



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 Agenda for December 6, 2022
DATE: October 14, 2022

SUMMARY AND PURPOSE:

This memorandum provides information for the proposed sale of Tacoma Power property consisting of approximately 1.29 acres of land identified as a portion of Pierce County Assessor Tax Parcel No. 0317271012, to Eduardo Dominguez and Margarita Calderon for \$13,500.00. Pursuant to Resolution No. U-11352 adopted October 26, 2022, the Public Utility Board requests the City Council declare surplus and authorize this real property sale.

BACKGROUND:

The sale property is in a rural location in the Graham-Eatonville vicinity of unincorporated Pierce County and is used for electrical distribution. However, it is encumbered by a County road. This transaction will allow legal access to the Dominguez and Calderon property for development of a single family residence. After sale by Tacoma Power, the portion of the sale property improved with Kinsman Road E will be dedicated to Pierce County for continued use of the public road while Tacoma Power retains an easement therein. Tacoma Power does not need to own the property as ownership entails additional management time and expense. Operational needs can be met through permanent easement rights alone as included in this transaction. Additionally, the sale will generate one-time revenue for Tacoma Power. Tacoma Power has negotiated the sale price of \$13,500.00; this figure takes into consideration the reservation of an easement to Tacoma Power for continued operations. Also, because this property is limited to right-of-way use, this type of sale is consistent with TPU Surplus Policy #121 adopted in 2020. The terms and conditions of the Purchase and Sale Agreement were reviewed by the City Attorney’s Office and approved by Tacoma Power management and Real Property Services, and this surplus disposition was approved by the Public Utility Board via Resolution No. U-11352 adopted October 26, 2022. A Public Hearing was held before City Council on November 29, 2022.

COMMUNITY ENGAGEMENT/ CUSTOMER RESEARCH:

All abutting property owners were notified of the sale, a public hearing notice was published and the public hearing held as required by state law. No further community engagement efforts were identified and no potential impacts are foreseen to the local community.

2025 STRATEGIC PRIORITIES:

Equity and Accessibility:

The sale property lies outside the corporate limits of the City of Tacoma in unincorporated Pierce County with a “Moderate” Equity Index Score. The sale will allow continued development of the local community, which provides housing, educational, employment, and recreational opportunities in line with state-mandated Growth Management policies and Pierce County planning goals and development regulations.



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.

EVALUATION AND FOLLOW UP:

This is a one-time sale with no on-going evaluation required.

STAFF/SPONSOR RECOMMENDATION:

The Public Utility Board requests that the City Council declare surplus and authorize the sale of Tacoma Power property consisting of approximately 1.29 acres of land, identified as a portion of Pierce County Assessor Tax Parcel No. 0317271012, to Eduardo Dominguez and Margarita Calderon for \$13,500.00.

FISCAL IMPACT:

REVENUES:

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
Fund 4700	CC 561100	6411030	(\$13,500.00)
TOTAL			(\$13,500.00)

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:

Sale Property Location Map.