



TO: T.C. Broadnax, City Manager
FROM: Kurtis D. Kingsolver, P.E., Public Works Director/City Engineer /1402e
Justin E. Davis, Division Manager, Facilities Management
Ronda Cornforth, Senior Real Estate Specialist, Real Property Services
COPY: City Council and City Clerk
SUBJECT: Resolution – Surplus Property Sale of remnant property – May 3, 2016
DATE: April 5, 2016

SUMMARY:

A resolution declaring surplus and authorizing the execution of a Quit Claim Deed to convey vacant, undeveloped remnant property located on East F Street north of East 26th Street, to the Washington State Department of Transportation, in the amount of \$6,800.

STRATEGIC POLICY PRIORITY:

- Foster a vibrant and diverse economy with good jobs for all Tacoma residents.
- Assure outstanding stewardship of the natural and built environment.

BACKGROUND:

On March 25, 1986, this remnant property was vacated under Ordinance No. 22649, which unencumbered this 10 foot by 80 foot segment of vacant land from the right-of-way interest. Subsequently, the City conveyed all of its interests, with exception of this property, of the rail corridor to Sound Transit under the Reservation Junction project. The Washington State Department of Transportation (WSDOT) has proposed using this segment of property for required elements of the Amtrak project and has need to own this in fee. Ultimately, and upon completion of both the Trestle Track & Signal and the Amtrak projects, this segment of property will be conveyed from WSDOT to Sound Transit.

With plans currently requiring that the existing sanitary sewer be relocated outside the project boundary at this location, this segment of real property is not needed for City infrastructure or use and is currently considered to be a landlocked strip of land.

Market value for this site is \$6,800, and was established via an in-house valuation. Standard valuation includes review of recent sales for like properties located within a three mile radius of the subject property, and applied discounts for City-reserved easements, if any.

ISSUE:

If this sale is not approved, the parcel will remain a City-owned vacant, undeveloped remnant property and will require WSDOT to revise and engineer an alternate location of the essential baggage cart turn around required by Amtrak.

ALTERNATIVES:

The City could continue to hold title to this parcel. However, that will require WSDOT revise and engineer an alternate location of the essential baggage cart turn around required by Amtrak, resulting in their inability to meet construction and funding deadlines.

RECOMMENDATION:

The Public Works Department recommends Council approve the Declaration of Surplus and execution of a Quit Claim Deed to convey this remnant property to Washington State Department of Transportation via negotiated disposition.



FISCAL IMPACT:

The funds from this surplus property sale, \$6,800, will be deposited into 1100-PW Property Management Fund, cost center 296000, PWF Surplus Property Sales.

REVENUES:

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
Sale of Remnant Property – Washington State Department of Transportation	296000	6411030	\$6,800
TOTAL			\$6,800

FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$6,800

ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? No