



**TO:** Elizabeth Pauli, City Manager  
**FROM:** Jackie Flowers, Director of Utilities  
**COPY:** City Council and City Clerk  
**SUBJECT:** Resolution – Declaration of Surplus and Sale of Tacoma Water Real Property – City Council Consent Agenda for January 7, 2025  
**DATE:** December 19, 2024

**SUMMARY AND PURPOSE:**

To set Tuesday, January 14, 2025, as the date for a Public Hearing regarding the declaration of surplus and sale of Tacoma Water property consisting of approximately 113 acres of land, identified as Pierce County Assessor Tax Parcel Nos. 0419303000 and 0419304000, to the Tacoma Sportsmen’s Club Conservation Land Foundation for \$3,490,000.00.

**BACKGROUND:**

The sale property is in a suburban location in unincorporated Pierce County and was originally acquired to supply water to the City of Tacoma. However, as other water sources were subsequently developed, this property has not been utilized by Tacoma Water for decades. However, much of the sale property has been under permit to the Tacoma Sportsmen’s Club for activities associated with its goals, including recreation, education, and conservation. The Tacoma Sportsmen’s Club Conservation Land Foundation has been approved to utilize in part Pierce County Conservation Funds for this acquisition, which will ensure ongoing environmental conservation of the property due to the obligation to execute and record a Stewardship Agreement and Restrictive Covenant as a condition of use of such funds. As negotiations for this sale commenced prior to adoption of TPU Surplus Real Property Policy #121 in 2020, no notice was provided to the local jurisdiction or tribes. The sale documents were reviewed by the City Attorney’s Office and approved by Tacoma Water management and Real Property Services.

**COMMUNITY ENGAGEMENT/ CUSTOMER RESEARCH:**

The public may receive notice via publication of the City Council Agenda and Public Hearing notice. This sale has been vetted by Tacoma Water management.

**2025 STRATEGIC PRIORITIES:**

**Equity Index Scores:**

The sale property lies outside the corporate limits of the City of Tacoma in unincorporated Pierce County in an area with Equity Index scores of Moderate for each of the value indices of Livability, Accessibility, Economy, Environmental Health, and Education. The sale will allow continued development of the local community, which provides housing, educational, employment, and recreational opportunities in line with state-mandated Growth Management policies and Pierce County development regulations.

**ALTERNATIVES:**

Presumably, your recommendation is not the only potential course of action; please discuss other alternatives or actions that City Council or staff could take. Please use table below.

Alternative(s)	Positive Impact(s)	Negative Impact(s)
1. Retain property	None.	Costs for maintenance and liability.



**EVALUATION AND FOLLOW UP:**

This is a one-time sale with no on-going evaluation required.

**STAFF/SPONSOR RECOMMENDATION:**

Tacoma Water and Real Property Services recommend that the City Council set January 14, 2025 as the date to hold a Public Hearing for the declaration of surplus and sale of Tacoma Water property consisting of approximately 113 acres of land, identified as Pierce County Assessor Tax Parcel Nos. 0419303000 and 0419304000, to the Tacoma Sportsmen's Club Conservation Land Foundation for \$3,490,000.00.

**FISCAL IMPACT:**

There is no fiscal impact to setting this Public Hearing.

**Are there financial costs or other impacts of not implementing the legislation?**

No

**Will the legislation have an ongoing/recurring fiscal impact?**

No

**Will the legislation change the City's FTE/personnel counts?**

No

**ATTACHMENTS:**

Sale Property Location Map; Purchase and Sale Agreement; Declaration of Surplus