



## RESOLUTION NO. 39109

1 A RESOLUTION relating to surplus property; declaring real property owned by  
2 the City, located at the intersection of South 85th Street and Sheridan  
3 Avenue (Parcel No. 3805000173), to be surplus to the needs of the City;  
4 and authorizing the execution of a Quit Claim Deed to convey said real  
5 property to Tacoma First Baptist Church, a Washington Not-for-Profit  
6 Corporation, for the amount of \$42,130.

7 WHEREAS, in 1978, the City acquired vacant, undeveloped real property,  
8 located at the intersection of South 85th Street and Sheridan Avenue (Parcel  
9 No. 3805000173) ("Property"), in foreclosure proceedings under a Local  
10 Improvement Assessment Deed recorded under Auditor's File No. 2866675, for a  
11 purchase price of \$457.94, intending the Property for future Sheridan Avenue  
12 expansion, and

13 WHEREAS the Public Works Department subsequently secured an  
14 easement southerly of the Property for storm sewer purposes, but was unable to  
15 secure the additional right-of-way necessary to make a full street connection  
16 between South 85th and South 86th Streets, and

17 WHEREAS, since that time, the Property has been used and maintained,  
18 in large part, by the neighboring church, Tacoma First Baptist Church, a  
19 Washington Not-for-Profit Corporation ("Church"), as additional yard space, and  
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21 WHEREAS the City has been in discussions with the Church regarding  
22 the vacation of the remainder portions of Sheridan Avenue and the alley lying  
23 between the subject Property and surrounding Church property, to allow for the  
24 full expansion of its parking needs, and  
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WHEREAS internal City departments were notified of the proposed surplus action and no objections were received, provided that easements are reserved for the existing sewer main along the easterly line of said Property, and

WHEREAS the Property was declared surplus to the City's needs on August 18, 2014, and

WHEREAS, there being no foreseeable need for continued City ownership of the Property, a declaration of surplus and negotiated disposition of the Property and the execution of a Quit Claim Deed to convey all City interest in said Property to the Church, for the amount of \$42,130, 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 continued ownership of the City real property located at the intersection of South 85th Street and Sheridan Avenue (Parcel No. 3805000173) ("Property"), legally described on Exhibit "A," is not essential to the needs of the City and is hereby declared surplus pursuant to RCW 35.22.020 and Article I, Section 1.2, and Article IX of the Tacoma City Charter.

Section 2. That the proper officers of the City are hereby authorized to enter into a Quit Claim Deed to convey all City interest in the Property to Tacoma First Baptist Church, a Washington Not-for-Profit Corporation, for the amount of



1 \$42,130, said document to be substantially in the form of the deed on file in the  
2 office of the City Clerk.

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4 Adopted \_\_\_\_\_

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6 \_\_\_\_\_  
Mayor

7 Attest:

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9 \_\_\_\_\_  
City Clerk

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11 Approved as to form:

Legal Description Approved:

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13 \_\_\_\_\_  
Deputy City Attorney

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Chief Surveyor  
Public Works Department

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**EXHIBIT "A"**

**PARCEL NO. 3805000173:**

That portion of the Southeast quarter of the Northwest quarter of Section 32, Township 20 North, Range 03 East, W.M. more particularly described as follows:

Lots 1 through 3, inclusive, Block 3, Fern Hill Addition to Tacoma, W.T., according to the plat thereof recorded in Volume 2 of Plats, Page 136, records of Pierce County, Washington.

Situate in the City of Tacoma, County of Pierce, State of Washington.