



3628 South 35th Street  
Tacoma, Washington 98409-3192

TACOMA PUBLIC UTILITIES

Date: June 8, 2016

To: William A. Gaines, Director/CEO

From: *LM* Linda McCrea, Water Superintendent *Linda McCrea*

Subject: Purchase of Real Property located within the Green River Watershed

**Recommendation:** Tacoma Water requests your approval to purchase approximately 1.90 acres of residential property located within the Green River Municipal Watershed from Dennis and Peggy Hoffer for \$409,000.

**Background:** This property is a mostly level, medium bank parcel with approximately 125 feet of Green River frontage. It is located within the controlled area of the municipal watershed, across the Green River Headworks Road from the Green River Filtration Facility. The property includes a three bedroom, one bath log home, a 900 square foot barn, a 1,344 square foot storage building, a carport, and other small outbuildings.

The sellers built their residence in 1978 and have recently decided to relocate. They approached Tacoma Water in 2014, recognizing that given the property location Tacoma Water would most likely want to purchase the property for its operations. Since that time, there were several discussions within Tacoma Water to evaluate the costs and benefits of this potential transaction. Negotiations with the Hoffer's began in 2015 and, after numerous discussions and reviews of market conditions, Tacoma Water determined that it was in its best interest to purchase this property.

**Schedule:** Upon approval from the Public Utility Board, Real Property Services seek final approval for this transaction from Tacoma City Council. If approved, the transaction will be completed by August 31, 2016.

Thank you for your consideration of this request.