



RESOLUTION NO. U-10948

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2 A RESOLUTION related to Tacoma Water; authorizing a negotiated sale
3 of surplus real property to Jeff A. and Mary J. Norton.

4 WHEREAS the City of Tacoma, Department of Public Utilities, Water
5 Division (d.b.a. "Tacoma Water"), in 2002, surplussed approximately 0.30 acres
6 (13,000 SF) of property located at the southwest corner of 51st Street NE and
7 Caledonia Road NE, in unincorporated Pierce County, Washington ("Property")
8 and

9 WHEREAS, in July 2008, the property was offered for sale via a sealed
10 bid process. At that time, the Public Utility Board declined to sell the property
11 due to market conditions. Another sealed bid process was conducted in March
12 2015, and no bids were received. The property has been continuously listed on
13 the City's surplus website and was listed with a real estate broker in January
14 2017, for \$160,000, based on a third-party appraisal, and

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16 WHEREAS Tacoma Water has negotiated an offer to sell the property to
17 Jeff A. and Mary J. Norton, reserving an easement in the north 10 feet of the
18 property, pending Public Utility Board and City Council approval, and

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20 WHEREAS the sale proceeds will be used to offset the historical costs
21 incurred to replace and upgrade the infrastructure included in the 2001
22 purchase of the property from the Hyada Mutual Service Company; Now,
23 Therefore,

24 BE IT RESOLVED BY THE PUBLIC UTILITY BOARD OF THE CITY OF TACOMA:

25 Sec. 1. That the negotiated sale of approximately 0.30 acres (13,000 SF)
26 of property, located at the southwest corner of 51st Street NE and Caledonia



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Road NE, in unincorporated Pierce County, Washington, as more fully described in the documents on file with the Clerk of the Board, to Jeff A. and Mary J. Norton, in exchange for payment of \$160,000, and reserving an easement in the north 10 feet of the property, is hereby approved.

Sec 2. That the City Council is requested to hold a public hearing on this matter, and thereafter approve this recommended negotiated sale and authorize the Water Superintendent to execute all documents necessary to perfect the sale, substantially in the same form as on file with the Clerk of the Board and approved by the City Attorney.

Approved as to form and legality:

Monique Jundkogh
Chair

Miriam G. Smith
Chief Deputy City Attorney

James G. Baker
Secretary

Charlene J. Jowers
Clerk

Adopted 8-9-17