



**TO:** T.C. Broadnax, City Manager  
**FROM:** Kurtis D. Kingsolver, P.E., Public Works Director/City Engineer /KDK  
Justin E. Davis, Division Manager, Facilities Management  
Ronda Cornforth, Sr. Real Estate Specialist, Real Property Services  
**COPY:** City Council and City Clerk  
**SUBJECT:** Resolution – Surplus Property Sale of Parcel # 471501-472-1 – April 19, 2016  
**DATE:** March 31, 2016

**SUMMARY:**

Approving the Declaration of Surplus and authorizing the execution of a Quit Claim Deed to convey vacant, undeveloped lands at the intersection of Portland Avenue and Wright Avenue to Spotted Cow Coffee Company, LLC, a Washington State limited liability company, in the amount of \$ 148,000.

**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:**

In August 2014, this property was classified as a ‘Tier 3’ property pursuant to the City Policy for the Sale/Disposition of City-owned General Government Real Property and was formally declared surplus on February 29, 2016.

Market value for this site is \$148,000, 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 the City-reserved easements. This property is subject to reservations of the westerly 18 feet, reserved for existing Portland Avenue, and easements along the westerly, northerly and southerly portions of the property for existing electrical facilities.

**ISSUE:**

The City must dispose of City-owned surplus property pursuant to City policy. If this sale is not approved, the parcel will remain a City-owned vacant, undeveloped residential lot and will not be placed back onto the tax rolls.

**ALTERNATIVES:**

The City could continue to hold title to this parcel. However, that contradicts the goals outlined in the Policy for Sale/Disposition of City-owned General Government Real Property.

**RECOMMENDATION:**

The Public Works Department recommends Council approve the Declaration of Surplus and execution of a Quit Claim Deed to convey Parcel #471501-472-1 to Spotted Cow Coffee Company, LLC, via negotiated disposition.



**FISCAL IMPACT:**

The funds from this surplus property sale, \$148,000, 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 Surplus Property – Spotted Cow Coffee Company, LLC	296000	6411030	\$148,000
<b>TOTAL</b>			<b>\$148,000</b>

**FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$148,000**

**ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? Yes**