

## Resolution No. R2025-07

### Declaration of Surplus for Mobile Homes acquired from the Belmor Mobile Home Park as part of the Operations and Maintenance Facility South Project.

Meeting:	Date:	Type of action:	Staff contact:
System Expansion Committee	04/10/2025	Final action	Terri Mestas, Deputy CEO, Capital Delivery Bernadette McDermott, Executive Director <b>Clint Dameron, Acting Director - Real Property, Capital Delivery</b>

### Proposed action

Approves the chief executive officer's declaration that mobile homes on the property acquired for the Operations and Maintenance Facility South project in Federal Way, Washington are surplus and are no longer needed for a transit purpose.

### Key features summary

- Sound Transit intends to build the Operations and Maintenance Facility South (OMFS) project in Federal Way, Washington. The Board selected the South 336<sup>th</sup> Street Preferred Alternative as the Project to be Built via Resolution No. R2024-16.
- Seventy-four mobile homes in the Belmor Mobile Home Park LP (Belmor) are in various stages of the acquisition process and need to be removed and dispossessed to prepare for active design and construction work. The Board authorized the early acquisition of the site via Resolution No. R2023-26.
- The Board's Real Property Excess, Surplus, and Disposition Policy (Resolution No. R2013-30) requires that declaring real property with a fair market value of more than \$200,000 and less than \$5,000,000 as surplus is subject to approval by an appropriate Committee of the Board.
- Pursuant to RCW 39.33.020 (Disposal of surplus property – hearing – notice), a public hearing was held on March 27, 2025 at 9:00 AM in the Ruth Fisher Boardroom.
- No mobile home acquired by Sound Transit is expected to surpass \$5,000,000 in fair market value, while some exceed \$200,000 and are identified in Exhibit A.
- The Agency has entered into a Lot Rental Agreement with Belmor to compensate the owner for lost rent until the property can be acquired in fee. As part of that agreement, the Agency has an option to contract with Belmor to remove or demolish the mobile homes at a cost of \$30,000/unit.
- However, Sound Transit will seek to handle acquired mobile homes in a sustainable, economically beneficial manner. This includes potential donation of homes to area non-profits and/or housing authorities for use as low-income housing. Homes unable to be donated will be salvaged for useful parts and materials. Demolition of homes will occur as a last option.

## **Background**

A new OMF is needed in the south corridor to receive, store and service a larger light rail vehicle fleet to support future Link light rail extensions to Tacoma, West Seattle and throughout the region. An OMF is where light rail trains go 24 hours a day, 365 days a year for cleaning and care. To build this new facility, Sound Transit needs approximately 60-70 acres near an operating light rail line. As part of system expansion plans, Sound Transit plans to construct a total of four OMFs across the region. In addition to this future facility in South King County (OMF South), Sound Transit currently services the existing light rail vehicle fleet at a central facility on South Forest Street in Seattle and at a second facility in Bellevue (OMF East). Sound Transit will also construct another OMF along the Everett Link Extension (OMF North).

FTA and Sound Transit evaluated three alternatives: Midway Landfill, South 336th Street, and South 344th Street and published the OMF South Final EIS on June 7, 2024. On June 27th, 2024, the Sound Transit Board selected the South 336th Street Preferred Alternative as the project to be built. FTA issued its Record of Decision on August 7, 2024. FHWA issued its ROD for the project on August 29, 2024.

The Board authorized early acquisition of real property for the Belmor Mobile Homes LP property on September 28, 2023, via Resolution No. R2023-26. Belmor Mobile Home Park LP owns the underlying land on which 74 mobile homes and one pad site have leasehold interests. Of the 74 mobile homes, 48 are privately owned and 26 are owned by an entity called Metro NW. Appraisal, negotiation, and relocation activities are currently underway for all 74 mobile homes and in various stages of completion.

## **Fiscal information**

There is no direct fiscal impact associated with this action.

## **Time constraints**

The Board has identified a target in-service date of 2029. The OMFS must be operational to receive its first Light Rail Vehicle deliveries by 2030. The project team updated the Board on the project schedule and presented schedule recovery opportunities to meet the target in-service date for the Preferred Alternative and property acquisition is on the critical path to meet this target. Delays in relocating the mobile homes will have a corresponding effect on preparing the site for design and construction activities, as the acquisition of the underlying parcel requires the removal of the acquired mobile homes.

