



RESOLUTION NO. 40937

1 A RESOLUTION relating to surplus property; declaring certain real property
2 owned by the Department of Public Utilities, Light Division (d.b.a. "Tacoma
3 Power"), consisting of approximately 6,350 square feet of property located
4 at 3404 South 45th Street in Tacoma, Washington, surplus to the needs of
the City; and authorizing the negotiated sale and conveyance of said
property to Chris and Mitzi Dunayski for the amount of \$250,000.

5 WHEREAS the City of Tacoma, Department of Public Utilities, Light
6 Division (d.b.a. "Tacoma Power"), owns approximately 6,350 square feet of
7 property located at 3404 South 45th Street in Tacoma, Washington, identified as
8 Pierce County Assessor Tax Parcel No. 2890002480 ("Property"), as more fully
9 described in the documents on file in the office of the City Clerk, and
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11 WHEREAS the Property is in an urban area and was formerly improved
12 with Tacoma Power's Warner Substation, and
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14 WHEREAS the Property was declared surplus in 2009 by adoption of Public
15 Utility Board Resolution No. U-10270 and City Council Resolution No. 37730, but
16 no adequate bids were received as part of the sealed-bid process, and
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18 WHEREAS the Property was identified as potential for Affordable Housing
19 and included in an RFP in 2021, and as it is an in-City property, was also offered
20 to the Puyallup Tribe of Indians; however, no parties expressed an interest in the
21 Property, and

22 WHEREAS the Property was then marketed to the community at large,
23 which resulted in the current negotiated sale amount of \$250,000 to Chris and
24 Mitzi Dunayski, which is deemed to represent fair market value and deemed
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1 acceptable by Tacoma Power and the Department of Public Works, Real Property
2 Services Division, and

3 WHEREAS, on February 23, 2022, by adoption of Public Utility Board
4 Resolution No. U-11308, the Property was declared surplus to the needs of
5 Tacoma Power and Tacoma Public Utilities and approved for sale, pending
6 confirmation from the City Council, and

7 WHEREAS, on March 22, 2022, pursuant to RCW 35.94.040 and
8 TMC 1.06.280, the City Council conducted a public hearing on the proposed sale
9 of said Property, and
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11 WHEREAS, there being no foreseeable need for continued City ownership
12 of the Property, the sale of said Property appears to be in the best interests of the
13 City; Now, Therefore,

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

15 Section 1. That the City Council does hereby find and concur with the
16 Tacoma Public Utility Board's determination and declaration, pursuant to Public
17 Utility Board Resolution No. U-11308, that the approximately 6,350 square feet of
18 land located at 3404 South 45th Street in Tacoma, Washington, identified as
19 Pierce County Assessor Tax Parcel No. 2890002480 ("Property"), owned by the
20 City of Tacoma, through its Department of Public Utilities, Light Division, is surplus
21 to the needs of Tacoma Power and Tacoma Public Utilities.
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23 Section 2. That, consistent with RCW 35.94.040, RCW 35.22.020, and
24 Article I, Section 1.2 and Article IX, Section 9.1 of the City Charter, the City Council
25 does hereby find and determine that the Property is not required for, and is not
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essential to, continued public utility service or continued effective utility service and, pursuant to applicable law, is properly declared surplus property and excess to the needs of Tacoma Power, Tacoma Public Utilities, and the City.

Section 3. That the request of Tacoma Power, to sell the Property to Chris and Mitzi Dunayski for the amount of \$250,000, is hereby approved.

Section 4. That the proper officers of the City are hereby authorized to execute all necessary documents to convey the Property to Chris and Mitzi Dunayski for the amount of \$250,000, said documents to be substantially in the form of those on file in the office of the City Clerk.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Chief Deputy City Attorney

Requested by Public Utility Board
Resolution No. U-11308