

RESOLUTION NO. R2014-21

To Acquire the Existing Bonney Lake Park and Ride Facility from Pierce Transit by Voluntary Agreement

MEETING:	DATE:	TYPE OF ACTION:	STAFF CONTACT:
Board	08/28/2014	Final Action	Ahmad Fazel, DECM Executive Director Eric Beckman, Deputy Executive Director – Business and Construction Services Roger Hansen, Director of Real Property

PROPOSED ACTION

Authorizes the chief executive officer to acquire or lease certain real property interests in the City of Bonney Lake by voluntary agreement.

KEY FEATURES SUMMARY

- Authorizes the acquisition of one entire property consisting of two parcels developed as the Bonney Lake Park and Ride.
- Approves the Purchase and Sale Agreement with Pierce Transit for the purchase of the Bonney Lake Park and Ride for \$2,810,000.
- Sound Transit will receive a credit of \$123,135 against the purchase price of \$2,810,000 from Pierce Transit for repair work that needs to be performed at the facility.
- The real property identified in this action is included in Exhibit A. The property is currently owned by Pierce County Transit Authority and is surplus to their needs.
- Sound Transit patrons currently use the park and ride facility on a regular basis for parking for connector bus service to Sound Transit’s Sounder Commuter Rail in Sumner.
- Riders are expected to continue using the facility in the foreseeable future.

BACKGROUND

The property that is the subject of this action was purchased by the current owner, Pierce County Transit Authority (Pierce Transit) in 1992 and developed for a park and ride facility in 1995. Pierce Transit has operated the facility as a park and ride since that time.

Pierce Transit has recently revised its boundaries to exclude the park and ride lot and discontinued bus service. As a result, the park and ride facility is surplus to Pierce Transit’s needs. Sound Transit provides bus service to this area in Bonney Lake and the park and ride facility has been offered for sale to Sound Transit by Pierce Transit. Sound Transit patrons use the park and ride facility to access Sound Transit’s connector bus service to the Sumner Sounder Station and plans to continue providing service to this area in the foreseeable future. If Sound Transit does not purchase and take over the park and ride lot, this supporting service for Sound Transit patrons will no longer be available.

The parcels identified in Exhibit A are at the location of the Bonney Lake Park and Ride facility, located at 9201 Sky Island Drive East, in the vicinity of the intersection of SR410 and Sky Island Drive East in Bonney Lake, WA.

FISCAL IMPACT

This action funds the sale price of the property of \$2,686,865 for the Bonney Lake Park and Ride facility. The cost of this action is additive to the cost of the access improvements being considered in the Sumner Station Access Improvements project. A companion action transfers available budget from the D to M Street Track and Signal project, allowing financial capacity for the station area improvements that are under consideration to remain intact.

Sumner Station Improvements	Amended 2014 TIP	Board Approvals	This Action	Board Approved Plus Action	Uncommitted / (Shortfall)
Agency Administration	757	130		130	627
Preliminary Engineering	2,685	2,482	-	2,482	203
Final Design	-	-		-	-
Right of Way	2,907	-	2,687	2,687	220
Construction	123	-		-	123
Construction Services	-	-		-	-
Third Party Agreements	-	-		-	-
Vehicles	-	-		-	-
Total Current Budget	6,472	2,612	2,687	5,299	1,173

Phase Detail

Right of Way

Pierce Transit Procurement	2,687	-	2,687	2,687	-
Other ROW Activities	220		-	-	220
Total Phase	2,907	-	2,687	2,687	220

Pierce Transit	Board Approvals to Date	Current Approved Contract Status	Proposed Action	Proposed Total for Board Approval
Contract Amount	-	-	2,687	2,687
Contingency Amount	-	-	-	-
Total Contract	-	-	2,687	2,687
Percent Contingency		0%	0%	0%

Notes:

Amounts are expressed in Year of Expenditure \$000s.

Board Approvals = Committed To-Date + Contingency, and includes pending Board actions.

This is a project can be found on page 49 of 198 in the 2014 TIP.

SMALL BUSINESS PARTICIPATION AND APPRENTICESHIP UTILIZATION

Not applicable to this action.

PUBLIC INVOLVEMENT

Not applicable to this action.

TIME CONSTRAINTS

Board authorization is needed in order to proceed with the acquisition of the park and ride facility. A short delay is not expected to affect the transaction.

PRIOR BOARD/COMMITTEE ACTIONS

Not applicable to this action.

ENVIRONMENTAL REVIEW

Jl 3/13/2014

LEGAL REVIEW

JW 8/4/2014

RESOLUTION NO. R2014-21

A RESOLUTION of the Board of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to enter into a purchase and sale agreement to acquire the Bonney Lake Park and Ride Lot.

