

RESOLUTION NO. R2017-42
Surplus Property Declaration for Airport/South 200th Link Extension Project Parcel

MEETING:	DATE:	TYPE OF ACTION:	STAFF CONTACT:
Capital Committee	12/14/2017	Final Action	Ahmad Fazel, DECM Executive Director Kevin Workman, Real Property Director Rhonda Thomsen, Real Property Agent

PROPOSED ACTION

(1) Approves the chief executive officer's declaration that certain real property acquired for the Airport Link and South 200th Link Extension projects is surplus, and is no longer needed for a transit purpose, and (2) declares that the property is not suitable for development as housing.

KEY FEATURES SUMMARY

- In accordance with Sound Transit's Real Property Excess, Surplus, and Disposition Policy, the chief executive officer is authorized to declare real property that will no longer be needed for transit use as surplus when the fair market value does not exceed \$200,000. For real property where the value exceeds \$200,000 but is less than \$5,000,000, the Sound Transit Capital Committee is authorized to approve the surplus property declaration.
- This action approves the chief executive officer's surplus declaration that the parcel owned by Sound Transit, located adjacent to the Airport Link/South Link light rail alignments in the City of SeaTac is no longer required for a transit purpose.
- The surplus parcel identified in this action is the approximately 23,616 square foot easterly remainder of the entire parcel set forth in Exhibit A. The 27,300 square foot westerly half of the parcel was declared surplus and was approved by the Board in 2012.
- The property's irregular shape, narrow dimensions, and set back requirements from Sound Transit's guideway limit its ability to be developed as housing, as it is unlikely that housing could be constructed or would be a marketable use.

BACKGROUND

In 2005, the Sound Transit Board authorized acquisition of parcels of land for construction, operations, and maintenance of the Airport Link Project of the Central Link Light Rail Project. The project utilized the properties for staging, aerial guideway construction and for a kiss-and-ride/community access point serving the Airport Link pedestrian bridge.

In 2011, the Sound Transit Board authorized acquisition of parcels of land for construction, operations, and maintenance of the South Link Project. The project utilized the properties for staging and aerial guideway construction.

In 2013, the Sound Transit Board adopted a Real Property Excess, Surplus, and Disposition Policy that delegated authority to the chief executive officer to establish an internal review

process and appoint an internal Real Property Utilization Committee. In accordance with Federal Transit Administration (FTA) requirements, the Committee reviews and categorizes Sound Transit's excess real property inventory and recommends excess real properties to be declared surplus. The internal review process includes consideration of requests and referrals from outside parties, such as developers, non-profit organizations, and local jurisdictions.

The property in this action is identified as excess to Sound Transit needs by the Real Property Utilization Committee. On the recommendation of the Committee, the chief executive officer has declared the property surplus.

FISCAL INFORMATION

This action has no direct cost impact. Any proceeds from disposal will be used for other qualifying capital projects in the North King County subarea or to offset the original acquisition cost of real property purchased for the project, unless otherwise directed by the Board.

SMALL BUSINESS/DBE PARTICIPATION AND APPRENTICESHIP UTILIZATION

Not applicable to this action.

PUBLIC INVOLVEMENT

Not applicable to this action.

TIME CONSTRAINTS

A one-month delay would not create a significant impact to the project schedule.

PRIOR BOARD/COMMITTEE ACTIONS

Resolution No. R2016-21: Approved the chief executive officer's declarations that certain real properties acquired for the Airport Link, South 200th Link, and East Link Light Rail projects are surplus and no longer needed for a transit purpose.

Resolution No. R2013-30: Adopted a Real Property Excess, Surplus, and Disposition Policy and superseded Resolution No. R99-35.

Resolution No. R2012-11: Approved 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 200th project or other capital projects.

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 Station to South 200th Street project.

Resolution No. R2007-13: Authorized the chief executive officer to acquire, dispose, or lease certain real property interests by negotiated purchase, by condemnation (including settlement), by condemnation litigation, or by administrative settlement; and to pay eligible relocation and re-establishment benefits to affected parties as necessary for the Airport Link segment of the Central Link light rail project between Sea-Tac International Airport and South 200th Street, correcting a legal description contained in Resolution No. R2006-01 Exhibit A, and ratifying the actions of the chief executive officer taken consistent with the corrected legal description as of the effective date of Resolution No. R2006-01.

Resolution No. R2006-01: (1) Authorized the Chief Executive Officer to acquire, dispose, or lease certain real property interests by negotiated purchase, by condemnation (including settlement), by condemnation litigation, or by administrative settlement; and to pay eligible relocation and re-establishment benefits to affected parties as necessary for the Airport Link extension of the Central Link Light Rail Project between Sea-Tac International Airport and South 200th Street, and (2) amended the 2006 Adopted Budget to include acquisition of properties described in Exhibit A as an authorized use of the Regional Fund Contingency.

ENVIRONMENTAL REVIEW

KH 12/5/17

LEGAL REVIEW

JB 12/11/17



RESOLUTION NO. R2017-42

A RESOLUTION of the Capital Committee of the Central Puget Sound Regional Transit Authority (1) approving the chief executive officer's declaration that certain real property acquired for the Airport Link and South 200th Link Extension projects is surplus and is no longer needed for a transit purpose, and (2) declaring that the property is not suitable for development as housing.

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 Board by Resolution Nos. R2005-15 and R2011-06, authorized the chief executive officer to acquire, dispose, or lease certain real property interests by negotiated purchase, by condemnation, by settling condemnation litigation or entering administrative settlements, and to pay eligible relocation and re-establishment benefits to affected parties as necessary for portions of the Airport Link and South Link Light Rail systems; and

WHEREAS, Sound Transit acquired several properties between 2005 and 2011, located in SeaTac, Washington for the construction of the Airport Link and South 200th Link Extension projects; and

WHEREAS, the subject real property's irregular shape, narrow dimensions, and set back requirements from Sound Transit's guideway limit its ability to be developed or marketed as housing; and

WHEREAS, the subject property was acquired using Federal Transit Administration (FTA) funds and therefore Sound Transit is required to consult with FTA regarding the manner of disposition; and

WHEREAS, the subject real property generally depicted and described in attached Exhibit A has been declared surplus by the chief executive officer; and

WHEREAS, Sound Transit's Real Property Disposition Policy, Procedures, and Guidelines authorize the Capital Committee to approve the surplus property declaration if the value of the property exceeds \$200,000 but is less than \$5,000,000; and

WHEREAS, the subject property described in Exhibit A is valued in excess of \$200,000 and less than \$5,000,000.

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

Section 1: The subject property described in Exhibit A acquired for the Airport Link and South 200th Link Extension projects is surplus and is no longer needed for a transit purpose.

Section 2: The subject property is declared not suitable for development as housing.

ADOPTED by the Capital Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on December 14, 2017.



Fred Butler
Capital Committee Chair

ATTEST:



Kathryn Flores
Board Administrator



RESOLUTION NO. R2017-42
EXHIBIT A

ROW No.	Tax ID	Site Address
SL106	3323049210	East side of 28 th Ave, North of South 188 th St., SeaTac