



Board Action Memorandum

TO: Jackie Flowers, Director of Utilities
COPY: Charleen Jacobs, Director and Board Offices
FROM: John Nierenberg, Tacoma Power T&D Assistant Section Manager
Greg Muller, Real Estate Officer, Real Property Services
MEETING DATE: October 26, 2022
DATE: October 14, 2022

SUMMARY: Declare surplus and authorize the negotiated sale to Eduardo Dominguez and Margarita Calderon of approximately 1.29 acres of land in Tacoma Power property identified as a portion of Pierce County Assessor Tax Parcel No. 0317271012 located in the Graham – Eatonville vicinity of unincorporated Pierce County for \$13,500.00.

BACKGROUND: No previous request has been submitted to Board in relation to this proposal. The sale property is in a rural location in central unincorporated Pierce County near Graham and is used for electrical distribution. However, it is encumbered by a County road. This transaction will allow legal access to the Dominguez and Calderon property for development of a single family residence. After sale by Tacoma Power, the portion of the sale property improved with Kinsman Road E will be dedicated to Pierce County for continued use of the public road while Tacoma Power retains an easement therein. Tacoma Power does not need to own the property as ownership entails additional management time and expense. Operations needs can be met through permanent easement rights alone as included in this transaction. Additionally, the sale will generate one-time revenue for Tacoma Power. Tacoma Power has negotiated the sale price of \$13,500.00; this figure takes into consideration the reservation of an easement to Tacoma Power for continued operations. Also, because this property is limited to right-of-way use, this type of sale is consistent with TPU Surplus Policy #121 adopted in 2020. The sale is subject to both Public Utility Board and City Council approval. The acquisition documents were reviewed by the City Attorney's Office and approved by Tacoma Power management and Real Property Services.

Upon approval by the Board, a separate request will be made to the City Council to hold a Public Hearing to be followed by Final Approval. Closing of the sale is expected by December 30, 2022.



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ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? No.

IF THE EXPENSE IS NOT BUDGETED, PLEASE EXPLAIN HOW THEY ARE TO BE COVERED.
N/A.

IF THE ACTION REQUESTED IS APPROVAL OF A CONTRACT, INCLUDE LANGUAGE IN RESOLUTION AUTHORIZING \$200,000 INCREASE IN ADMINISTRATIVE AUTHORITY TO DIRECTOR? N/A.

ATTACHMENTS: Purchase and Sale Agreement; Background Memorandum to Board; Declaration of Surplus; Location Map

CONTACT: Primary Contact: Greg Muller, Real Estate Officer, Ext 8256
Supervisor: Dylan Harrison, Senior Real Estate Officer, Ext 8836