

## City Light Issue Paper (CLIP) Georgetown Steam Plant Flume Property Grant of Drainline Easement to Boeing Company

<b>Date of this Brief</b>	June 18, 2012		
<b>Supersedes</b>	N/A		
<b>Key Contacts</b>	<b>Name(s)</b>	<b>Phone</b>	<b>Short Title</b>
	Lynn Best	6-4586	SCL Director, Env Affairs & Real Estate
	Dave Barber	4-0400	SCL Real Estate Manager
	John Bresnahan	4-3324	SCL Sr. Real Property Agent
<b>Council Action Required?</b>	<b>Y</b>	<b>If YES, within the next 3 months?</b>	<b>Y</b>
<b>Public Hearing Required?</b>	<b>Y</b>		
<b>Presenters (if applicable)</b>	Lynn Best and Dave Barber		

### Summary Statement

This legislation declares certain real property rights surplus to utility needs; authorizes the Superintendent or his designee to grant an easement to The Boeing Company for a stormwater drain pipe over a portion of the City's fee-owned Georgetown Steam Plant Property; and authorizes the acceptance of payment for the true and full value of the easement.

### Background

The City of Seattle, under the jurisdiction of City Light, is the owner of a certain parcel of real property, King County Tax Parcel Number 700670-0570, commonly known as the Georgetown Steam Plant Flume Property. The Boeing Company and King County own the surrounding parcels, containing Boeing's airplane manufacturing facilities and the King County Airport.

The Boeing Company, The City of Seattle, and King County are cooperating in remediating sediment contamination in Slip 4, an Early Action Cleanup Area of the Lower Duwamish Waterway Superfund Site. The U.S. Environmental Protection Agency (EPA) required Boeing to install and operate a stormwater treatment system at North Boeing Field to prevent recontamination of Slip 4 following remediation. As part of the treatment system, Boeing was required to construct a stormwater drainage by-pass pipe.

City Light granted a Temporary Construction Easement to Boeing for installation of a portion of the stormwater drainage by-pass pipe on the Flume Property, so that Boeing could meet its regulatory obligations to the EPA. As part of that agreement, City Light agreed to sell to Boeing, subject to approval by the Seattle City Council, a subsurface easement for operation and maintenance of the portion of the stormwater drainage by-pass pipe on the Flume Property.

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The land beneath the easement was appraised by both the City and Boeing, and the parties agreed the fair market value of the easement right to be conveyed to Boeing was \$65,000. Boeing has agreed to pay City Light that amount upon conveyance of the easement.

**Key Issues**

- The City will receive true and fair market value for the rights it is conveying to Boeing.
- The easement is necessary for mandatory source control to prevent recontamination of Slip 4, part of the clean-up of the Duwamish Superfund site.

**Next Steps**

The fully executed easement will be recorded with the King County Recorders Office.

Proceeds from this transaction will be placed into the City Light Fund.