



**TO:** T.C. Broadnax, City Manager  
**FROM:** Kurtis D. Kingsolver, P.E., Public Works Director/City Engineer /KDK  
Justin E. Davis, Facilities Division Manager, Public Works  
Ronda Cornforth, Sr. Real Estate Specialist, Public Works Real Property Services  
**COPY:** City Council and City Clerk  
**SUBJECT:** Resolution – Surplus Property Sale of Parcel No. 3805000173 – February 3, 2015  
**DATE:** January 13, 2015

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**SUMMARY:**

The Public Works Department requests City Council to authorize the Declaration of Surplus and execution of a Quit Claim Deed to convey vacant undeveloped residential lands (Parcel No. 3805000173) at the intersection of South 85<sup>th</sup> Street and Sheridan Avenue to Tacoma First Baptist Church, a Washington Not for Profit Corporation, in the amount of \$42,130. This property is classified as a Tier Three property pursuant to the Policy for the Sale/Disposition of City-owned General Government Real Property.

**STRATEGIC POLICY PRIORITY:**

- Foster neighborhood, community, and economic development vitality and sustainability.

Approval of this surplus sale will allow the proposed purchaser to add lands to the church campus intended to be improved as parking lot expansion and thereby improving traffic flows of the congregation, returning the property to the tax rolls and decreasing City maintenance costs.

**BACKGROUND:**

The City acquired this parcel for future Sheridan Avenue expansion in 1978 by Local Improvement Assessment Deed recorded under Auditor's File No. 2866675 by foreclosure proceedings for a purchase price of \$457.94, plus costs as authorized by Resolution No. 25311 and legal description corrected under Resolution No. 25361. Public Works subsequently secured an easement, southerly of this parcel, for storm sewer purposes but was unable to secure the additional right-of-way needed to make full street connection between South 85<sup>th</sup> and South 86<sup>th</sup> Streets. Since that time, the parcel has been used, and vastly maintained, by the neighboring church as additional yard space. We are currently in discussions with Tacoma First Baptist Church for the vacation of the remainder portions of Sheridan Avenue and alley lying between the subject property and surrounding church property for the full expansion of their necessary parking needs. Internal City Departments were notified of the surplus action, and no objections were given provided easements are reserved for the existing sewer main along the easterly line of said property. This parcel was declared surplus to the City's needs on August 18, 2014.

The approval of this sale will allow for the continued growth and expansion of our City by returning the parcel to the tax rolls, provide opportunity for church expansion and reduce the City's overall maintenance costs associated with its ownership, which satisfies the goal set forth in the City Policy for Sale/Disposition of City-owned General Government Real Property.

**ISSUE:**

To dispose of City-owned surplus property. If this sale is not approved, the parcel will remain a City-owned vacant undeveloped residential lot and will not be placed back onto the tax rolls.

**ALTERNATIVES:**

The City could continue to hold title to this parcel. However, that contradicts the goals outlined in the City Policy for Sale/Disposition of City-owned General Government Real Property.

**RECOMMENDATION:**

The Public Works Department requests City Council to authorize the Declaration of Surplus and execution of a Quit Claim Deed to convey vacant undeveloped residential lands (Parcel No. 3805000173) at the intersection of South 85<sup>th</sup> Street and Sheridan Avenue to Tacoma First Baptist Church, a Washington Not for Profit Corporation, in the amount of \$42,130. This property is classified as a Tier Three property pursuant to the Policy for the Sale/Disposition of City-owned General Government Real Property.

**FISCAL IMPACT:**

The funds from this surplus property sale, \$42,130, will be deposited into PW Property Management Fund 1100, 296000 PWF Surplus Property Sales Cost Center.

**REVENUES:**

| FUNDING SOURCE           | COST OBJECT<br>(CC/WBS/ORDER) | COST ELEMENT | TOTAL AMOUNT    |
|--------------------------|-------------------------------|--------------|-----------------|
| Sale of Surplus Property | 296000                        |              | \$42,130        |
|                          |                               |              |                 |
|                          |                               |              |                 |
| <b>TOTAL</b>             |                               |              | <b>\$42,130</b> |

**FISCAL IMPACT TO CURRENT BIENNIAL BUDGET:** \$42,130

**ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED?** Yes