



3628 South 35th Street
Tacoma, Washington 98409-3192

TACOMA PUBLIC UTILITIES

Date: October 1, 2015
To: William A. Gaines, Director/CEO
From: Linda McCrea, Water Superintendent *Linda McCrea*
Subject: Conveyance of Tacoma Water surplus property located at 7704 6th Avenue

Recommendation: Tacoma Water requests your approval to convey approximately 0.63 of an acre, located at 7704 6th Avenue in Tacoma, to Mr. David Sizemore, for \$35,101.

Background: This property is an irregular shaped, landlocked parcel that is located within the Narrowmoor neighborhood of Tacoma. It was originally acquired by the City's Public Works Department for storm drainage in 1956, prior to Tacoma Water's acquisition in 1959 for a low service reservoir.

The site was never developed as a reservoir and in 2013 Mr. Sizemore, an abutting owner, submitted an offer to purchase it for \$22,500. The Public Utility Board approved that transaction, which was a negotiated disposition, via U-10664. The 2013 resolution also authorized the declaration of surplus real property, and Real Property Services continued with the disposition process, which included a public hearing pursuant to RCW 35.04.040.

When the notification for the Public Hearing was published other abutting neighbors raised concerns that they were not appropriately informed of this potential sale. At that time it was determined that a bid-sale process rather than a negotiated disposition would be used for this site. Since then, Real Property Services has had the property appraised and completed a bid solicitation. The bid solicitation was published in Tacoma's Daily Index, on the City's website, and sent to the abutting neighbors. Mr. Sizemore was the only responding bidder. The purchase price of \$35,101 is slightly over the appraised value of \$35,000.

Schedule: Upon approval from the Public Utility Board, Real Property Services will hold a public hearing and seek final approval for this transaction from Tacoma City Council. If approved, the transaction will be completed by the end of 2015.

Thank you for your consideration of this request.