


Board Action Memorandum

TO: Jackie Flowers, Director of Utilities
COPY: Charleen Jacobs, Director and Board Offices
FROM: John Nierenberg, Tacoma Power T&D Assistant Section Manager 
Greg Muller, Real Estate Officer, Real Property Services
MEETING DATE: February 23, 2022
DATE: February 11, 2022

SUMMARY: Declare surplus and authorize the negotiated sale to Chris and Mitzi Dunayski of approximately 6,350 square feet of land in Tacoma Power property identified as Pierce County Assessor Tax Parcel No. 2890002480 located at 3404 South 45th Street in Tacoma for \$250,000.00.

BACKGROUND: No previous request has been submitted to Board in relation to this proposal. The property is in an urban location in Tacoma and was formerly improved with Tacoma Power's Warner Substation. As part of a package of decommissioned substation properties, this former substation site was previously declared surplus in 2009 by the TPU Board and Council. However, it failed to sell through a sealed-bid process. This sale follows the process provided in the TPU Surplus Real Property Disposition Policy #121 adopted in 2020. The property was identified as potential for Affordable Housing and was included in an RFP in 2021. As it is an in-City property, it was also offered to the Puyallup Tribe. However, none of these parties expressed an interest in the property. Thus, the next step was to market to the community at large, as detailed in the Background and Marketing Strategy memoranda previously provided to Board Members (attached), and this sale is a result of those efforts. The sale documents were reviewed by the City Attorney's Office and approved by Tacoma Power management and Real Property Services.

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 2022.

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: Purchase and Sale Agreement, Declaration of Surplus; Location Map; Background Memo to Board, Marketing Strategy Memo

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