



**COMMISSION
AGENDA MEMORANDUM**

Item No. 6c

ACTION ITEM

Date of Meeting September 8, 2020

DATE: August 1, 2020

TO: Stephen P. Metruck, Executive Director

FROM: Lance Lyttle, Managing Director, Aviation
James Jennings, Director, Aviation Business and Properties

SUBJECT: Easements with City of SeaTac on the South Side of South 200th Street

ACTION REQUESTED

Request Commission authorization for the Executive Director to execute easement documents with the City of SeaTac required for their project to build a pedestrian / bike path along the south side of South 200th Street between 12th Place South and 20th Avenue South (City of SeaTac Project Name: South 200th St. Shared Use Path / ST-N80; Project File PM2018-031). The minimum amount the Port would receive for granting these easements is \$48,650.

EXECUTIVE SUMMARY

The City of SeaTac is requesting the Port to confer certain property rights on the south side of South 200th Street between 12th Place South and 20th Avenue South to complete its public project titled “South 200th St. Shared Use Path /ST-N80” to build sidewalks in this area. The project was anticipated to go out to bid in June 2020 but was delayed due to COVID-19 and a key Port employee retirement. Construction must begin in 2020 or the City will lose a grant that provides a substantial portion of the project’s funding.

JUSTIFICATION

This City of SeaTac project will provide safer access to pedestrians that utilize this area, as it will provide better separation between vehicle and pedestrian traffic where it does not currently exist. Creation of a pedestrian / bike path along the edge of South 200th Street will have very limited impact on Port property and will not impact current or potential future use of the property by the Port. In fact, if the Port ever decided to improve the affected parcels it is more than likely the Port would be required to make these improvements at the Port’s expense.

DETAILS

The city of SeaTac, as part of their South 200th St. Shared Use Path /ST-N80 project, is seeking permanent right-of-way, slope and temporary construction easements on the south side of S. 200th Street on two parcels of Port-owned property between 12th Place South and 20th Avenue

Meeting Date: September 8, 2020

South, as depicted on the attached graphic. The purpose is for the development of sidewalks. There are five easements requested:

- On our parcel east of 18th Avenue South (parcel 282304-9016):
 - Right of Way Easement for 2,042 square feet
 - Slope Easement of 932 square feet
 - Temporary Construction Easement of 621 square feet
- On our parcel west of 18th Avenue South (parcel 316060-0005)
 - Right of Way Easement for 187 square feet
 - Temporary Construction Easement for 416 square feet

Senior Port Counsel has reviewed the easements and approved their form.

The City's offer of \$48,650 for the above easements has been reviewed by the Port's appraiser, David Chudzik, Ph.D., MAI, CRE of Kidder Matthews LLC, who has indicated that a value of \$75,050 would be more appropriate for the property rights being conferred by the Port to the City. Staff have advised the City of this review appraisal and they are reviewing the updated amount. As the value is not fully determined yet, we are requesting authorization to execute the easements within the range of values indicated by the two sets of appraisals to allow time to settle on the final value between the City and Port staff, while not delaying the authorization to execute the documents, so that the City can move forward with their project.

ADDITIONAL BACKGROUND

The City of SeaTac anticipated going out to bid for this project in June 2020. With the constraints of COVID, the retirement of a key Port employee, and Port legal advice to pursue the easement request with the Commission, staff has prepared this authorization. If the Commission does not approve the request, construction will not occur this year, the City of SeaTac will be forced to return a construction grant, and the project will not be built without those funds.

ATTACHMENTS TO THIS REQUEST

- (1) Diagram of requested easements on Port-owned property

PREVIOUS COMMISSION ACTIONS OR BRIEFINGS

None