

COMMISSION AGENDA

Item No: 10F

Meeting: 01/21/21

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 .8 Acres of Port Parcel 14 Along 12th Street East

A. ACTION REQUESTED

Declare, via resolution, certain Port owned property as no longer needed for Port District purposes and surplus to 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 the City of Fife.

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 Port's needs. The property recommended for surplus is described as follows:

Land located in S01 T20N R03E WM with irregular dimensions being approximately .8 acres total and 33' in width at its widest point and 1,193.65' in length, being the southerly part of Revised Parcels N and O of City of Tacoma Boundary Line Adjustment No. LU17-0187, recorded under Recording No. 201909055001, records of Pierce County, Washington, being the southerly part of Pierce County Tax Parcel Nos. 0320013157 and 0320013158, Pierce County address 1131 E Alexander Ave, Tacoma WA 98421, located along the northern edge of 12th St E.

Establishing this property as surplus is required for the future transfer of this property to the City of Fife for right of way and utility purposes in support of the Port's Lower Wapato Creek Habitat Project.

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 the City of Fife for right of way.

D. FINANCIAL IMPACT

The surplus of this property is required for the transfer of the described property to the City of Fife for right of way in support of the Port's Lower Wapato Creek Habitat Project. The land value based on a recent appraisal of similar Parcel 14 property is estimated at approximately \$487,870. The completed Habitat Project will create mitigation credits that will support future Port projects.

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 the City of Fife via an ILA approved by the Port of Tacoma Commission.

Resolution 2021-01-PT



A Resolution of the Port of Tacoma Commission 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 properties surplus to its needs and to amend its Comprehensive Scheme of Harbor Improvements to delete the properties from its Scheme and to allow transfer to the City of Fife for public right of way and utility purposes.

WHEREAS, on September 10, 2019 and July 16, 2020, the Port of Tacoma ("Port") Commission approved the design authorization for the Port's Lower Wapato Creek Habitat Project ("Project"), and

WHEREAS, the Project is located on a portion of Port property ("Parcel 14") west of the Prologis development and bordered by State Route 509, Alexander Avenue and 12th Street East. The majority of the Project is within the City of Tacoma, but the southern border of the Port property is 12th Street East, which is in the City of Fife, and

WHEREAS, on January 21, 2021, contemporaneous with this surplus action the Port Commission is scheduled to consider a project authorization for Phase 1 construction, Project related mitigation agreements, all related to the Port's Lower Wapato Creek Habitat Project ("Project"), as well as an Interlocal Agreement ("ILA") with the City of Fife, and

WHEREAS, the City of Fife ILA with the Port affirms details of the Project, including the replacement of the 12th Street East Wapato Creek culverts with a bridge, the filling of the Wapato Creek ditch along 12th Street East, the conveyance of a strip of Port property along 12th Street East for additional 12th Street East right of way and utility purposes for the City of Fife's possible future transportation, pedestrian, and/or utility projects, and

WHEREAS this surplus action will allow with the proposed conveyance of a .8 acre strip of Port property (".8 Acre Property") along 12th Street East to the City of Fife for those right of way and utility purposes, and

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

WHEREAS, the Port's ownership of land included within the Port's CSHI includes the .8 Acre Property described herein, and

WHEREAS, pursuant to RCW 53.08.090, property which is part of the Port's 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 Executive Director has certified that the .8 Acre Property is surplus to the Port's needs, and

WHEREAS, the .8 Acre Property is more particularly described as follows:

Land located in S01 T20N R03E WM with irregular dimensions being approximately .8 acres total and 33' in width at its widest point and 1,193.65' in length, being the southerly part of Revised Parcels N and O of City of Tacoma Boundary Line Adjustment No. LU17-0187, recorded under Recording No. 201909055001, records of Pierce County, Washington, being the southerly part of Pierce County Tax Parcel Nos. 0320013157 and 0320013158, Pierce County address 1131 E Alexander Ave, Tacoma WA 98421, located along the northern edge of 12th St E

and

WHEREAS, because the estimated value of the .8 Acre 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 .8 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 property to the City of Fife is in the public interest.
2. The Port's Comprehensive Scheme shall be and hereby is amended to remove the .8 Acre Property from the Port's Comprehensive Scheme of Harbor Improvements to permit the proposed transfer to the City of Fife.
3. The Commission approves the transfer of such property to the City of Fife for right of way and utility purposes for the purposes of the City of Fife's possible future transportation, pedestrian, and/or utility projects.
4. The .8 Acre Property shall be used solely for public right of way and utility 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 21st day of January 2021, a majority of the members being present and voting on this resolution and signed by its President and attested by its Secretary under the official seal of said Commission in authentication of its passage this 21st day of January 2021.

Dick Marzano, President
Port of Tacoma Commission

ATTEST:

Don Myer, Secretary
Port of Tacoma Commission

draft

Surplus .8 Acres of Port Parcel 14.

Presenter:

Scott Francis
Director, Real Estate
Port of Tacoma



Action Requested



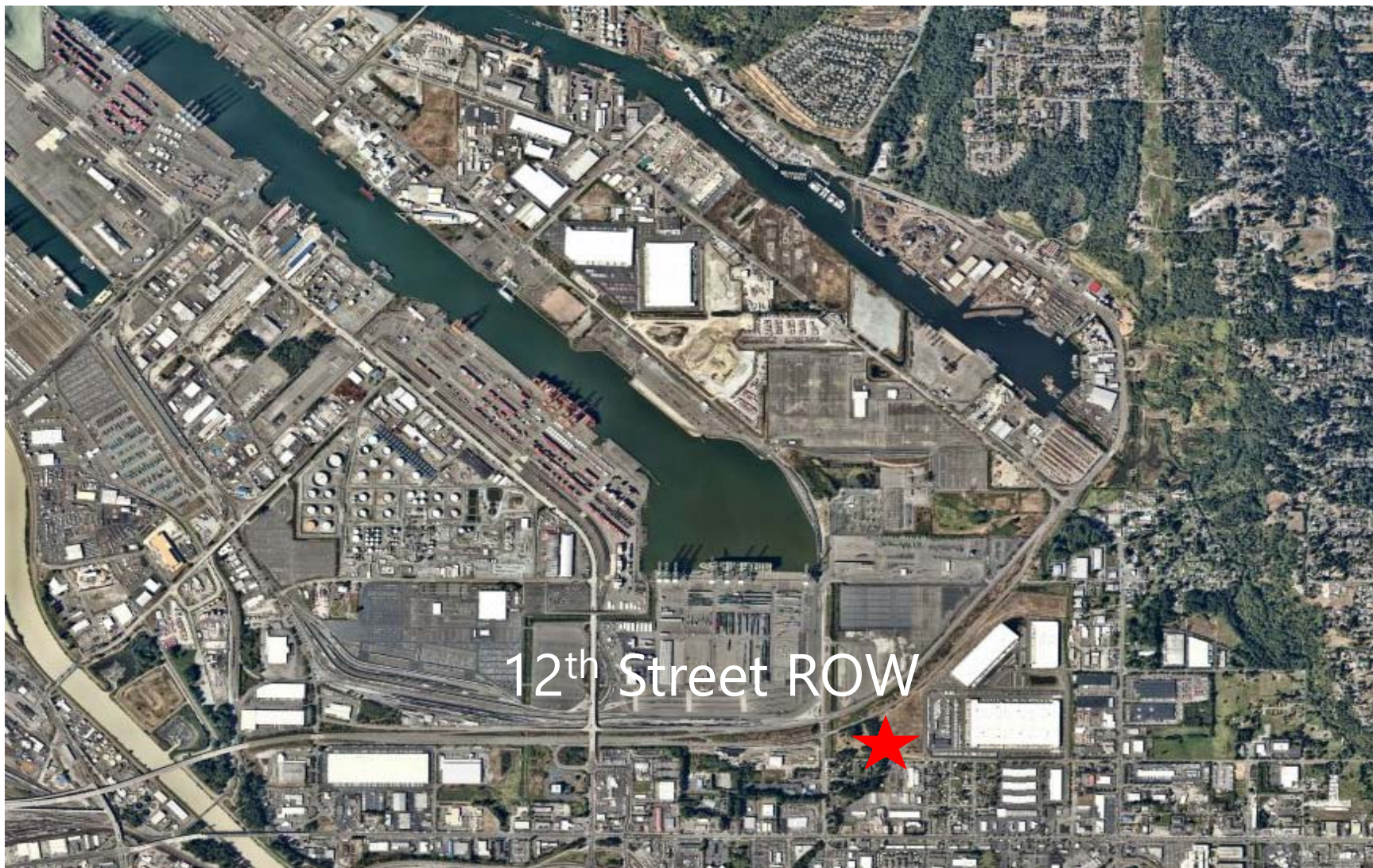
Declare, via resolution, certain Port owned property as no longer needed for Port District purposes and surplus to Port's needs; amend the Port's Comprehensive Scheme of Harbor Improvements to remove the property from the Port's Comprehensive Scheme of Harbor Improvements; and authorize the Port's Executive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

Property Description



Land located in S01 T20N R03E WM with irregular dimensions being approximately .8 acres total and 33' in width at its widest point and 1,193.65' in length, being the southerly part of Revised Parcels N and O of City of Tacoma Boundary Line Adjustment No. LU17-0187, recorded under Recording No. 201909055001, records of Pierce County, Washington, being the southerly part of Pierce County Tax Parcel Nos. 0320013157 and 0320013158, Pierce County address 1131 E Alexander Ave, Tacoma WA 98421, located along the northern edge of 12th St E.

Parcel 14 Surplus Location



.8 Acre Surplus Area on P-14



Background



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

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

Establishing this property as surplus is required for the future transfer of this property to the City of Fife for right of way and utility purposes in support of the Port's Lower Wapato Creek Habitat Project.

Financial Impact



- The surplus of this property is required for the future transfer of this property to the City of Fife for right of way in support of the Port's Lower Wapato Creek Habitat Project.
- The land value based on a recent appraisal of similar Parcel 14 property is approximately \$487,870.

Economic Benefits



- The surplus of this property and the future transfer to the City of Fife as right of way is required for the Port's Lower Wapato Creek Habitat Project.
- The completed Habitat Project will create mitigation credits that will support future Port projects.

Action Requested



Declare, via resolution, certain Port owned property as no longer needed for Port District purposes and surplus to 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 the City of Fife.