



3628 South 35th Street  
Tacoma, Washington 98409-3192

TACOMA PUBLIC UTILITIES

Date: August 12, 2014

To: William A. Gaines, Director/CEO  
From: Linda McCrea, Water Superintendent *LM*

Subject: Conveyance of Tacoma Water surplus property to Fretoc, LLC  
Located near Canyon Road and 172<sup>nd</sup> E., Pierce County

**Recommendation:** Tacoma Water requests your approval to convey approximately 0.85 of an acre, located on the West side of Canyon Road near the intersection of 172<sup>nd</sup> Street E., to Fretoc, LLC for \$50,000.

**Background:** This property is a triangular shaped remnant portion of a larger, 73 acre, parcel that is located primarily on the East side of Canyon Road. It was acquired in 1893 as part of the City's acquisition of Tacoma Light and Water company and has a significant easement encumbrance due to a Bonneville Power Administration transmission line.

Fretoc, LLC is the abutting property owner, and approached Tacoma Water earlier this year regarding the potential purchase of this site to facilitate development of their property. Since this property has little contributory value to its larger parcel, Tacoma Water agreed to this disposition provided that the buyers pay for all transactional costs, including any necessary survey work.

The purchase price of \$50,000 is based on the fair market value. Tacoma Water, Real Property Services, and the City's Legal department have reviewed and approved the proposed purchase and sale agreement. Real Property Services has notified all City departments of this potential surplus property and no comments or objections have been received.

**Schedule:** Upon approval from the Public Utility Board, Real Property Services will hold a public hearing, in accordance with Washington State law, and seek final approval for this transaction from Tacoma City Council. If approved, the transaction will be completed by October, 2014.

Thank you for your consideration of this request. I would be happy to meet with you to go over this matter in more detail.