

Item: 6A

Date: 9/15/26

Resolution 2026-06-PT – Declaring Property at 4121 Pioneer Way E Surplus

Tyra Dieffenbach

Sr. Manager, Real Estate

Port of Tacoma Commission Meeting

Date: September 15, 2026



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.

Location – Parcel 75



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- Purchased in 2001 as a strategic property in the Clear Creek area, total of 6.81 acres .
- No existing plans to restore property and no development potential due to being within the floodway for Clear Creek.
- Pierce County is actively acquiring adjacent properties for their Clear Creek Floodplain Reconnection plan.
- Pierce County conducted an appraisal and is offering fair-market value for the property.

Summary of Terms & Conditions

- Property Address: 4121 Pioneer Way E, Tacoma, WA
- Offer Amount: \$120,000
- Bargain & Sale Deed with First Right of Refusal
- Pierce County responsible for all closing costs

- Pierce County's offer is \$120,000 for the property.
- Appraisal completed April 2026.
- Port Staff reviewed the appraisal and determined that the value conclusion is reasonable and representative of current market value.
- Property is surplus to the port's needs.
- No adverse financial impact from accepting the offer.

- 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.
- 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 (scheduled for November 2026, in conjunction with the budget).

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Thank You

Questions & Discussion



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