WHEREAS, the Central Puget Sound Regional Transit Authority, hereinafter referred to as Sound Transit, has been created for the Pierce, King, and Snohomish Counties region by action of their respective county councils pursuant to RCW 81.112.030; and

WHEREAS, Sound Transit is authorized to plan, construct, and permanently operate a high-capacity system of transportation infrastructure and services to meet regional public transportation needs in the Central Puget Sound region; and

WHEREAS, in general elections held within the Central Puget Sound Regional Transit Authority district on November 5, 1996 and November 4, 2008, voters approved local funding to implement a regional high-capacity transportation system for the Central Puget Sound region; and

WHEREAS, Sound Transit operates the Regional Express bus service which serves the Bonney Lake Park and Ride and transports patrons to the Sumner Sounder Commuter Rail Station and the owner, Pierce Transit has discontinued service to and plans to sell the park and ride lot ; and

WHEREAS, Sound Transit has determined that continued operation of and service to the Bonney Lake Park and Ride is an essential supporting service for Sound Transit's commuter rail patrons; and

WHEREAS, the Bonney Lake Park and Ride is developed on the properties reasonably described in Exhibit A of this resolution; and

WHEREAS, in order to continue to use the property as a park and ride for a connector bus service for the Sumner Sounder Commuter Rail station it is necessary for Sound Transit to acquire by negotiated purchase certain lands and rights in property for public purposes; and

WHEREAS, Sound Transit has secured an appraisal of the properties in the amount of \$3,400,000 and has reviewed an appraisal obtained by Pierce Transit in the amount of \$2,220,000 to determine the fair market value of the properties, and has negotiated in good faith with Pierce Transit to arrive at a mutually agreed upon purchase price of \$2,810,000; and

WHEREAS, Pierce Transit has agreed to credit Sound Transit \$123,135 toward the purchase price to cover needed repairs; and

WHEREAS, the funds necessary to acquire the property by voluntary purchase and to pay fair market value shall be paid from Sound Transit general funds.

NOW THEREFORE BE IT RESOLVED by the Board of the Central Puget Sound Regional Transit Authority as follows:

SECTION 1. The chief executive officer is hereby authorized to execute a purchase and sale agreement with Pierce Transit and other agreements as are customary and necessary for the acquisition of the Bonney Lake Park and Ride, which real property is legally described in Exhibit A and incorporated herein by reference,

SECTION 2. The Sound Transit Board deems the Bonney Lake Park and Ride to be a public use for a public purpose. The Board deems it necessary and in the best interests of the citizens residing within Sound Transit's boundaries to acquire interests in the real property identified in Exhibit A as being necessary for the continued operation of the connector bus service for the Sumner Sounder Commuter Rail Station and the Sound Transit Board of Directors finds that the purchase price of \$2,810,000 represents full value for the Bonney Lake Park and Ride facilities.

SECTION 3. The chief executive officer is also authorized to make minor amendments to the legal descriptions of the properties described in Exhibit A, as may be necessary to correct

scrivener's errors and/or to conform the legal description to the precise boundaries of the property required for the Project.

SECTION 4. The funds necessary to acquire the property by voluntary purchase shall be paid from Sound Transit general funds.

ADOPTED by the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on August 28, 2014.



Dow Constantine
Board Chair

ATTEST:



Marcia Walker
Board Administrator

**RESOLUTION NO. R2014-21
BONNEY LAKE**

EXHIBIT A

R/W No	Tax Parcel No	Owner
BL001	5640001841	PIERCE COUNTY PUBLIC TRANSPORATION BENEFIT AREA AUTHORITY
BL002	7000850080	PIERCE COUNTY PUBLIC TRANSPORATION BENEFIT AREA AUTHORITY

R/W No.	Owner/Contact	Parcel #	Address
BL001	PIERCE COUNTY PUBLIC TRANSPORATION BENEFIT AREA AUTHORITY	5640001841	9201 SKY ISLAND DRIVE EAST BONNEY LAKE, WA 98391

REVISED LOT 4, BOUNDARY LINE ADJUSTMENT 9804165004, ACCORDING TO THE SURVEY THEREOF RECORDED APRIL 16, 1998, RECORDS OF PIERCE COUNTY AUDITOR. SITUATE IN THE CITY OF BONNEY LAKE, COUNTY OF PIERCE, STATE OF WASHINGTON.

R/W No.	Owner/Contact	Parcel #	Address
BL002	PIERCE COUNTY PUBLIC TRANSPORATION BENEFIT AREA AUTHORITY	7000850080	XXX SKY ISLAND DRIVE EAST BONNEY LAKE, WA 98391

TRACT A, SKY ISLAND, ACCORDING TO THE PLAT THEREOF RECORDED MAY 1, 1997 UNDER RECORDING NUMBER 9705010309, RECORDS OF PIERCE COUNTY AUDITOR. SITUATE IN THE CITY OF BONNEY LAKE, COUNTY OF PIERCE, STATE OF WASHINGTON.