



TO: T.C. Broadnax, City Manager
FROM: Michael P. Slevin III, P.E, Director, Environmental Services
Richard Price, Sr. Real Estate Officer, Real Property Services
COPY: City Council and City Clerk
SUBJECT: Resolution – Statutory Warranty Deed and Real Estate Donation Agreement related to the Maybell H. Phillips Living Trust property located at 1401 East 34th Street – March 17, 2015
DATE: March 2, 2015

MSP

SUMMARY:

A resolution approving the donation of the Maybell H. Phillips Living Trust property located at 1401 East 34th Street to Open Space, in the amount of \$271.83, budgeted from the ES Surface Water Fund 4301; and authorizing the execution of a Statutory Warranty Deed and Real Estate Donation Agreement for the donation.

STRATEGIC POLICY PRIORITY:

- Strengthen and maintain a strong fiscal management position.
- Foster neighborhood, community, and economic development vitality and sustainability.
- Encourage and promote an open, effective, results-oriented organization.

Approval of the donation will allow Environmental Services to accomplish its goal of connecting and obtaining additional Open Space lands in the area and facilitate management of the watershed.

BACKGROUND:

ISSUE:

The subject property was acquired by Maybell H. Phillips in 1982 and transferred into the Maybell H. Phillips Living Trust in 2011. Representatives of Ms. Phillips contacted Real Property Services last year to discuss the possibility of the City acquiring the property at 1401 East 34th Street. After review of the property, the Environmental Services staff concluded that it met Open Space criteria for acquisition. Real Property Services facilitated the transaction by drafting a donation agreement and Statutory Warranty Deed.

Per the Real Estate Donation Agreement, the City is paying the outstanding Pierce County taxes due for 2014 and the first half of 2015, currently \$271.83.

ALTERNATIVES:

If this property is not acquired for Open Space, the City will miss an opportunity to gain greater Open Space connectivity and the potential to better program and manage the area's Open Space inventory. Given that this property is steeply sloped, it is unlikely that a private developer or property owner would acquire the property because of its proximity to public right of way and other Open Space lands.

RECOMMENDATION:

A resolution approving the donation of the Maybell H. Phillips Living Trust property located at 1401 East 34th Street to Open Space, in the amount of \$271.83, budgeted from the ES Surface Water Fund 4301; and authorizing the execution of a Statutory Warranty Deed and Real Estate Donation Agreement for the donation.



FISCAL IMPACT:

EXPENDITURES:

FUND NUMBER & FUND NAME *	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
ES Surface Water Fund 4301	ENV-03024-20	5621100	\$271.83
TOTAL			\$271.83

* General Fund: Include Department

REVENUES:

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
TOTAL			

FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$271.83

ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? Yes