

**RESOLUTION NO. R2012-11**  
**Surplus Property Declaration**

<b>MEETING:</b>	<b>DATE:</b>	<b>TYPE OF ACTION:</b>	<b>STAFF CONTACT:</b>	<b>PHONE:</b>
Board	05/24/2012	Final Action	Ahmad Fazel, DECM Executive Director <b>Roger Hansen, Real Estate Director</b>	(206) 398-5389  (206) 689-3366

**PROPOSED ACTION**

Approves the chief executive officer's declaration of surplus real property, including the method of disposition to use future proceeds from selling the property for the open South Link-Airport Station to S 200<sup>th</sup> project or other capital projects.

**KEY FEATURES**

- In accordance with Sound Transit's Real Property Disposition Policy, Procedures and Guidelines, a property can be declared surplus when it is determined by the chief executive officer that certain real property is no longer needed for present or future project purposes. For Real Property where the value exceeds \$200,000, a surplus property declaration must be approved by the Sound Transit Board.
- This action approves the chief executive officer's declaration that portions of one parcel located at 18445 – 18613 International Blvd. in SeaTac, WA owned by Sound Transit will no longer be required for a project purpose upon completion of the South Link – Airport Station to South 200<sup>th</sup> Street project and are declared surplus. This action also approves the chief executive officer's method of disposition to use future proceeds from selling the property for the open South Link-Airport Station to S 200<sup>th</sup> project or other capital projects.
- The proposed surplus property is planned to be conveyed to the Port of Seattle subject to statutory requirements and Board approval of the Memorandum of Agreement proposed under Board Motion M2012-29.
- The surplus property consists of approximately 27,300 square feet of land over which Sound Transit will retain an aerial guideway easement consisting of approximately 6,500 square feet and other rights as necessary.

**PROJECT DESCRIPTION**

South Link – Airport to South 200<sup>th</sup> Street project is a 1.6 mile light rail extension on an aerial guideway alignment from the SeaTac/Airport Station to South 200<sup>th</sup> Street along 28<sup>th</sup> Avenue South within the City of SeaTac. The project includes an elevated station at South 200<sup>th</sup> Street with off-street parking, a passenger drop-off area, and bus transfer facilities.

**FISCAL INFORMATION**

This action has no direct cost impact.

**SMALL BUSINESS PARTICIPATION**

Not applicable to this action.

## **EQUAL EMPLOYMENT WORKFORCE PROFILE**

Not applicable to this action.

## **BACKGROUND**

On July 28, 2011, the Board established the scope, schedule, and budget for South Link project to begin operation of light rail service to South 200<sup>th</sup> Street by September 2016. Sound Transit acquired the property that is the subject of this action from L&R Investment Company and SeaTac Airport Parking, LLC collectively known as L&R Investments in January, 2009. It will be used for construction, operation and maintenance of the Link light rail aerial guideway. At the conclusion of construction Sound Transit will reserve an aerial guideway easement and the remainder property will be surplus to Sound Transit's needs. Sound Transit would retain all rights necessary for continued transit use of the property. The property that is the subject of this action is identified as King County Tax Parcel 332304-9210.

## **ENVIRONMENTAL COMPLIANCE**

Jl 5/21/2012

## **PRIOR BOARD/COMMITTEE ACTIONS**

Resolution No. R2011-06: Authorized the chief executive officer to acquire, dispose, or lease certain real property by negotiated purchase, by condemnation (including settlement of condemnation litigation), or entering into administrative settlements, and to pay eligible relocation and re-establishment benefits to affected owners and tenants as necessary for the South Link – Airport to South 200th Street Project.

Resolution 99-35: Adopted the Real Property Disposition Policy, Procedures and Guidelines for the disposition of surplus real property.

## **TIME CONSTRAINTS**

This item is a companion transaction to Board Motion No. M2012-29. A delay in authorizing this item could delay the signing of the Memorandum of Agreement with the Port of Seattle for the development of the South Link - Airport to South 200<sup>th</sup> Street project on Port property and other subsequent agreements that may be necessary for the Memorandum of Agreement with the Port.

## **PUBLIC INVOLVEMENT**

Project staff has provided updates and briefings during SeaTac City Council and public meetings over the past several months. Three public involvement and informational pieces have been created for this project. They include a fact sheet providing high-level project information such as project scope, schedule benefits, and status of design, a real estate fact sheet that defines common real estate terms, and a fact sheet for interested contractors with information on how to stay informed of the procurement process. A webpage with project information can be found at [www.soundtransit.org](http://www.soundtransit.org) under Projects and Plans.

