

# Mercer West Interfund Loan



Transportation Committee  
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# Our mission, vision, and core values

**Mission:** deliver a high-quality transportation system for Seattle

**Vision:** connected people, places, and products

Committed to **5 core values** to create a city that is:

- Safe
- Interconnected
- Affordable
- Vibrant
- Innovative

# Presentation overview

- Background
- Property disposition
- Interfund loan

# Background

- The “Megablock”:
  - Bounded by Mercer Street, Roy Street, Dexter Avenue North, and 9th Avenue North
  - Four existing parcels and public right-of-way (Broad Street)
  - Three “Teardrop” parcels purchased as part of Mercer East project
  - Remaining parcel purchased as part of the Bay Freeway project
  - Proceeds from the sale of the Megablock are part of adopted CIP funding plan for the Mercer West project





# Property Disposition

- Vacation of Broad Street is required to maximize the value of the Megablock.
  - The combined estimated value of the existing parcels—absent the street vacation—is \$14 to \$15 million
  - By vacating the street in advance of the sale—creating a single parcel—the City may achieve an estimated \$37 million in value
  - Restrictions placed on the sale of the Megablock may lower the sale price



# Interfund Loan

- Due to the street vacation process, SDOT anticipates the Megablock will be sold by December 31<sup>st</sup>, 2017
- Funds are needed in 2015 as project construction will reach substantial completion by October
- SDOT requests a \$30.3M interfund loan to be repaid by proceeds from the sale of the Megablock

# Questions?

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