



TO: Elizabeth A. Pauli, City Manager
FROM: Troy Stevens, Senior Real Estate Specialist, Real Property Services
Kurtis D. Kingsolver, P.E., Public Works Director/City Engineer *KDK*
COPY: City Council and City Clerk
SUBJECT: Resolution – Surplus sale of City parcel, Pierce County Parcel No. 032135-1037, DCT Blair Logistics Center, LLC – September 12, 2017
DATE: August 7, 2017

SUMMARY:

A resolution declaring surplus and authorizing the execution of a Quit Claim Deed to convey a 9,000 square foot City parcel at 2100 Taylor Way, to DCT Blair Logistics Center, LLC for the amount of \$81,000.

STRATEGIC POLICY PRIORITY:

- Assure outstanding stewardship of the natural and built environment.

Approval of this surplus sale will allow the abutting property owner DCT Blair Logistics Center, LLC (DCT) to officially combine it with adjoining property owned located at 2160 Taylor Way.

BACKGROUND:

The City acquired the property in September 29, 1964, from Reichold Chemicals, Inc., under City Quit Claim Deed No. 3234 for a portion of 49th Avenue Northeast. A request for agency comment was distributed on August 26, 2016, with a deadline of September 12, 2016. Real Property Services did not receive any requests or objections to selling the property. Notice of the proposed sale was also sent to external stakeholders on November 3, 2016. The City did not receive any requests or objections to selling the property from the external stakeholders. The City Manager approved the surplus declaration on October 7, 2016.

A Purchase and Sale Agreement was entered into by the parties on March 3, 2017, with a purchase price of \$81,000. An amendment was subsequently entered into on April 28, 2017, clarifying the terms of the closing process. DCT has exercised all three of their feasibility extensions. The third and final extension will end on September 1, 2017.

This property is classified as a Tier 3 property pursuant to the Policy for the Sale/Disposition of City-owned General Government Real Property.

ISSUE:

DCT desires to purchase the City property to officially combine it with adjoining property owned by DCT located at 2160 Taylor Way. If this sale is not approved, the parcel will continue to be owned by the City and will not be placed back onto the tax rolls.

ALTERNATIVES:

The City could retain title to the parcel; however, that contradicts the goals outlined in the Policy for the Sale/Disposition of City-owned General Government Real Property.

RECOMMENDATION:

Public Works Department recommends Council approve the Declaration of Surplus and execute a Quit Claim Deed to convey 2100 Taylor Way to DCT, via direct negotiation.



FISCAL IMPACT:

EXPENDITURES:

FUND NUMBER & FUND NAME *	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
N/A			
TOTAL			

* General Fund: Include Department

REVENUES:

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
Fund 1100-PROP, PW Property Management	296000	6411030	81,000
TOTAL			81,000

POTENTIAL POSITION IMPACT:

POSITION TITLE	PERMANENT/ PROJECT TEMPORARY POSITION	FTE IMPACT	POSITION END DATE
N/A			
TOTAL			

This section should only be completed if a subsequent request will be made to increase or decrease the current position count.

FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$81,000

ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? No, this revenue was not anticipated in the budget.

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