



## RESOLUTION NO. 39922

1 A RESOLUTION relating to surplus property, authorizing the Declaration of  
2 Surplus and execution of a Quitclaim Deed to convey two parcels, located  
3 at 5402 South Puget Sound Avenue and 3520 South 54<sup>th</sup> Street, and  
4 5401 and 5407 South Tacoma Way, to Eli Moreno for the amount  
5 of \$850,000.

6 WHEREAS, on January 27, 2017, the City purchased these Properties  
7 located at 5402 South Puget Sound Avenue and 3520 South 54<sup>th</sup> Street, and  
8 5401 and 5407 South Tacoma Way (“Properties”), for the purpose of  
9 redeveloping the Properties for use as a youth and young adult drop-in center  
10 and overnight shelter; following acquisition of the Properties, a feasibility study  
11 determined the available space would not accommodate the needs of serving the  
12 youth and young adult population at this location, and

13 WHEREAS the Properties, as more particularly described in Exhibit “A,”  
14 are now surplus to the City’s needs, and

15 WHEREAS the proposed purchaser, Eli Moreno, plans to develop the  
16 Properties into a co-work space, and has offered to pay the City the full asking  
17 price of \$850,000, with payments spread over five years, and

18 WHEREAS the City must dispose of City-owned surplus property pursuant  
19 to the City’s Policy for the Sale/Disposition of City-owned General Government  
20 Real Property, and

21 WHEREAS, there being no foreseeable need for continued City ownership  
22 of the Properties, the sale of said Properties appears to be in the best interests of  
23 the City, pending final approval from the City Council; Now, Therefore,  
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BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

Section 1. That continued ownership of the City real Properties located at 5402 South Puget Sound Avenue and 3520 South 54<sup>th</sup> Street, and 5401 and 5407 South Tacoma Way, as more particularly described in Exhibit "A," is not essential to the needs of the City and are hereby declared surplus pursuant to RCW 35.22.020 and Article I, Section 1.2, and Article IX of the Tacoma City Charter.

Section 2. That the proper officers of the City are hereby authorized to declare surplus and enter into a Quitclaim Deed to convey the subject parcels to Eli Moreno, for the amount of \$850,000, said document to be substantially in the form of the deed on file in the office of the City Clerk.

Adopted \_\_\_\_\_

\_\_\_\_\_  
Mayor

Attest:  
  
\_\_\_\_\_  
City Clerk

Approved as to form:  
  
\_\_\_\_\_  
Deputy City Attorney

Legal Description Approved:  
  
\_\_\_\_\_  
Chief Surveyor  
Public Works Department



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**EXHIBIT "A"**

**PARCEL NO. 4695000010**

PARCEL A:

LOTS 1 THROUGH 4, BLOCK 1, HUNT'S PRAIRIE ADDITION TO TACOMA, W.T., ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 90, IN PIERCE COUNTY,

EXCEPT THE WEST 10 FEET THEREOF APPROPRIATED BY THE CITY OF TACOMA FOR ALLEY PER PIERCE COUNTY SUPERIOR COURT JUDGEMENT NO. 27198 DATED NOVEMBER 6, 1908,

SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON.

(CONTAINING ±11,000 SQUARE FEET OR APPROXIMATELY 0.25 ACRES).

**PARCEL NO. 4695000240**

PARCEL B:

LOTS 45 THROUGH 48, BLOCK 1, HUNT'S PRAIRIE ADDITION TO TACOMA, W.T., ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 90, IN PIERCE COUNTY, WASHINGTON,

EXCEPT THE EAST 10 FEET THEREOF APPROPRIATED BY THE CITY OF TACOMA FOR ALLEY PER PIERCE COUNTY SUPERIOR COURT JUDGEMENT NO. 27198 DATED NOVEMBER 6, 1908,

SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON.

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