

HOUSE BILL ANALYSIS

HB 2668

Title: An act relating to the sale of the Tacoma Armory.

Prime Sponsor: Representatives Sullivan, Conway and Dyer

Background: In 1967, the Military Department was authorized by the Legislature to sell, exchange or lease the Tacoma Armory to Pierce County, under the direction of the adjutant general (1967 c 224 uncodified). This was to occur at such time when there was sufficient money in hand from the sale or other sources to replace the armory in Pierce County.

Before any sale can occur, two independent real estate appraisals are required and the sale is to be made to the highest bidder for a price not less than the appraised value of the property. Bids are to be published at least fifteen days prior to the date fixed for the sale in one issue of a newspaper printed and published in Pierce County.

Upon sale or exchange of the property, the Military Department may select a site or sites for a new armory or armories in Pierce County and may acquire lands and buildings or acquire lands and construct new buildings, as well as furnish and equip those buildings, for military purposes. The disposition of the armory and the acquisition of a new armory must be approved by the governor.

Completed in 1909 and listed in the National Register of Historic Places, the Tacoma Armory covers 99,610 square feet. Ninety-eight soldiers in three units are currently assigned to the armory. From 4/89 to 9/96, roughly 80% of the armory was leased to Pierce County as a temporary jail.

Summary: HB 2668 amends current law by authorizing the Military Department to sell the Tacoma Armory to the city of Tacoma or Pierce County to be used for public safety, emergency management or judicial branch activities. The transfer will go to the city or county on a competitive bid basis under the direction of the Department of General Administration where the minimum acceptable bid must be at least \$1,500,000. The proceeds from the sale will be transferred to the state building construction account for the purpose of a new armory in Pierce County, to enhance the emergency management capabilities of the county. The land and buildings purchased by the city or county will revert back to the state if used for any purpose other than those stated. The act will be repealed effective July 1, 2001.

Fiscal Note: None.

Effective Date: Ninety days after adjournment of the legislative session in which the bill is enacted.

Appropriation: None.

Agency Rule Making Impact: None.