



Req. #10081

## RESOLUTION NO. 36225

1 WHEREAS, in 1999, because the City's Business Systems Improvement  
2 Project ("BSIP") required the short-term use of office space to provide interim  
3 office space for employees and project members involved with the BSIP, the  
4 City Council adopted Resolution No. 35561, authorizing the execution of a  
5 lease/option to purchase, the option to purchase, and other documents  
6 necessary and incidental to and for the lease and purchase of the Carlton  
7 Center and parking garage, located at 1551 Broadway, and  
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9 WHEREAS the City exercised that option and purchased the Carlton  
10 Center for \$3.7 million, and

11 WHEREAS the BSIP project was complete in 2003, but the Carlton  
12 Center currently provides offices for the City's Business and Information  
13 Systems Department, and

14 WHEREAS the Carlton Center also currently provides offices for  
15 employees and contractors assigned to the new Tacoma Convention Center  
16 ("Convention Center") project and the staff of the Convention Center itself, and

17 WHEREAS, in 2003, the City Council expressed to staff an interest in  
18 selling the Carlton Center building, and

19 WHEREAS the City desires to retain the associated parking garage,  
20 which is currently valued at \$1 million, for future expansion of the Convention  
21 Center, and  
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23 WHEREAS the City has received an offer from Fred Roberson to  
24 purchase the Carlton Center building, but not the associated garage, for the  
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1 sum of \$3.1 million, less \$160,000 for necessary building maintenance, for a  
2 net total purchase price of \$2.94 million, and

3 WHEREAS the terms of the offer are that Mr. Roberson will pay  
4 \$2 million in cash and provide the City with a promissory note bearing interest  
5 at 6 percent for the balance, and

6 WHEREAS Mr. Roberson desires ultimately to leave the building to the  
7 University of Washington Tacoma ("UWT") as a part of his estate, and

8 WHEREAS the promissory note will be due and payable at the time  
9 Mr. Roberson's ownership of the building passes to UWT through his estate,  
10 and  
11

12 WHEREAS Mr. Roberson's offer requires that the City provide  
13 75 parking permits in the immediate vicinity of the building for use by building  
14 tenants during business hours Monday through Friday, and

15 WHEREAS Mr. Roberson's offer also requires that the City, upon his  
16 request, provide up to an additional 30 parking permits for use by building  
17 tenants during business hours Monday through Friday, at market rates, within  
18 the general vicinity of the Carlton Center building, and  
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20 WHEREAS, after business hours and on weekends, the City would  
21 retain full control the parking stalls, and

22 WHEREAS, under the Roberson offer, all obligation of the City to  
23 provide parking permits for building tenants will terminate at the time  
24 Mr. Roberson's ownership of the building passes to UWT through his estate;

25 Now, Therefore,  
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BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

That the offer of Fred Roberson to purchase the Carlton Center for \$3.1 million (\$2.94 million net) represents appropriate value and consideration for acquisition of the building.

BE IT FURTHER RESOLVED that the City Council finds that, in light of Mr. Roberson's desire to ultimately transfer the building to UWT as a part of his estate, it is in the best interests of the City of Tacoma to accept the offer of Fred Roberson to purchase the Carlton Center, subject to the terms of this resolution.

BE IT FURTHER RESOLVED that the City agrees to provide 75 parking permits in the immediate vicinity of the building for use by building tenants during business hours Monday through Friday, at a rate established by reducing the full-time fair market rate in proportion to the tenant's limited usage during normal business hours, and up to an additional 30 parking permits for use by building tenants during business hours Monday through Friday, at market rates, within the general vicinity of the Carlton Center building.

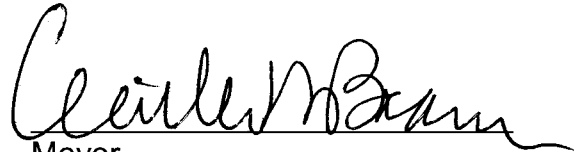
BE IT FURTHER RESOLVED that the proper officers of the City are hereby authorized to execute a purchase and sale agreement with Fred Roberson, for the purposes hereinabove enumerated, subject to the terms of



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this resolution, said document to be substantially in the form of the proposed  
Purchase and Sale Agreement on file in the office of the City Clerk.

Adopted JUN 29 2004

  
Mayor

Attest:

  
City Clerk

Approved as to form and legality:

  
Assistant City Attorney



# REQUEST FOR ORDINANCE OR RESOLUTION

CITY CLERK USE

Request #:	10081
Ordinance #:	
Resolution #:	36225

1. DATE: June 23, 2004

2. REQUESTING DEPARTMENT/DIVISION/PROGRAM General Services/Asset Management	3. CONTACT PERSON (for questions): Rick Brush	PHONE/EXTENSION 5320
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4. PREPARATION OF A RESOLUTION IS REQUESTED FOR THE CITY COUNCIL MEETING OF TUESDAY JUNE 29, 2004.

5. SUMMARY TITLE/RECOMMENDATION: (A concise sentence, as it will appear on the Council Agenda)

Authorizing the appropriate City officials to execute a purchase and sale agreement and other necessary documents for the sale of the Carlton Center office building to a buyer to be determined.

6. BACKGROUND INFORMATION/GENERAL DISCUSSION: (Why is this request necessary? Are there legal requirements? What are the viable alternatives? Who has been involved in the process?)

The City has received offers to purchase the Carlton Center office building and is presently asking for final and best offers. The City Council is scheduled to select a buyer in an executive session on June 29, 2004, with final approval of a purchase and sale agreement at its regular meeting the same day.

7. FINANCIAL IMPACT: (Future impact on the budget.)

The sale will enable the retirement of an internal note and UDAG loan used to purchase the property.

8. LIST ALL MATERIAL AVAILABLE AS BACKUP INFORMATION FOR THE REQUEST AND INDICATE WHERE FILED:

Source Documents/Backup Material	Location of Document
Purchase and Sale Agreement	City Clerk

9. FUNDING SOURCE: (Enter amount of funding from each source)

Fund Number & Name:	State \$	City \$	Other \$	Total Amount
5700-CARLT				To Be Determined

If an expenditure, is it budgeted?  Yes  No Where? Cost Center

Acct #

10. ATTORNEY CONTACT: (Enter Name of Attorney that you've been working with)  
Steve Victor

11. Department Director/Utility Division Approval	Director of Finance Approval	City Manager/Director Utilities Approval

Resolution No. 38226

Adopted: JUN 29 2004

Maker of Motion: Evans

Seconded: Phelps

Roll Call Vote:

MEMBERS	AYES	NAYS	ABSTAIN	ABSENT
Ms. Anderson	/			
Mr. Evans	/			
Mr. Ladenburg	/			
Mr. Lonergan	/			
Mr. Manthou	/			
Mr. Phelps	/			
Mr. Stenger	/			
Mr. Talbert	/			
Mayor Baarsma	/			

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