



RESOLUTION NO. 40394

1 A RESOLUTION relating to City-owned real property, declaring surplus and
2 approving the negotiated sale of approximately 4.4 miles of property located
3 in unincorporated Pierce and Thurston Counties, together with related
4 railroad infrastructure and personal property, to WRL LLC for the amount of
5 \$100,000.

6 WHEREAS the City of Tacoma, Public Works Department, has owned,
7 operated, and/or maintained the rail line and right-of-way that runs between
8 Tacoma and Chehalis known as the Tacoma Rail Mountain Division (“TRMW”)
9 since it was acquired from the Weyerhaeuser Company in 1995, and

10 WHEREAS the City desires to sell approximately 4.4 miles of Tacoma Rail
11 Mountain Division property located outside the City of Tacoma, in unincorporated
12 Pierce and Thurston Counties, as legally described in Exhibit “A,” to a third-party
13 freight rail service provider, WRL LLC, to maximize the resources allocated to
14 TRMW’s core business areas, and

15 WHEREAS Tacoma Rail staff, in partnership with Public Works leadership,
16 has determined that the divestiture of TRMW assets in the proposed sale would be
17 in the best interests of the City, as it would eliminate any additional routine
18 maintenance, operational, and capital outlay costs, and

19 WHEREAS an abutting 35-mile portion of the TRMW between Chehalis and
20 the Rainier area was sold to WRL LLC in 2016, and

21 WHEREAS the negotiated sale process, as allowed under Tacoma
22 Municipal Code 1.06.280, was determined to be the most efficient disposition
23 method, as the Property would likely not appeal to other market participants and
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the most likely purchaser is the abutter; thus, the bid/sale process would not likely
1 be successful; Now, Therefore,

2 BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

3 Section 1. That continued ownership of approximately 4.4 miles of Tacoma
4 Rail Mountain Division property located in unincorporated Pierce and Thurston
5 Counties, legally described in Exhibit "A," is not essential to the needs of the City
6 and is hereby declared surplus pursuant to RCW 35.22.020 and Article I,
7 Section 1.2, and Article IX of the Tacoma City Charter.
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9 Section 2. That the negotiated sale of approximately 4.4 miles of property
10 located in unincorporated Pierce and Thurston Counties, together with related
11 railroad infrastructure and personal property associated with said property, to WRL
12 LLC for the amount of \$100,000 is hereby approved, all as more specifically set
13 forth in the Real Estate Purchase and Sale Agreement on file in the office of the
14 City Clerk.
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16 Section 3. That the proper officers of the City are hereby authorized to
17 execute all documents necessary to convey approximately 4.4 miles of property
18 located in unincorporated Pierce and Thurston Counties, legally described in
19 Exhibit "A," together with related railroad infrastructure and personal property
20 associated with said property, owned by the City of Tacoma, through its
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Department of Public Works, to WRL LLC, for the amount of \$100,000, said documents to be substantially in the form of those on file in the office of the City Clerk.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney

Legal Description Approved:

Chief Surveyor
Public Works Department



EXHIBIT "A"

LEGAL DESCRIPTION

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PARCEL A:

That portion of the Tacoma Rail Mountain Division right of way, extra width property and the improvements, track, and appurtenances located thereon, acquired from the Weyerhaeuser Company by Quit Claim Deed recorded under Thurston County Auditor's File No. 9508140208, records of Thurston County, Washington, lying between the West line of Section 1, Township 16 North, Range 1 East, W.M., in Thurston County, Washington (Railroad Engineering Station 270+78 as shown on Right of Way and Track Map Chicago, Milwaukee & St. Paul Ry. Co. drawings "Coast Division Station 1+28.7 to McKenna to Helsing Jct. Line Station 212+44.2", V.W. 11/1 & 2 dated June 20, 1918) and the centerline of the Nisqually River in the Northwest Quarter of Section 28, Township 17 North, Range 2 East, W.M., in Thurston County, Washington (approx. Railroad Engineering Station 46+60).

SUBJECT TO the rights of the public in and to all existing public roads, trails, and utilities, all outstanding assessments, leases, licenses and permits, whether recorded or unrecorded, all matters which a prudent inspection of the premises would disclose, all matters of public record.

Situated in the County of Thurston, State of Washington.

PARCEL B:

That portion of the Tacoma Rail Mountain Division right of way, extra width property and the improvements, track, and appurtenances located thereon, acquired from the Weyerhaeuser Company by Quit Claim Deed recorded under Pierce County Auditor's File No. 9508180647, records of Pierce County, Washington, lying between the centerline of the Nisqually River in the Northwest Quarter of Section 28, Township 17 North, Range 2 East, W.M., in Pierce County, Washington (approx. Railroad Engineering station 46+60) and the North line of Section 28, Township 17 North, Range 2 East, W.M., in Pierce County, Washington (Railroad Engineering Station 35+00 as shown on Right of Way and Track Map Chicago, Milwaukee & St. Paul Ry. Co. drawings "Coast Division Station 1+28.7 to McKenna to Helsing Jct. Line Station 212+44.2", V.W.11/1 & 2 dated June 20, 1918).

SUBJECT TO the rights of the public in and to all existing public roads, trails, and utilities, all outstanding assessments, leases, licenses and permits, whether recorded or unrecorded, all matters which a prudent inspection of the premises would disclose, all matters of public records.

Situated in the County of Pierce, State of Washington.