



TO: T.C. Broadnax, City Manager
FROM: Kurtis D. Kingsolver, P.E., Interim Public Works Director/City Engineer /KDK
Dylan Harrison, Real Estate Officer
COPY: City Council and City Clerk
SUBJECT: Authorize the Declaration of Surplus and Negotiated Disposition for Sale of Tacoma Rail Mountain Division Property to Washington State Department of Transportation
DATE: December 10, 2013

SUMMARY:

The Public Works Department, Facilities Management Division, Real Property Services is requesting City Council authorize the declaration of surplus and negotiated disposition of 2,115 square feet of Tacoma Rail Mountain Division (TRMW) railroad right-of-way and the execution of a Quit Claim Deed to convey this portion of right-of-way in fee simple title to Washington State Department of Transportation (WSDOT), to accommodate their I-5 (M Street to Portland Avenue) HOV project, for fair market value of \$10,500, subject to easements for continued railroad operations and sewer facilities.

BACKGROUND:

WSDOT is requesting to purchase property within TRMW right-of-way for the widening of I-5 at the I-5/I-705/SR-7 interchange in Tacoma. This project builds a new northbound SR-7/I-705 bridge and widens I-5 to accommodate northbound and southbound HOV lanes. Additional HOV lanes will ensure that transit, vanpools and carpools can move efficiently through the corridor, especially when traffic is congested in the adjoining general-purpose lanes.

The property WSDOT has requested is held in fee simple title by TRMW, but most other TRMW right-of-way located within the I-5/I-705/SR-7 interchange is held by easement rights.

Selling fee simple title to WSDOT, while retaining necessary easement rights, is consistent with other TRMW property rights in the area and will provide additional revenue to the TRMW account.

TRMW has reviewed WSDOT's plans for the I-5 widening and has determined that the proposed property sale and easement reservation will not affect railroad operations, and therefore have deemed the transaction acceptable.

City Council held a Public Hearing on October 15, 2013, as required by State law to allow the public to comment on the proposed sale, no objections or comments were received.

ISSUE:

WSDOT needs property rights from the TRMW to proceed with their I-5 widening project, and TRMW is willing to convey said property rights.



ALTERNATIVES:

Alternatively, the TRMW could sell only easement rights to WSDOT and retain fee simple title ownership but this alternative would be inconsistent with other TRMW property rights in the immediate area and would provide less revenue to the TRMW account. For these reasons, this alternative action is not recommended by the Public Works Department.

RECOMMENDATION:

The Public Works Department recommends City Council authorize the declaration of surplus and negotiated disposition of 2,115 square feet of TRMW railroad right-of-way and the execution of a Quit Claim Deed to convey this portion of right-of-way in fee simple title to the WSDOT for fair market value of \$10,500, subject to easements for continued railroad operations and sanitary and storm sewer facilities.

FISCAL IMPACT:

REVENUES:

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
Washington State Department of Transportation	633000	6411030	\$10,500
TOTAL			\$10,500

FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$10,500

ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? No, this is an unanticipated revenue.

IF EXPENSE IS NOT BUDGETED, PLEASE EXPLAIN HOW THEY ARE TO BE COVERED.

N/A