



Board Action Memorandum

TO: Jackie Flowers, Director of Utilities
COPY: Charleen Jacobs, Director and Board Offices
FROM: Eric Green, Tacoma Power T&D Assistant Section Manager
Greg Muller, Real Estate Officer, Real Property Services
MEETING DATE: February 24, 2021
DATE: February 12, 2021

SUMMARY: Declare surplus and authorize the negotiated sale to Pierce County of approximately 4,225 SF of land, together with a slope easement in approximately 792 SF of land, in Tacoma Power property identified as a portion of Pierce County Assessor Tax Parcel No. 0418162058 located in the Graham vicinity of unincorporated Pierce County for \$136,618.05.

BACKGROUND: No previous request has been submitted to Board in relation to this proposal. The property is in a suburban location in central unincorporated Pierce County near Graham and is improved with Tacoma Power's Graham Substation. As part of its County Road Project No. 5819, Pierce County is improving and widening 224th Street East, the property's frontage road. This right-of-way project will require the fee acquisition of the front 10 feet of the Tacoma Power property (4,225± SF), along with a slope easement in 792± SF adjacent to the roadway. Although no part of the substation within the security fencing is to be acquired, some site improvement modifications are required in order to maintain the substation's operational integrity, including expansion of the fencing and ground grid network, and adjustments to the irrigation system and driveway. Pierce County has agreed to the estimated cost-to-cure provided by Tacoma Power needed to make the necessary changes and this is included in the compensation. Although the fee and slope easement acquisitions require TPU Board approval, the City Council must approve only the fee acquisition. The acquisition documents were reviewed by the City Attorney's Office and approved by Tacoma Power management and Real Property Services.

Breakdown of Acquisition:

4,225± SF of fee lands @ \$2.00/SF	= \$8,450.00
792± SF of slope easement @ \$0.67/SF	= \$550.00
Landscaping:	= \$9,000.00
Cost-to-Cure:	= <u>\$118,618.05</u>
Total Compensation:	= \$136,618.05

Upon approval by the Board, a separate request will be made to the City Council to hold a Public Hearing to be followed by Final Approval. Closing of the sale is expected by April 2021.



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ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? No.

IF THE EXPENSE IS NOT BUDGETED, PLEASE EXPLAIN HOW THEY ARE TO BE COVERED.
N/A.

IF THE ACTION REQUESTED IS APPROVAL OF A CONTRACT, INCLUDE LANGUAGE IN RESOLUTION AUTHORIZING \$200,000 INCREASE IN ADMINISTRATIVE AUTHORITY TO DIRECTOR? N/A.

ATTACHMENTS: Pierce County Real Property Voucher, Quit Claim Deed No. 6777, Slope Easement No. E13718, Right-of-Way Plan, Declaration of Surplus; Location Map

CONTACT: Primary Contact: Greg Muller, Real Estate Officer, Ext 8256
Supervisor: Dylan Harrison, Senior Real Estate Officer, Ext 8836