

RESOLUTION NO. 3546, AS AMENDED

A RESOLUTION of the Port Commission of the Port of Seattle providing for the condemnation of certain real property known as the S. Michael Rodgers property (15635 and 15653 International Boulevard South, located within the City of SeaTac)

WHEREAS, the voters of King County, pursuant to the provisions of enabling legislation adopted by the Legislature of the State of Washington, Chapter 92, Laws of 1911, RCW 53.04.010, authorized and approved at a special election held in King County on the 5th day of September 1911, the formation of a port district coextensive with King County to be known as the Port of Seattle (“Port”); and

WHEREAS, the Port was thereupon established as a port district and has since been and now is a duly authorized and acting port district of the State of Washington and operator of Seattle-Tacoma International Airport (“Airport”); and

WHEREAS, the number of passengers and aircraft operations served by the Airport have grown substantially in the last several decades and are projected to continue to increase significantly in the future; and

WHEREAS, with the completion of the Airport Development Strategy and start of the Comprehensive Development Program, rental car operations will need to be relocated to a remote consolidated facility in order to support the development of other landside facilities in the Airport’s terminal area (e.g., roadways, curbside, parking, and ground transportation); and

WHEREAS, the rental car concession at the Airport is the second highest non-airline revenue source, and development of a consolidated rental car facility will provide capacity to support the rental car market and help preserve this revenue source; and

WHEREAS, the Port has determined that the property described in Exhibit A hereto and known as the S. Michael Rodgers Property, is necessary for the development of the consolidated rental car facility, and further delay in its acquisition would result in additional terminal roadway system and public parking capacity constraints as well as increase in project costs; and

WHEREAS, the Port has the power to acquire lands for the acquisition, establishment, construction, enlargement, improvement, maintenance, and operation of airport and airport related facilities; and

WHEREAS, on December 9, 2004, the Port Commission authorized \$4,516,000 for the acquisition of the S. Michael Rodgers Property to support the consolidated rental car facility, but negotiations with all necessary parties have not been successful; and.

NOW, THEREFORE, BE IT RESOLVED, that the Port of Seattle shall acquire by purchase and/or condemnation the following real property:

15635 and 15653 International Boulevard South (S. Michael Rodgers Property) situated in the City of SeaTac, County of King, State of Washington and legally described in Exhibit A, attached hereto and by this reference incorporated herein.

BE IT FURTHER RESOLVED, that the acquisition of said property is for a public use and purpose, to-wit: for the present and reasonably foreseeable future needs of STIA including, but not limited to, construction of a remote consolidated rental car facility and associated operations.

BE IT FURTHER RESOLVED, that there is a public necessity for the construction of a remote consolidated rental car facility to support the development of other landside facilities in the Airport's terminal area (e.g., roadways, curbside, parking, and ground transportation), provide capacity to support the rental car market, and help preserve the second highest non-airline revenue source at the Airport.

BE IT FURTHER RESOLVED, that the acquisition of said property is necessary for the proposed public use, and for the benefit of the public and the region.

BE IT FURTHER RESOLVED, that funds previously allocated in the Port's 2005-2009 Capital Budget and Plan of Finance under Consolidated RCF Land Acquisition (CIP #C101110), shall be made available to carry out the provisions of this Resolution.

BE IT FURTHER RESOLVED, that the Port's Director, Airport Operations; General Manager, Aviation Business Development; Manager, Aviation Acquisitions and Relocations or designee are hereby authorized and directed to execute all documents for the acquisition of said property and bring proceedings in the manner provided for by law to condemn, take, damage, and appropriate the lands, property, and other property interests pursuant to the powers granted to the Port including, but not limited to, those powers granted in RCW Chapters 8.12, 14.07, 14.08, and 53.08, to carry out the provisions of this Resolution.

ADOPTED by the Port Commission of the Port of Seattle at a special meeting held this 12th day of July, 2005, and duly authenticated in open session by the signatures of the Commissioners voting in favor thereof and the seal of the Commission.

Bob Edwards

Lawrence T. Molloy

Alec Fisker

Patricia Davis

Paige Miller
Port Commissioners

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EXHIBIT "A"

LEGAL DESCRIPTION

ALL OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 23 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING WESTERLY OF THE WESTERLY MARGIN OF PRIMARY STATE HIGHWAY NO. 1 (PACIFIC HIGHWAY SOUTH) AS CONVEYED BY DEED RECORDED UNDER RECORDING NUMBER 2018340, AND LYING NORTHERLY OF THE NORTHERLY MARGIN OF SOUTH 158TH STREET (GREENWOOD COUNTY ROAD) AS SHOWN BY KING COUNTY MAP #81-90 PER KING COUNTY RESOLUTION NO. 17254 IN APRIL 1957;

EXCEPT FOR THE NORTH 320 FEET OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; AND

EXCEPT FOR THAT PORTION OF STATE HIGHWAY SR 518, AS CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 718256.