In compliance with RCW 39.33.020, Sound Transit is holding a public hearing scheduled for June 14, 2012 at 12:30 pm in the Ruth Fisher Boardroom, at 401 S. Jackson Street, Seattle, WA 98104-2826. The purpose of the hearing is to advise the public of Sound Transit's intent to sell

approximately 27,300 square feet of surplus land owned by Sound Transit to the Port of Seattle for future expansion of the Port's South Access roadway system.

**LEGAL REVIEW**

JB 5/21/12

## **RESOLUTION NO. R2012-11**

A RESOLUTION of the Board of the Central Puget Sound Regional Transit Authority approving the chief executive officer's declaration of surplus real property, including the method of disposition to use future proceeds from selling the property for the open South Link-Airport Station to S 200<sup>th</sup> project or other capital projects.

WHEREAS, the Central Puget Sound Regional Transit Authority, hereinafter referred to as Sound Transit, has been created 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 Central Puget Sound Regional Transit Authority district on November 5, 1996 and November 4, 2008, voters approved local funding to implement a regional high-capacity transportation system for the Central Puget Sound region; and

WHEREAS, South Link – Airport to South 200<sup>th</sup> Street project is a 1.6 mile light rail extension on an aerial guideway alignment from the SeaTac/Airport Station to South 200<sup>th</sup> Street along 28<sup>th</sup> Avenue South within the City of SeaTac; and

WHEREAS, Sound Transit acquired property from L&R Investment Company and SeaTac Airport Parking, LLC (collectively L&R Investments) for the Central Link Light Rail Project (South Link – Airport Station to S. 200<sup>th</sup> Project) as a protective acquisition authorized by the Board by Resolution R2007-13; and

WHEREAS, Sound Transit Board by Resolution No. R2011-06 authorized the chief executive officer to acquire, dispose, or lease certain real property by negotiated purchase, by condemnation (including settlement of condemnation litigation), or entering into administrative settlements, and to pay eligible relocation and re-establishment benefits to affected owners and

tenants as necessary for the South Link – Airport to South 200th Street Project, including property acquisition from the Port of Seattle; and

WHEREAS, subject to Board approval, Sound Transit proposes to enter into a Memorandum of Agreement with the Port of Seattle for property acquisitions from the Port that requires the conveyance of a portion of the former L&R Investments property to the Port upon completion of construction; and

WHEREAS, upon completion of construction of the South Link – Airport Station to S. 200<sup>th</sup> Project, a portion of the subject real property will no longer be needed for a transit purpose and has been declared surplus by the chief executive officer the surplus property being generally depicted on attached Exhibit A; and

WHEREAS, the subject property was acquired using Federal Transit Administration funds and requiring their concurrence in the method of surplus disposition, said request for concurrence having been submitted on May 16, 2012; and

WHEREAS, Sound Transit's Real Property Disposition Policy, Procedures, and Guidelines require a disposition method(s) be chosen for federally-assisted property, and the Executive Director has elected to use one of the following disposition methods: "(4a.iii) selling and using the proceeds for other Capital Projects or by (4a. iv) keeping the proceeds in the open project and applying the net proceeds from the sale of project real property to the original cost of the real property purchased for that project".

NOW THEREFORE BE IT RESOLVED by the Board of the Central Puget Sound Regional Transit Authority as follows:

SECTION 1. The subject property is declared surplus and that the method of disposition is approved.

ADOPTED by the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on May 24, 2012.



