



Board Action Memorandum

TO: Jackie Flowers, Director of Utilities
COPY: Charleen Jacobs, Director and Board Offices
FROM: John Nierenberg, Tacoma Power T&D Assistant Section Manager
Greg Muller, Senior Real Property Officer, Real Property Services
MEETING DATE: March 13, 2024
DATE: March 1, 2024

DS

STRATEGIC DIRECTIVE ALIGNMENT (select as many that apply):

Please indicate which of the Public Utility Board's Strategic Directives is supported by this action.

- | | |
|--|---|
| <input type="checkbox"/> GP1 – Diversity, Equity, Inclusion, Belonging | <input type="checkbox"/> GP8 – Telecom |
| <input checked="" type="checkbox"/> GP2 – Financial Sustainability | <input checked="" type="checkbox"/> GP9 – Economic Development |
| <input type="checkbox"/> GP3 – Rates | <input checked="" type="checkbox"/> GP10 – Government Relations |
| <input type="checkbox"/> GP4 – Stakeholder Engagement | <input type="checkbox"/> GP11 – Decarbonization/Electric Vehicles |
| <input type="checkbox"/> GP5 – Environmental Leadership | <input type="checkbox"/> GP12 – Employee Relations |
| <input type="checkbox"/> GP6 – Innovation | <input type="checkbox"/> GP13 – Customer Service |
| <input type="checkbox"/> GP7 – Reliability & Resiliency | <input type="checkbox"/> GP14 – Resource Planning |

SUMMARY: Declare surplus and authorize the no-cost transfer of approximately 13,000 square feet of Tacoma Power vacant property located at 1801 North Orchard Street, identified as Pierce County Assessor Tax Parcel No. 7475022110, in the City of Tacoma to Tacoma/Pierce County Habitat For Humanity for the development of Affordable Housing.

BACKGROUND:

No previous request has been submitted to Board in relation to this proposal. The property is in an urban location in Tacoma and was formerly improved with Tacoma Power's Downing Substation. As part of a package of decommissioned substation properties, this former substation site was previously declared surplus in 2009 by the TPU Board and Council. However, it failed to sell through a sealed-bid process. This sale follows the process provided in the TPU Surplus Real Property Disposition Policy #121 adopted in 2020. The property was identified as potential for Affordable Housing in furtherance of the City's affordable housing initiatives under RCW 39.33.015, a new surplus declaration was signed in 2020, and it was included in an RFP in 2021. As it is an in-City property, it was also offered to the Puyallup Tribe. The only party that expressed an interest in the property was Tacoma/Pierce County Habitat For Humanity who will develop the property as Affordable Housing in accordance with the attached Development Agreement. The sale documents were reviewed by the City Attorney's Office and approved by Tacoma Power management and Real Property Services.

Upon approval by the Board, a separate request will be made to the City Council to hold a Public Hearing to be followed by Final Approval. Closing of the sale is expected by April 2024.



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ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? No

IF THE EXPENSE IS NOT BUDGETED, PLEASE EXPLAIN HOW IT IS TO BE COVERED.

N/A

IF THE ACTION REQUESTED IS APPROVAL OF A CONTRACT, INCLUDE LANGUAGE IN RESOLUTION AUTHORIZING \$200,000 INCREASE IN ADMINISTRATIVE AUTHORITY TO DIRECTOR? No

ATTACHMENTS: Purchase and Sale Agreement, Declaration of Surplus; Location Map; Request For Proposals; Habitat for Humanity RFP Proposal; Notice of Award; Development Agreement; CAM to set Public Hearing

CONTACT: Primary Contact: Greg Muller, Senior Real Property Officer, 253.337.3164
Supervisor: Dylan Harrison, Principal Real Property Officer, Ext 8836