## **Prior Board/Committee actions**

Resolution No. R2023-26: Authorizing the chief executive officer to acquire certain real property interests, contingent on receipt of any necessary federal approvals, including acquisition by condemnation to the extent authorized by law, and to reimburse eligible relocation and reestablishment expenses incurred by affected owners and tenants as necessary in order to secure properties for construction, operation, and maintenance of the Tacoma Dome Link Extension and the Operations and Maintenance Facility South project.

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**Environmental review** – KH 3/24/25

**Legal review** – PM 4/3/25



## **Resolution No. R2025-07**

A RESOLUTION of the System Expansion Committee of the Central Puget Sound Regional Transit Authority approving the chief executive officer's declaration that mobile homes on the property acquired for the Operations and Maintenance Facility South project in Federal Way, Washington are surplus and are no longer needed for a transit purpose.

WHEREAS, the Central Puget Sound Regional Transit Authority, commonly known as Sound Transit, was formed under chapters 81.104 and 81.112 of the Revised Code of Washington (RCW) for the Pierce, King, and Snohomish Counties region by action of their respective county councils pursuant to RCW 81.112.030; and

WHEREAS, Sound Transit is authorized to plan, construct, and permanently operate a high-capacity system of transportation infrastructure and services to meet regional public transportation needs in the Central Puget Sound region; and

WHEREAS, in general elections held within the Sound Transit district on November 5, 1996, November 4, 2008, and November 8, 2016, voters approved local funding to implement a regional high-capacity transportation system for the Central Puget Sound region; and

WHEREAS, Sound Transit intends to build the Operations and Maintenance Facility South in Federal Way, Washington; and

WHEREAS, the Board authorized the early acquisition of the parcel owned by Belmor Mobile Home Park LP via Resolution No. R2023-26; and

WHEREAS, 74 mobile homes are needing to be dispossessed and relocated so that the Board-selected Preferred Alternative S. 336<sup>th</sup> Street site can be prepared for construction activity; and,

WHEREAS, a public hearing was held on March 27, 2025 to receive public comment on Sound Transit's intent to declare these mobile homes as surplus property; and,

WHEREAS, the Board-adopted Real Property Excess, Surplus, and Disposition policy requires that declaring real property that exceeds a fair market value of \$200,000 as surplus requires approval by an appropriate committee of the Board.

NOW THEREFORE BE IT RESOLVED by the System Expansion Committee of the Central Puget Sound Regional Transit Authority that the chief executive officer's declaration that mobile homes on the property acquired for the Operations and Maintenance Facility South project in Federal Way, Washington are surplus and are no longer needed for a transit purpose is approved.

ADOPTED by the System Expansion Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on \_\_\_\_\_.

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Claudia Balducci  
System Expansion Committee Chair

**Attest:**

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Kathryn Flores  
Board Administrator



## Resolution No. R2025-07

### Exhibit A

#### Operations and Maintenance Facility South project

Item:	Row #:	Tax Parcel #:	Former/current Tax Payer(s):	Property Address:
1	OMF1021	N/A	GUY E THORNTON AND NORA J THORNTON	2101 S 324TH ST UNIT#204 FEDERAL WAY, WA 98003
2	OMF10210	N/A	SANDRA RAE KRAMER	2101 S 324TH ST UNIT#244 FEDERAL WAY, WA 98003
3	OMF1022	N/A	THE HEIRS AND DEVISEES OF ONADEE J BENTZ, DECEASED, AND JUDITH L WATSON	2101 S 324TH ST UNIT#205 FEDERAL WAY, WA 98003
4	OMF10226	N/A	RHONDA BRIGETTE LOPES	2101 S 324TH ST UNIT#268 FEDERAL WAY, WA 98003
5	OMF1023	N/A	JAMES HENNESSEY AND KATHRYN HENNESSEY	2101 S 324TH ST UNIT#205A FEDERAL WAY, WA 98003
6	OMF10233	N/A	ELEANOR RAYMOND	2101 S 324TH ST UNIT#277 FEDERAL WAY, WA 98003
7	OMF10245	N/A	CHERYL LYNN BAKOS	2101 S 324TH ST UNIT#305A FEDERAL WAY, WA 98003
8	OMF10246	N/A	JUDITH DEVENUTI	2101 S 324TH ST UNIT#330 FEDERAL WAY, WA 98003
9	OMF1029	N/A	ALAN H WEAVER	2101 S 324TH ST UNIT#243 FEDERAL WAY, WA 98003

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## Exhibit B

Operations and Maintenance Facility South project – Representative image of parcel and property to be impacted