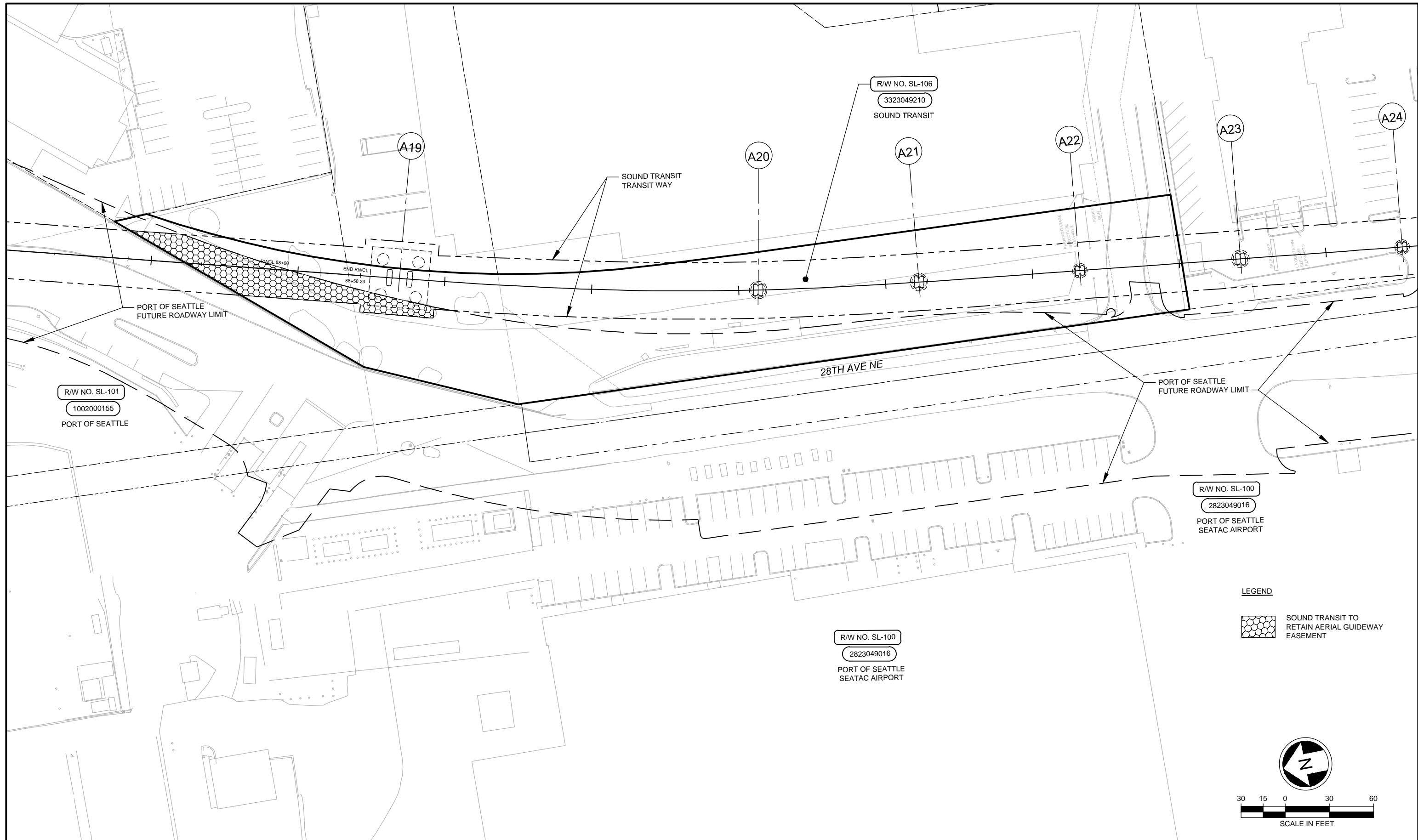
Pat McCarthy  
Board Chair

ATTEST:



Marcia Walker  
Board Administrator

DWG INFO:  
 LTSCALE:  
 1=1  
 XREFs:  
 -Attach:  
 -Overlays:  
 S40\_L70\_CA  
 S40\_L70\_RP  
 S40\_L70\_SG  
 X701rx  
 X701sf  
 X702rx  
 X702sf  
 Z3-22349  
 -Unresolved:  
 S40\_L70\_KA  
 xSAE\_SP



Designed By:	K. WONG				
Drawn By:	A. PRITZKER				
Checked By:	R. KEMPKE				
Approved By:	R. KEMPKE				
No.	Date	Dsn.	Chk.	App.	Revisions

### Exhibit A (Page 1 of 2)



Submitted:	Date:	Approved:	Date:
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Scale:	1"=30'
Filename:	S40_L70_EXH_G8.dwg
Contract No.:	S440
Date:	05/14/12

**LINK LIGHT RAIL PROJECT**  
**SOUTH CORRIDOR**  
 AERIAL GUIDEWAY EASEMENT  
 STA SB 922+00 TO STA SB 927+50

Drawing No.:	EXHIBIT G8
Sheet No.:	Rev.:

