

ACTION ITEM MEMO

Port of Tacoma Commission



Item No: 6A
Meeting Date: 9/15/26

DATE: September 5, 2026
TO: Port of Tacoma Commission
FROM: Eric Johnson, Executive Director
Sponsor: Debbie Shepack, Sr. Director Real Estate
Project Manager: Tyra Dieffenbach, Sr. Manager Real Estate
SUBJECT: Resolution 2026-06-PT – Declaring Property at 4121 Pioneer Way E Surplus

A. ACTION REQUESTED

Adopt Resolution 2026-06-PT to declare certain Port-owned real property located at 4121 Pioneer Way E, Tacoma (Pierce County Tax Parcel No. 0320133050) surplus to the Port's needs and authorize the Executive Director to execute any and all documents necessary to sell the property to Pierce County for \$120,000.

Strategic Plan Initiative:

CC 2: Strengthen, build and maintain strategic relationships with federal, state and local governments, and with the Puyallup Tribe of Indians.

EV 1: Strategically acquire and develop real estate to support marine trade activity of the Port and The Northwest Seaport Alliance.

B. BACKGROUND

The Port purchased this property (also known as Parcel 75) on July 24, 2001, for \$35,000, as a strategic property located within the greater Clear Creek area. The property is approximately 6.81 acres or 296,600 square feet of undeveloped land zoned rural separator within a floodway located in unincorporated Pierce County. There is no legal access to the property, and it is bisected by the BNSF railroad tracks.

Since the Port's purchase, Pierce County has completed the design of their Clear Creek Floodplain Reconnection project, and this property has been identified as a necessary property for completion of the project. The project aims to improve salmonid habitat and restore channel connectivity. Pierce County obtained an appraisal valuing the property at \$120,000, which is the amount offered to the Port. Additionally, Port staff has reviewed the appraisal and determined that the appraiser's value conclusion is reasonable and representative of current market value.

The successful sale of this property will remove a non-performing asset from the Port's balance sheet and eliminate maintenance costs.

RCW 53.08.090 requires that the Port Commission declare real property to be surplus to its needs and no longer needed for Port purposes prior to conveyance.

Port staff and the Executive Director have determined that the property is surplus to the Port's needs and recommend that the Port Commission approve the surplus and sale of Parcel 75 to Pierce County in support of their Clear Creek Floodplain Reconnection project.

The parcel is currently listed as a Port-owned parcel in the Comprehensive Scheme of Harbor Improvements (Resolution 2025-12-PT). If surplus and conveyance are approved, the parcel will be removed during the next annual review and update (tentatively scheduled for November 2026, in conjunction with the budget).

C. SUMMARY OF OFFER & CONVEYANCE DOCUMENT

- Property Address: 4121 Pioneer Way E, Tacoma
- Tax Parcel Number: 0320133050
- Port Purchase Date & Amount: July 24, 2001, for \$35,000
- Property Zoning: Rural Separator
- Property Size: ~6.81 Acres (~296,600 Square Feet)
- Property Access: No Legal Access; Landlocked
- County Offer Amount: \$120,000
- Deed Type: Bargain & Sale Deed w/First Right of Refusal
- Closing Costs: Pierce County responsible for all costs

D. TIMEFRAME/PROJECT SCHEDULE

Commission Approval	September 15, 2026
Document Execution	September 16, 2026
Closing	October 30, 2026

E. FINANCIAL SUMMARY

The Port will receive fair market value of \$120,000 as outlined in the appraisal conducted on April 9, 2026, for the purpose of the Bargain & Sale Deed.

Port Staff reviewed the appraisal and determined that the value conclusion is reasonable and representative of current market value.

F. NEXT STEPS

- After the Port Commission adopts the resolution determining the property to be surplus to the needs of the Port and approves the Sale of the property, the property will be conveyed to Pierce County with closing to occur on or before September 30, 2026.
- The Port will remove the property from the CSHI during the annual update.

