



TO: Elizabeth Pauli, City Manager
FROM: Jackie Flowers, Director of Utilities ^{DS}
COPY: City Council and City Clerk
SUBJECT: Resolution – Declaration of Surplus and Sale of Tacoma Power Real Property – City Council Consent Agenda for April 26, 2022
DATE: April 1, 2022

SUMMARY AND PURPOSE:

To set Tuesday, May 10, 2022 as the date for a Public Hearing regarding the declaration of surplus and sale of approximately 2.74 acres of unimproved Tacoma Power property, identified as Cowlitz County Assessor Tax Parcel No. WK1601006, located in the Vader vicinity of unincorporated Cowlitz County, to the BNSF Railway Company for \$81,200.00.

BACKGROUND:

[Click or tap here to enter text.](#)

The sale property is in a rural location in unincorporated Cowlitz County near the town of Vader. This property was originally acquired by Tacoma Power in 2013 utilizing Fish Habitat Funds targeted for fish habitat protection, restoration, and enhancement consistent with the Cowlitz Hydroelectric Project obligations under FERC License No. 2016. Given its land-locked status and small size, together with its location adjacent to an operating rail line, there is limited opportunity to improve habitat functions and values on this property. In furtherance of a bridge replacement project across the Cowlitz River, the BNSF Railway Company (“BNSF”), who operates the adjacent rail line, would like to acquire the property.

Tacoma Power paid \$11,362.00 for the property in 2013. The net sale proceeds will be returned to the Fish Habitat Fund to be re-invested for fish habitat purposes consistent with the guidelines of the Habitat Advisory Group (“HAG”) oversight committee established by the FERC License Settlement Agreement Article 11. Real Property Services has worked with Tacoma Power’s Natural Resources division on this request, and the HAG committee has given its approval.

The sale documents were reviewed by the City Attorney’s Office and approved by Tacoma Power management and Real Property Services.

COMMUNITY ENGAGEMENT/ CUSTOMER RESEARCH:

The public may receive notice via publication of the City Council Agenda and Public Hearing notice. Further opportunity for neighborhood and broader public input will be available at the time BNSF has finalized its plans and makes application for development and permits with Cowlitz County, the governing jurisdiction for this property.

2025 STRATEGIC PRIORITIES:

Equity and Accessibility:

The sale will allow continued operation of the abutting rail line owned and operated by BNSF. As the property is located in Cowlitz County, no Equity Index Score has been established.



ALTERNATIVES:

Presumably, your recommendation is not the only potential course of action; please discuss other alternatives or actions that City Council or staff could take. Please use table below.

Alternative(s)	Positive Impact(s)	Negative Impact(s)
1. Retain property	None.	Costs for maintenance and liability.

EVALUATION AND FOLLOW UP:

This is a one-time sale with no on-going evaluation required.

STAFF/SPONSOR RECOMMENDATION:

Tacoma Power and Real Property Services recommend that the City Council set May 10, 2022 as the date to hold a Public Hearing for the declaration of surplus and sale of approximately 2.74 acres of unimproved Tacoma Power property, identified as Cowlitz County Assessor Tax Parcel No. WK1601006, located in the Vader vicinity of unincorporated Cowlitz County, to the BNSF Railway Company for \$81,200.00.

FISCAL IMPACT:

There is no fiscal impact to setting this Public Hearing.

Are there financial costs or other impacts of not implementing the legislation?

No

Will the legislation have an ongoing/recurring fiscal impact?

No

Will the legislation change the City's FTE/personnel counts?

No

ATTACHMENTS:

Sale Property Location Map.