

STAFF REPORT

SOUND TRANSIT MOTION NO. M2000-49

Land Bank Agreement with WSDOT

Meeting:	Date:	Type of Action:	Staff Contact:	Phone:
Executive Committee	6/2/00	Discussion/Possible Action to Recommend	Eric Mendelsohn, Legal Department	206-398-5224
Board of Directors	6/8/00	Board Approval Action		

PROPOSED ACTION

Approval of this motion would authorize the Executive Director to execute a Land Bank Agreement with the Washington State Department of Transportation. A Land Bank Agreement is an agreement whereby an accounting system tracks credits and debits between the parties. In this case the credits are based upon improvements made by Sound Transit to WSDOT highway property. Credits may be used to purchase or lease WSDOT surplus property.

KEY FEATURES

Highlights of Proposed Action:

- ◆ Allows Sound Transit to use property which is restricted (by the 18th Amendment of the Washington State Constitution) to "Highway Use" only.
- ◆ Provides an accounting device to capture benefits provided by Sound Transit on WSDOT highway property.
- ◆ Provides a standardized method of acquiring WSDOT property interests over an extended period.
- ◆ Allows Sound Transit to utilize credits of over 300 million dollars from budgeted Sound Transit highway improvements.
- ◆ Credits used for leased property have a value of 20 years into the life of the lease, and are renewable upon agreement by the parties.
- ◆ Credits used on the purchase of surplus WSDOT property have no expiration.

Discussion of Proposed Action:

The proposed action would allow Sound Transit to enter into a Land Bank Agreement with WSDOT. Below is an example of how this agreement would be used:

Regional Express builds an access ramp which benefits a WSDOT highway property. The design, permit and construction costs of the ramp result in a credit to the Land Bank in Sound

Transit's favor. This credit may be applied dollar for dollar to the purchase and/or lease of highway purpose restricted land owned by WSDOT and needed for Sound Transit purposes.

FINANCIAL IMPACTS OF PROPOSED ACTION

By entering into this Agreement, Sound Transit will leverage its highway investments. The credits can be used toward lease and purchase of WSDOT properties throughout the ST system.

ALTERNATIVES

The Board could choose not to take advantage of the offer by WSDOT to enter into a Land Bank Agreement.

CONSEQUENCES OF DELAY

Sound Transit is currently negotiating several transactions that will substantially benefit from this Agreement.

REGIONAL PARTNERSHIP AND COOPERATION:

The Land Bank Agreement would not be possible without the partnership with WSDOT and the Attorney General's Office.

LEGAL REVIEW:

MBL 5/24/00

SOUND TRANSIT

MOTION NO. M2000-49

A motion of the Board of the Central Puget Sound Regional Transit Authority authorizing the Executive Director to execute a Land Bank Agreement with the Washington State Department of Transportation (WSDOT).

Background:

A Land Bank Agreement is an agreement whereby an accounting system tracks credits and debits between the parties. In this case the credits are based upon improvements made by Sound Transit to WSDOT highway property. They may be used to purchase or lease WSDOT surplus properties.

Motion:


It is hereby moved by the Board of the Central Puget Sound Regional Transit Authority that the Executive Director is authorized to execute a Land Bank Agreement with the Washington State Department of Transportation (WSDOT).

Approved by the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof on the 5th day of June 2000.



David Earling
Board Chair

ATTEST:



Marcia Walker
Board Administrator