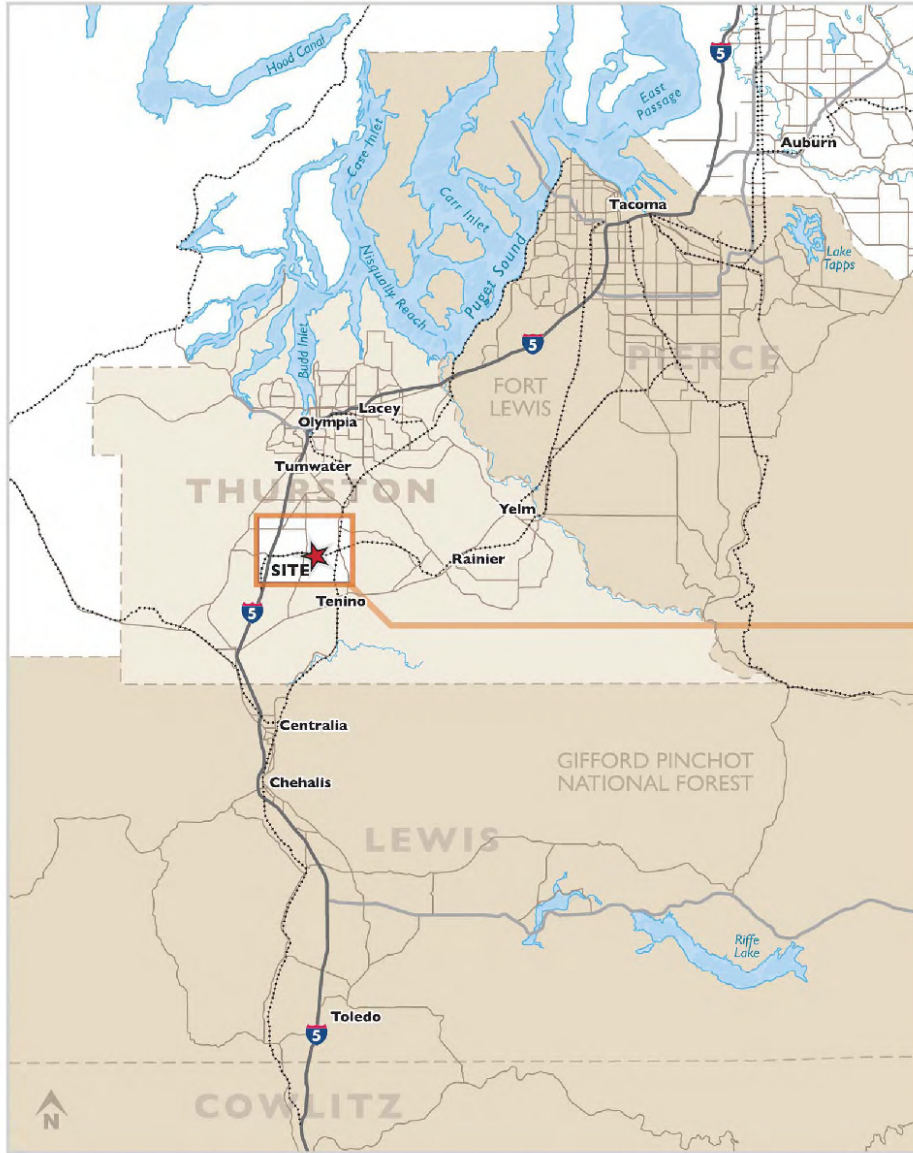
Action Requested



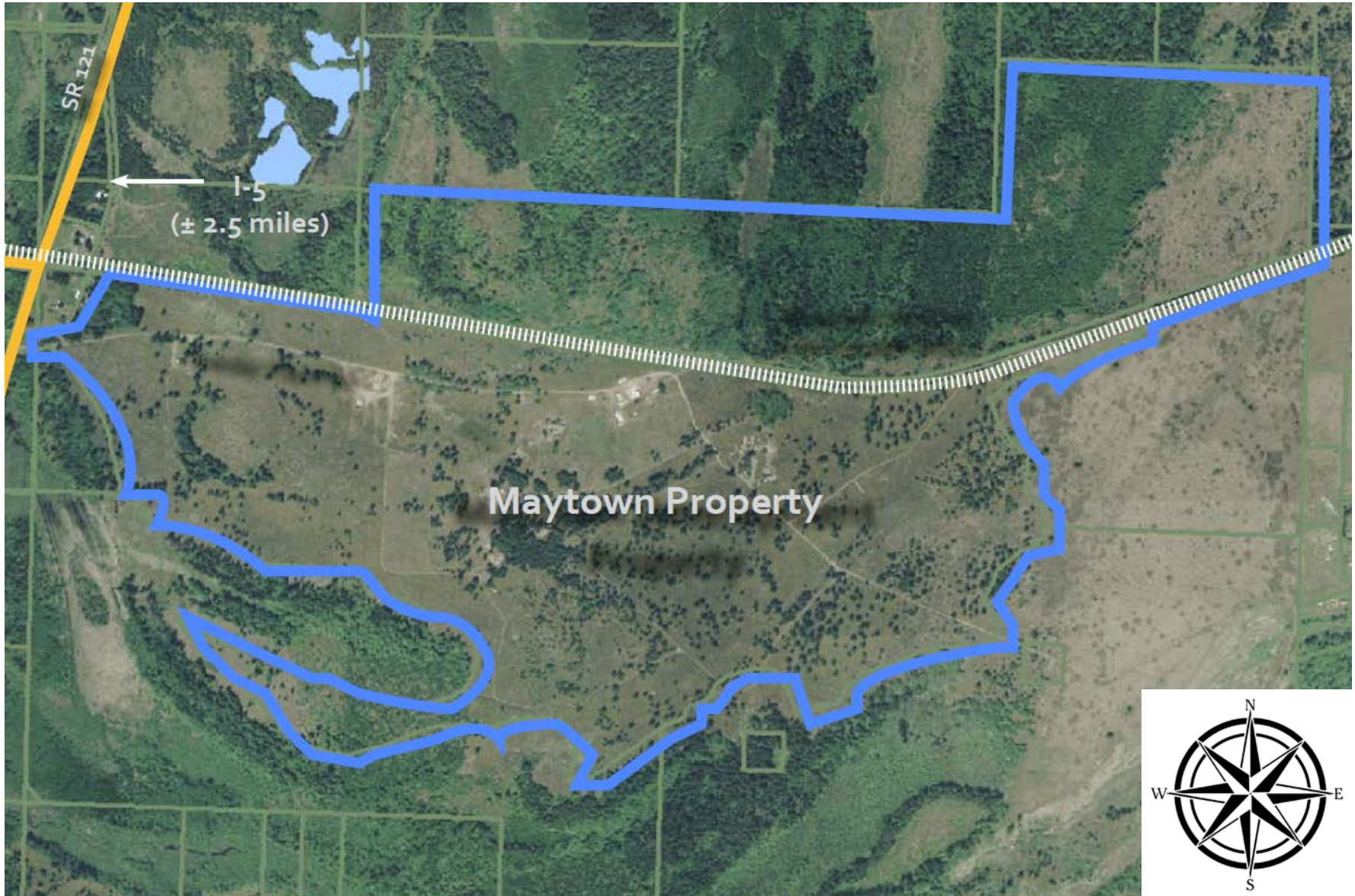
Request Commission approval of:

The Amendment to extend the Feasibility Period and closing date for the Purchase and Sale Agreement (PSA) dated - December 6, 2018 with NorthPoint Development, LLC (Buyer) to sell portions of Sections 1, 2, 3, 11 and 12 of Township 16 North, Range 2 West, W.M., Thurston County Tax Parcel Number 12602340100, located at 13120 Tilley Road SW, Unincorporated Thurston County, Washington, 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 sale, consistent with the amended Purchase and Sale Amendment.

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Background



- On July 28, 2006, the Port of Tacoma purchased approximately 745 acres of land located in Unincorporated Thurston County, WA for \$21,250,000.
- On March 18, 2010 the Port of Tacoma Commission approved this 745-acre parcel for surplus and authorized this property for sale.
- The Port sold the property in 2010 to Maytown Sand & Gravel, LLC. Maytown Sand & Gravel was unable to perform its agreement with the Port and relinquished the Property back to the Port on October 7, 2013.

Background Continued



- The Port initiated a Request For Offers to Purchase (RFOP) the property on October 2013. This RFOP was open to receive responses until November 15, 2018.
- Port of Tacoma Commission approved a Purchase and Sale Agreement (PSA) with NorthPoint Development, LLC on December 20, 2018.

Background Continued



- The PSA includes the following terms:
 - Sale Price: \$24,860,000
 - Earnest Money: \$500,000 (non-refundable at end of Feasibility Period).
 - Feasibility Period: 180-days (June 17, 2019).
 - Approvals Period: 150-days (November 14, 2019).
 - Closing Date: on or before December 20, 2019.
 - Closing Fees: Port pays for title policy. Port and Buyer each pay half of escrow fees.
- NorthPoint now requests an extended Feasibility Period to February 29, 2020 to pursue entitlements to support their intended use of the property. The closing date will be no later than August 31, 2020.

NorthPoint Project Benefits



- The development of this property is expected to produce new family wage local Thurston County jobs.
- The development will generate local tax revenues that are expected to benefit the local community.
- NorthPoint works with communities to facilitate training centers in support of local jobs.
- The development will likely include local infrastructure improvements.
- NorthPoint partners with local communities to include undeveloped areas.

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