

# HOUSE BILL REPORT

## HB 1188

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### As Reported by House Committee On:

State Government  
Capital Budget

**Title:** An act relating to authorizing the Military Department to dispose at public bid of the state armory land and buildings known as the Pier 91 property and acquire replacement property and improvements.

**Brief Description:** Authorizing the Military Department to dispose at public bid of the state armory known as the Pier 91 property and acquire replacement property and improvements.

**Sponsors:** Representatives Haigh, McMorris, O'Brien, Miloscia, Dunshee, Lambert, Campbell, Delvin, G. Chandler, Talcott, Quall, Reardon, Alexander, H. Sommers, Veloria, Schoesler, Esser, Anderson, Morell, Darneille and D. Schmidt ; by request of Military Department.

### Brief History:

#### Committee Activity:

State Government: 2/7/01, 2/14/01 [DP];  
Capital Budget: 2/26/01, 2/28/01 [DPS].

#### Brief Summary of Substitute Bill

- Authorizes the Military Department to sell or exchange the Pier 91 property in Seattle. Proceeds of the transaction are restricted to acquiring real property for a new armory or readiness center, and constructing or acquiring buildings and other improvements on the real property.

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### HOUSE COMMITTEE ON STATE GOVERNMENT

**Majority Report:** Do pass. Signed by 6 members: Representatives Romero, Democratic Co-Chair; Miloscia, Democratic Vice Chair; Haigh, Lambert, McDermott and D. Schmidt.

**Staff:** Steve Lundin (786-7127).

### Background:

Public land owned by the state may be sold at public auction or by sealed bid to the highest bidder for a price not less than its appraised value.

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**Summary of Bill:**

The Military Department is authorized to sell or exchange the state armory land and buildings in Seattle commonly know as the Pier 91 property. An independent appraisal of the property must be made by a certified commercial real estate appraiser. Any sale or exchange of the property must be made to the highest competent bidder for a price not less than the independently appraised value after a call for bids has been published in a newspaper of general circulation in King County.

The sale or exchange is under the direction of the Adjutant General who may proceed only if, in his opinion, the proceeds, together with other funds available to the Military Department, are sufficient to purchase or otherwise acquire other real property for a new armory or readiness center and for acquiring, constructing, furnishing, and equipping buildings and other improvements. Proceeds of the sale or exchange are transmitted to the state treasurer and set aside for these purposes.

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**Appropriation:** None.

**Fiscal Note:** Available.

**Effective Date:** Ninety days after adjournment of session in which bill is passed.

**Testimony For:** The Pier 91 property has outlived its purpose. The proceeds are restricted to providing replacement facilities which will only be spent if an independent certification is made that the moneys are sufficient to provide the replacement facilities.

**Testimony Against:** None.

**Testified:** Adjutant General Tim Lowenberg, Military Department.

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**HOUSE COMMITTEE ON CAPITAL BUDGET**

**Majority Report:** The substitute bill be substituted therefor and the substitute bill do pass. Signed by 17 members: Representatives Alexander, Republican Co-Chair; Murray, Democratic Co-Chair; Armstrong, Republican Vice Chair; Esser, Republican Vice Chair; McIntire, Democratic Vice Chair; Barlean, Bush, Casada, Hankins, Hunt, Lantz, O'Brien, Poulsen, Reardon, Schoesler, Veloria and Woods.

**Staff:** Susan Howson (786-7142).

**Summary of Recommendation of Committee On Capital Budget Compared to Recommendation of Committee On State Government:**

The Military Department is authorized to sell or exchange the Pier 91 property. The authority to lease the property is deleted.

**Appropriation:** None.

**Fiscal Note:** Available.

**Effective Date of Substitute Bill:** Ninety days after adjournment of session in which bill is passed.

**Testimony For:** The current armory location has proven to be highly unsuitable for responding to state/local emergencies. A new location is needed to enhance our public safety/emergency response role. The highest and best use of the property is not as a National Guard facility. Commercial use is more appropriate for the property location.

**Testimony Against:** None.

**Testified:** (In support) Adjutant General Tim Lowenberg, Military Department; Jim Peterson, Military Department; Rick Read, Military Department; and Grant Fredricks, General Administration.