

## **RESOLUTION NO. 3757**

**A RESOLUTION** of the Port of Seattle Commission amending Unit 20 of the Comprehensive Scheme of Harbor Improvements of the Port of Seattle (Lower Duwamish Industrial Development District) by: (i) declaring certain real property surplus and no longer needed for port district purposes; (ii) deleting said property from Unit 20 of the Comprehensive Scheme; and (iii) authorizing the Executive Director to take all necessary steps and execute all documents for the sale of such real property to West Coast Self-Storage Group, LLC.; amending Resolutions No. 17, 2769, and 2805 of the Port of Seattle Commission.

**WHEREAS**, the original Comprehensive Scheme of Harbor Improvements of the Port of Seattle was fixed in Resolution No. 17 of the Port Commission and was ratified by the qualified electors of the Port District at a special election held therein on March 5, 1912; and

**WHEREAS**, Unit 20 of the Comprehensive Scheme – the Lower Duwamish Industrial Development District – was initially created by Port Commission adoption of Resolution No. 2769 on May 27, 1980; and

**WHEREAS**, the boundaries of said Unit 20 were subsequently revised and restated by Port Commission adoption of Resolution No. 2805 on February 10, 1981, as subsequently amended; and

**WHEREAS**, included within said Unit 20 is the Port-owned property legally described on attached Exhibit A (the “Property”); and

**WHEREAS**, the property is located at the extreme northern edge of Unit 20 – Lower Duwamish Industrial District – of the Port’s Comprehensive Scheme, disconnected from any waterfront or associated industrial Port property, and surrounded by Harbor Avenue Southwest and privately owned, non-Port property; and

**WHEREAS**, the development options do not match the Port of Seattle goals that are found within the Century Agenda and the site has been found to have no value for supporting small business growth or workforce development and it did not provide support to maritime or cargo-related uses; and

**WHEREAS**, the Port has negotiated a purchase and sale agreement (the "Purchase and Sale Agreement") with West Coast Self-Storage Group, LLC ("West Coast") to sell the Property to West Coast for its appraised fair market value; and

**WHEREAS**, a resolution declaring the Property surplus and deleting the Property from Unit 20 of the Comprehensive Scheme is a prerequisite to sale of the Property; and

**WHEREAS**, an official public hearing was held March 26, 2019, after notice of such hearing was duly published as provided by law, to consider whether said Unit 20 of the Comprehensive Scheme should be amended to provide for the Property to be declared surplus to Port of Seattle needs and no longer needed for Port purposes, delete it from Unit 20 of the Comprehensive Scheme, and authorize its sale to West Coast; and

**WHEREAS**, the Port of Seattle Commission has heard from all persons desiring to speak at said public hearing regarding the proposed amendment and modification to Unit 20; and

**WHEREAS**, the members of the Port of Seattle Commission have discussed and considered the proposed amendment to Unit 20 of the Comprehensive Scheme in light of all comments by members of the public at the public hearing;






**NOW, THEREFORE, BE IT RESOLVED** by the Port of Seattle Commission as follows:

Section 1. The Property, which is part of Unit 20 of the Comprehensive Scheme, is hereby declared surplus to Port of Seattle needs and no longer needed for Port purposes and is deleted from Unit 20 of the Comprehensive Scheme.

Section 2. The Executive Director is authorized to take all necessary steps and to execute all documents, including the Purchase and Sale Agreement, necessary to accomplish sale of the Property to West Coast, in accordance with state law.

**ADOPTED** by the Port of Seattle Commission at a duly noticed public meeting thereof, held this 16th day of APRIL, 2019, and duly authenticated in open session by the signatures of the commissioners voting in favor thereof and the seal of the commission.



  
STEPHANIE BOWMAN  
  
FRED FELLEMAN  
  
RYAN CALKINS  
  
COURTNEY GREGOIRE  
  
PETER STEINBRUECK  
Port of Seattle Commission