



**TO:** Elizabeth A. Pauli, City Manager  
**FROM:** Troy Stevens, Senior Real Estate Specialist, Public Works  
Jeffrey A. Jenkins, Interim Public Works Director  
**COPY:** City Council and City Clerk  
**SUBJECT:** Resolution – Property Title Clearing – 4041 Tacoma Mall Boulevard (City Central church) – April 19, 2022  
**DATE:** April 5, 2022

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**SUMMARY AND PURPOSE:**

A resolution authorizing the execution of a Quitclaim Deed to remove a property clearing on the title, located at 4041 Tacoma Mall Boulevard (Parcel Nos. 032018-1031 & 032018-1049 (Parcels)) in the city of Tacoma, to convey the Parcels to City Central church, a Washington non-profit corporation.

**BACKGROUND:**

**This Department’s Recommendation is Based On:** The cloud on title is a result of the following: Oakes Avenue (which became 40<sup>th</sup> Street East) was dedicated to the City of Tacoma in the plat of Alameda Addition (Volume 3 of Plats, Page 59). Per the plat, the right of way dedication for the road was 51 feet wide. A 19-foot strip of land, which abutted the northerly boundary of said road, was deeded to the City of Tacoma via County Treasurer’s Deed 1441043, thus making the road 70 feet wide.

In the late 1950s, the State of Washington appropriated areas for their Primary State Highway No. 1 project, which included the Parcels and abutting road rights-of-way. Upon highway completion, the state deeded as surplus property the Parcels and the abutting road rights-of-way to the City of Tacoma via Quitclaim Deed 8301100171.

The City of Tacoma, via Ordinance No. 23325, vacated the segment of the street abutting the Parcels. The ordinance was recorded under Pierce County recording number 8508120242.

Since the City of Tacoma held title to the Parcels at the time of vacation, and because title to vacated streets “vest in the owners of said property abutting thereon” *by operation of law*, the City of Tacoma retained fee title to its portion of the vacated street automatically upon recording of Ordinance No. 23325 without further legal action required.

Thereafter, the City of Tacoma deeded the Parcels to the State of Washington via Quitclaim Deed 860226038, which did *not* include a legal description of the vacated street nor reference to Ordinance No. 23325.

Subsequently, the State of Washington deeded the Parcels to Bethel Christian Assembly via Quitclaim Fulfillment Deed 9812240435. Bethel Christian Assembly then conveyed the Parcels to City Central, a Washington Non-Profit corporation. City Central is requesting that the City of Tacoma grant a quitclaim deed to it in order to confirm that the City has no interest in the vacated street.



**COMMUNITY ENGAGEMENT/ CUSTOMER RESEARCH:**

This Resolution will initiate the public notice/community engagement process.

**2025 STRATEGIC PRIORITIES:**

**Equity and Accessibility:** *Equity Index Score:* Moderate Opportunity.

Increase the percentage of residents who believe they are able to have a positive impact on the community and express trust in the public institutions in Tacoma.

**Civic Engagement:** *Equity Index Score:* Moderate Opportunity

Increase the percentage of residents who believe they are able to have a positive impact on the community and express trust in the public institutions in Tacoma.

**Explain how your legislation will affect the selected indicator(s).**

In accordance with Section 9.1 of the Charter, Disposition of City Property, requires the conveyance of property to be authorized by Council.

**ALTERNATIVES:**

Alternative(s)	Positive Impact(s)	Negative Impact(s)
1. Deny conveyance	N/A	Allow the cloud to remain on title.

**EVALUATION AND FOLLOW UP:**

N/A

**STAFF/SPONSOR RECOMMENDATION:**

The Public Works Department recommends Council approve the Resolution and execution of a Quitclaim Deed to City Central church.



City of Tacoma

City Council Action Memorandum

**FISCAL IMPACT:**

No fiscal impact.

**What Funding is being used to support the expense?**

N/A

**Are the expenditures and revenues planned and budgeted in this biennium's current budget?**

No

**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:**

- Deed D7527 Map Exhibit
- Deed D7527