

# COMMISSION AGENDA

Item No: 3C

Meeting: 01/17/17

**DATE:** January 5, 2017

**TO:** Port of Tacoma Commission

**FROM:** John Wolfe, Chief Executive Officer

Sponsor: Dustin Stoker, Director Port Operations

Project Manager: Evette Mason, Manager Government Affairs

**SUBJECT:** Port of Tacoma Road/Interstate 5 Interchange Construction Project – Consent for partial sale of property and waive first refusal rights

## **A. ACTION REQUESTED**

Request authorization for the Port of Tacoma's CEO or designee to sign a Letter of Consent for the sale of a portion of land owned by Loves Travel Stop & Country Stores (Loves) at 1501 Port of Tacoma Road (Parcels #0320024101 and #0320024102) to the City of Fife and waive the Port of Tacoma's right of first refusal on the sale.

## **B. BACKGROUND**

The Port of Tacoma Road/Interstate-5 interchange is a key gateway to five Northwest Seaport Alliance terminals in the South Harbor. The interchange has seen increased traffic and congestion over the past decade causing cargo delays. The City of Fife recognized the congestion issues, and accepted the lead agency responsibilities to improve the safety and flow of all traffic modes at the interchange.

The new design includes improvements to 34<sup>th</sup> Avenue East, making it a one-way entrance into the Port area, and requires the acquisition of additional right of way from the east, south and north edges of the parcels owned by Loves.

The title report for the Loves property revealed a 1973 deed from the Port that contains restrictions of partial sales and the right of first refusal on a sale.

The Port of Tacoma officially partnered with the City of Fife in October 2015 via an Interlocal Agreement outlining our cooperation and financial commitment to the project.

## **C. SCOPE OF WORK**

The Port's CEO or designee will prepare and sign a letter consenting to the partial sale of land (see shaded area of attached diagram) and waiving the Port of Tacoma's right of first refusal on the sale. Upon receipt of the signed document, the City of Fife will purchase the required partial property parcels from Loves.

## **D. FINANCIAL SUMMARY**

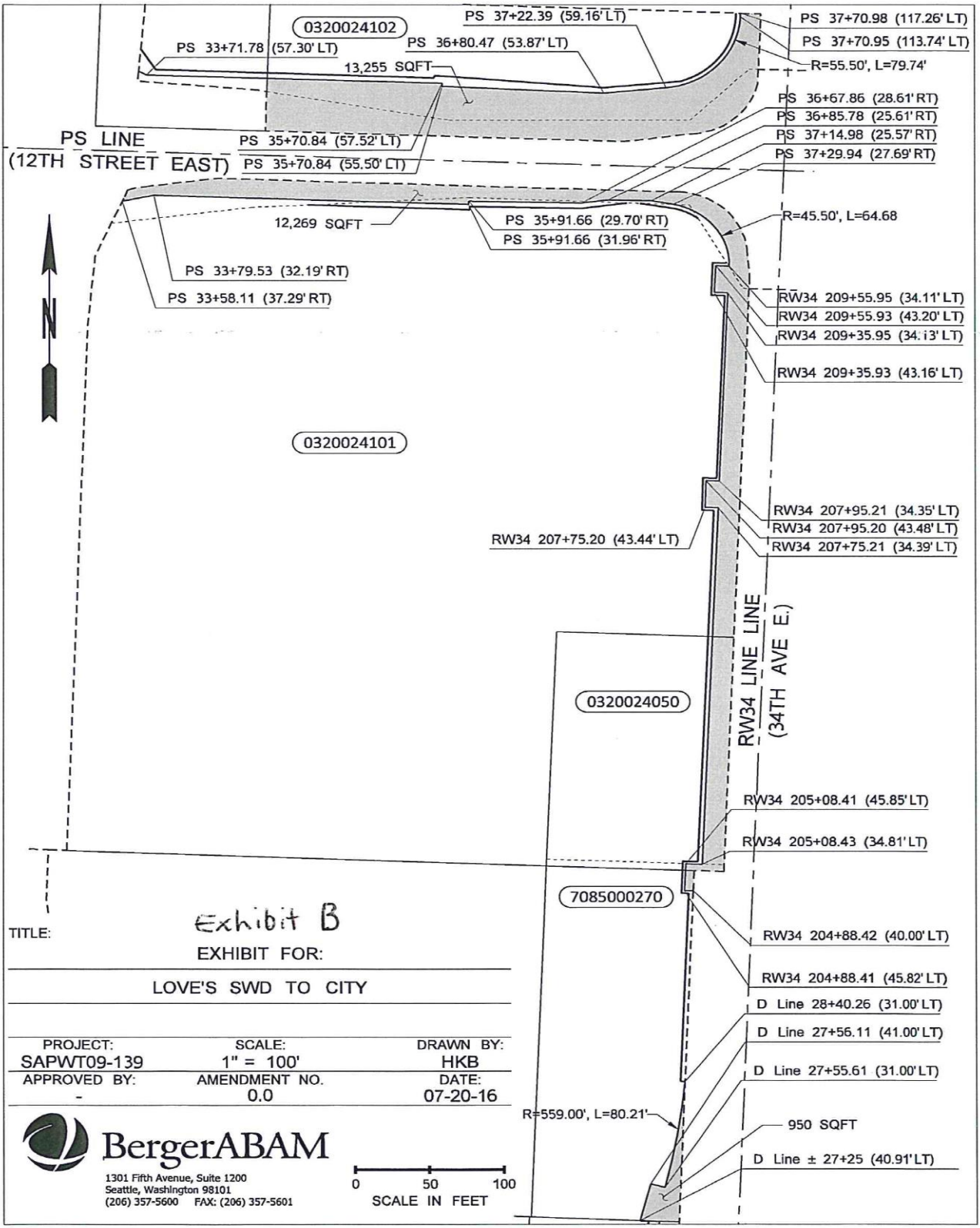
**Cost:** There is no cost to the Port for the requested action.

**E. ECONOMIC INVESTMENT / JOB CREATION**

Over the past decade, the Port of Tacoma experienced strong growth in containerized cargo, adding nearly two million tons of international containerized cargo and fueling over 1,800 direct jobs at Port marine terminals. A significant portion of this cargo enters and exits the Port area via the Port of Tacoma/Interstate-5 Interchange. This principal interchange provides access to numerous businesses and Port terminals, and is a critical transportation link supporting the local and regional economies. The project is also anticipated to support an estimated 400 direct and indirect construction jobs during the life of the project.

**F. NEXT STEPS**

Upon receipt of the consent letter, the City of Fife will purchase the property from Loves.



TITLE: **Exhibit B**

EXHIBIT FOR: \_\_\_\_\_

LOVE'S SWD TO CITY

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PROJECT: SAPWT09-139      SCALE: 1" = 100'      DRAWN BY: HKB

APPROVED BY: \_\_\_\_\_      AMENDMENT NO. 0.0      DATE: 07-20-16

