



**TO:** T.C. Broadnax, City Manager  
**FROM:** Troy Stevens, Real Estate Officer TPU, Department of Public Works  
William A. Gaines, Director of Utilities/CEO  
**COPY:** City Council and City Clerk  
**SUBJECT:** Resolution – Set Public Hearing – September 30, 2014  
**DATE:** September 9, 2014

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**SUMMARY:**

To Set Tuesday, October 14, 2014, as the date for a Public Hearing in order to declare surplus and approve the negotiated sale of approximately 3.2 acres of surplus property located on Hood Canal in Mason County, to the Skokomish Tribe for perpetual hatchery rights.

**STRATEGIC POLICY PRIORITY:**

- Encourage and promote an open, effective, results-oriented organization.

This transaction supports an open, effective, and results-oriented organization by allowing for public input on this real estate transaction.

**BACKGROUND:**

In December 2008, the City of Tacoma entered into a Settlement Agreement with the Skokomish Tribe (“Tribe”), as part of the Cushman Project relicensing requirements. As part of the settlement, real estate was conveyed to the Tribe, including a portion of the area commonly known as ‘Saltwater Park’, which is located on Hood Canal. The tidelands in front of the park were not conveyed at that time and neither was the southern most part of the park, which was retained to construct a hatchery. Since then, Tacoma Power has determined it needs to use other Tribe property and has agreed to convey the tidelands to the Tribe in exchange for this perpetual use.

Since the Tribe owns the adjacent waterfront property, the conveyance of the additional tidelands will ensure consistent ownership. Tacoma Power will retain the area where the Cushman No. 2 tailrace enters the canal and therefore its operations will not be negatively impacted.

**ALTERNATIVES:**

The alternatives to declaring the parcel surplus and conveying it to the Tribe would be to retain ownership or convey it to someone else. Tacoma Power does not need the property, so retaining ownership will result in continued and unnecessary risk exposure and maintenance costs; and, since the property is adjacent to other Skokomish Tribe property, it does not make sense to sell it to anyone else.

**RECOMMENDATION:**

Tacoma Power and Real Property Services recommend that the City Council set a public hearing to be held October 14, 2014 to receive public comment regarding the proposed sale of approximately 3.2 acres of surplus property in Mason County, Washington.



The Public Hearing will provide a forum for the public to comment on the proposed sale, thereby promoting transparency of governmental actions and the responsible stewardship of City property. Once the Public Hearing has been conducted a separate request will be presented to City Council for the approval of the declaration of surplus and conveyance of real property from The City of Tacoma to the Skokomish Tribe in exchange for the hatchery rights.

**FISCAL IMPACT: N/A**