



**TO:** Elizabeth Pauli, City Manager  
**FROM:** Jackie Flowers, Director of Utilities  
**COPY:** City Council and City Clerk  
**SUBJECT:** Resolution – Declaration of Surplus and Sale of Tacoma Power Real Property – City Council Consent Agenda for September 22, 2020  
**DATE:** August 28, 2020

**SUMMARY AND PURPOSE:**

To set Tuesday, October 6, 2020 as the date for a Public Hearing regarding the declaration of surplus and sale of approximately 31.5 acres of Tacoma Power property for \$10,600,000.00 to Exeter Canyon Land, LLC (“Exeter”).

**BACKGROUND:**

The Director of Utilities approved the surplus declaration in November 2018. At the conclusion of marketing efforts, a purchase and sale agreement with Exeter was entered into in February 2020. Exeter has extensive nationwide experience in developing industrial properties, many as build-to-suit for particular users and has submitted an application for development with Pierce County. Tacoma Power does not need to retain ownership of the property as ownership entails additional management time and expense. The sale is subject to both Public Utility Board and City Council approval. The terms and conditions of the purchase and sale agreement have been reviewed by the City Attorney’s Office and approved by Tacoma Power management and Real Property Services.

**COMMUNITY ENGAGEMENT/ CUSTOMER RESEARCH:**

As the sale involves an unimproved tract of land in a suburban location in Pierce County, no potential impacts are foreseen. This sale has been vetted by Tacoma Power management.

**2025 STRATEGIC PRIORITIES:**

**Equity and Accessibility:**

The sale will allow continued development of the Frederickson community, which provides housing, educational, employment, and recreational opportunities in line with state-mandated Growth Management policies, Pierce County development regulations, including environmental mitigation, and the economic development goals of the County Executive, including job creation. As the sale property lies outside the corporate limits of the City, no Equity Index Scores have been identified.

**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.



City of Tacoma

City Council Action Memorandum

**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 October 6, 2020 as the date to hold a Public Hearing for the declaration of surplus and sale of approximately 31.5 acres of Tacoma Power Property to Exeter Canyon Land, LLC for \$10,600,000.00

**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:**

None.