



TACOMA HOUSING AUTHORITY

RESOLUTION 2020-06-24 (1)

Date: June 24, 2020

To: THA Board of Commissioners

From: Michael Mirra
Executive Director

Re: Approval to Sell Right of Way Land in Salishan and Arlington to the City of Tacoma

This resolution authorizes Tacoma Housing Authority's Executive Director to execute agreements to sell land in the Right of Way in the Salishan and Arlington properties to the City of Tacoma for the City's improvements for pedestrians.

Background

THA owns five (5) parcels on the East side of Portland Avenue that will be affected by the City's proposed pedestrian improvement project. Two of these parcels are at the Arlington Drive Youth Campus site (apartments and vacant land) and three (3) parcels are part of Salishan Division 1. Currently, these parcels are part of the existing right of way (ROW); however, the City needs to own the land in order to fulfill the ownership requirements of the improvement funding. The City has made an offer to THA to purchase these parcels under threat of condemnation. The proposed purchase price is based on market value for the property.

In addition to the land that will be sold as part of the ROW dedication, the City is also requesting parts of two parcels, adjacent to the Bus Stop on Portland Ave and easements for improvements to the bus stop. Payment for these easements will be provided as well.

THA staff consulted with legal counsel as well as applicable funders and the limited partners involved in the respective partnerships.

Details of the Offer and proposed development:

- Documents from the City include two (2) separate offers.
 - One offer is to purchase land at the North and South Corners of 40th and Portland Avenue in Salishan Division 1 as well as an Easement in Salishan Division 1 and the Arlington Youth Campus Apartments next to the bus stop along Portland Ave. The offer is for \$22,000.
 - The other offer is for land North of the bus stop along Portland for a sales price of \$18,900

See the Table below for additional detail:

Offer 1 (File #5, 6)

Location	Parcel Number(s)	Property	Price	Ownership
Intersection of 38 th /Portland/Arlington Driveway	6950000035	AYC Apts	\$14,680	Deed
Lot 3 on Portland Ave	6950000036	AYC lot 3 (vacant)	\$4,164	Deed
Bus Stop along Portland Ave*	6950000035	AYC Apts	\$28	Easement

Offer 2 (File #7, 9, 10)

Location	Parcel Number(s)	Property	Price	Ownership
NE corner Portland/40 th	5003642370 , 5003642350	Salishan Div. 1	\$9,741, \$7,659	Deed
SE corner Portland/40 th	5003642390	Salishan Div. 1	\$1,488	Deed
Bus stop along Portland Ave*	5003642370	Salishan Div. 1	\$89	Easement

*Note: Bus stop easement overlaps 2 parcels (Apts and Sal Div. 1) and payment is split between the two offers

1. **Amount (determined by third party appraiser)**
 - o Salishan-\$22,000.
 - o Arlington Youth Campus - \$18,900
2. **Proposed timeline of sale**
 - o Projected to close within three (3) months
3. **Use** – Right of Way pedestrian improvements, primarily to accommodate for a two foot recovery zone.
4. **Design**- See Attachment B
5. **Construction Activities**-Aerial wire pulling. No planned ground disturbance. (true if they are putting in sidewalks?)

Next steps:

- THA, the Partnership, Housing and Urban Development (HUD) and all other funders will execute an omnibus amendment in order to release the land to be dedicated to the City, to reflect consent to the property transfer and grant of the easement, and to update the legal description of the land leased to the Partnership's once this sale occurs.

With the approval of this resolution, THA will begin negotiating the sale with The City of Tacoma. THA will also coordinate an omnibus amendment to update the legal descriptions for the parcels in question.

Recommendation

Approve Resolution 2020-06-24(1) authorizing THA's Executive Director to execute the sale of the land detailed in the City of Tacoma purchase offers in files numbered, 5,6,7,9,10 respectively and update the corresponding legal descriptions with all parties involved.

WHEREAS, The City of Tacoma intends to make certain improvements to the parcels in question;

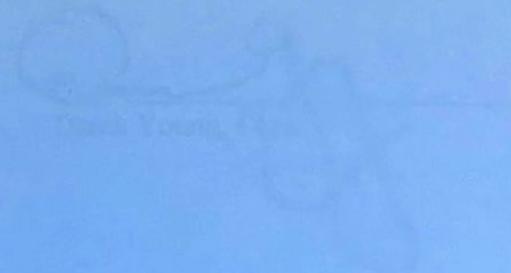
WHEREAS, the improvements will benefit THA properties in the same vicinity as the parcels in question;

WHEREAS, THA would like to see the improvements to be made by the City of Tacoma through a member of the L.L.P.'s that own the respective parcels, limited liability companies, and other parties party to the transaction are amenable to doing so;

WHEREAS, The sale will be negotiated with the City of Tacoma as a condition precedent required by the Board of Commissioners of the Housing Authority of the City of Tacoma, Washington;

THA's Executive Director is authorized to negotiate and execute documents necessary to complete the transaction.

Approved: June 24, 2020





TACOMA HOUSING AUTHORITY

RESOLUTION 2020-06-24 (1)

(Sell Right of Way Land in Salishan and Arlington to the City of Tacoma)

WHEREAS, Tacoma Housing Authority (THA) has received an offer under threat of condemnation from the City of Tacoma for the purchase of land in Salishan and Arlington; and

WHEREAS, The City of Tacoma intends to make pedestrian improvements in the Right of Way (ROW); and

WHEREAS, the improvements will benefit THA properties as well as the Eastside Community by providing better pedestrian access; and

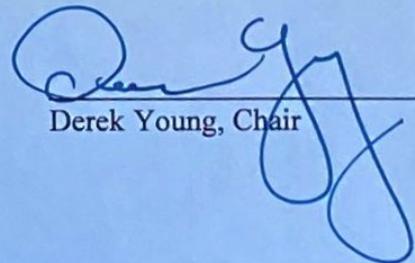
WHEREAS, THA would complete this transaction in its role as landowner and General Managing Member of the LLLP's that own the respective rental housing projects. The limited partners and others who are party to the transaction are amenable to these sales and the proposed improvements; and

WHEREAS, The sale will be negotiated with the City of Tacoma; now, therefore, be it

Resolved by the Board of Commissioners of the Housing Authority of the City Of Tacoma, Washington, that:

THA's Executive Director is authorized to negotiate and execute documents necessary to complete this transaction.

Approved: June 24, 2020


Derek Young, Chair