



RESOLUTION NO. 40670

1 A RESOLUTION relating to the Department of Public Utilities, Light Division
2 (d.b.a. "Tacoma Power"); declaring surplus and authorizing the sale of
3 approximately 31.5 acres of Tacoma Power property, located in the
4 Frederickson vicinity of unincorporated Pierce County, to Exeter Canyon
5 Land, LLC, for the amount of \$10,600,000.

6 WHEREAS the City of Tacoma, through its Department of Public Utilities,
7 Light Division (d.b.a. "Tacoma Power"), owns approximately 31.5 acres of
8 unimproved real property located at 16515-16525 Canyon Road East, in the
9 Frederickson vicinity of unincorporated Pierce County, Washington (the "Property"),
10 and

11 WHEREAS the Property was expected to be the site of a new South Service
12 Center for Tacoma Power, but that project was cancelled and Tacoma Power has
13 determined that it does not need the Property for continued public utility service,
14 and

15 WHEREAS the Property was declared surplus in November of 2018 by the
16 Director of Utilities, and at the conclusion of marketing efforts, a purchase and sale
17 agreement with Exeter Canyon Land, LLC ("Exeter") was entered into in February
18 of 2020, and

19 WHEREAS Exeter offered to purchase the Property for \$10,600,000, which
20 was deemed acceptable by Tacoma Power, and

21 WHEREAS Tacoma Power has agreed to credit to Exeter \$235,000 toward
22 the purchase price which was received as consideration from the Tacoma
23 Sportsmen's Club for an easement on the Property, resulting in a net consideration
24 to be received from Exeter of \$10,365,000, and
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WHEREAS the Department of Public Works proceeded with the negotiated disposition process pursuant to Tacoma Municipal Code (“TMC”) 1.06.280.F, and

WHEREAS, on September 9, 2020, by adoption of Public Utility Board Resolution No. U-11195, the Property was determined not required for continued public utility service and declared surplus to the needs of Tacoma Power and Tacoma Public Utilities and approved for sale, pending confirmation from the City Council, and

WHEREAS, pursuant to RCW 35.94.040 and TMC 1.06.280, a public hearing was held before the City Council on October 6, 2020, and

WHEREAS, there being no foreseeable need for continued City ownership of the Property, the sale of said Property appears to be in the best interests of the City, pending final approval from the City Council; Now, Therefore,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

Section 1. That the City Council does hereby find and concur with the Tacoma Public Utility Board’s determination and declaration pursuant to Public Utility Board Resolution No. U-11195 that the property located at 16515-16525 Canyon Road East, in the Frederickson vicinity of unincorporated Pierce County (“Property”), is surplus to the needs of Tacoma Power and Tacoma Public Utilities.

Section 2. That, consistent with RCW 35.94.040 , RCW 35.22.020, and Article I, Section 1.2 and Article IX, Section 9.1 of the City Charter, the City Council



1 does hereby find and determine that the Property is not required for, and is not
 2 essential to, continued public utility service or continued effective utility service and,
 3 pursuant to applicable law, is properly declared surplus property and excess to the
 4 needs of Tacoma Power, Tacoma Public Utilities, and the City.
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6 Section 3. That the request of the Department of Public Utilities, Light
 7 Division (d.b.a. "Tacoma Power"), to sell the Property for \$10,600,000 to Exeter
 8 Canyon Land, LLC ("Exeter"), is hereby approved.
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10 Section 4. That the proper officers of the City are hereby authorized to
 11 execute all necessary documents to convey the Property to Exeter for the amount
 12 of \$10,600,000 (net consideration \$10,365,000), said documents to be substantially
 13 in the form of the deed on file in the office of the City Clerk.
 14

15 Adopted _____

16 _____
 Mayor

17 Attest:

18
 19 _____
 City Clerk

20 Approved as to form:

21
 22 _____
 Chief Deputy City Attorney

23 Requested by Public Utility Board
 24 Resolution No. U-11195
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