



## RESOLUTION NO. 38762

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A RESOLUTION relating to community and economic development and surplus real property; authorizing the execution of a Purchase and Sale Agreement, in the amount of \$285,000, and Restrictive Covenant with Alan Lynden for the sale of the former Sector Four Police Substation, located at 3524 McKinley Avenue, for the purpose of relocating an existing office supply business, Chuckals Office Products, to said site.

WHEREAS, in 2010, the Tacoma Police Department relocated its Sector Four police operations to a newly constructed substation located at Stewart Heights, and

WHEREAS the former Sector Four Police Substation (“Property”) is surplus to the needs of the City, and the City desires to sell the Property such that future uses improve and enhance the community in which it is located, and

WHEREAS, in April 2013, the City conducted a Request for Proposal for the Property, but did not receive any responses, and

WHEREAS the City thereafter contracted with a real estate broker to assist in the sale of the Property, which resulted in two proposals, and

WHEREAS a Selection Advisory Committee, comprised of City staff, representatives of the neighborhood, and the Dome Top Neighborhood Alliance, weighed each proposal against four criteria: (1) consideration offered; (2) alignment with the vision and goals of the neighborhood; (3) alignment with the City’s goal of a safe, clean, and attractive community; and (4) alignment with the City’s planning and economic development goals, and

WHEREAS, based on its evaluation of the proposals, the Selection Advisory Committee is recommending that the Property be sold to Alan Lynden (“Lynden”),



1 a principal of Chuckals Office Products (“Chuckals”), for the purpose of relocating  
2 an existing Chuckals to the site, and

3 WHEREAS the proposal includes the modification of approximately  
4 40 percent of the building for storage and distribution of business products, with  
5 the remaining space to be dedicated to administrative office/retail uses, and  
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7 WHEREAS, under the terms of the Purchase and Sale Agreement, Lynden  
8 has agreed to pay \$285,000 for the Property, and

9 WHEREAS Lynden has also agreed to enter into a restrictive covenant, as  
10 part of the sale of the Property, requiring Lynden to use the Property in a manner  
11 consistent with Lynden’s proposal for five years in order to maximize the community  
12 benefit intended by this transaction, and  
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14 WHEREAS Section 9.1 of the Tacoma City Charter requires City Council  
15 authorization for the sale, lease, or conveyance of real property belonging to the  
16 City; Now, Therefore,

17  
18 BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

19 Section 1. That the proper officers of the City are hereby authorized to  
20 execute a Purchase and Sale Agreement with Alan Lynden, in the amount of  
21 \$285,000, for the real property comprising the former Sector Four Police  
22 Substation (“Property”), located at 3524 McKinley Avenue, for the purposes  
23 hereinabove enumerated, said document to be substantially in the form of the  
24 proposed agreement on file in the office of the City Clerk.

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26 Section 2. That the proper officers of the City are hereby authorized to  
execute a Restrictive Covenant with Alan Lynden, governing the future uses of the



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Property for a period of five years, said document to be substantially in the form of the proposed covenant on file in the office of the City Clerk.

Section 3. That the proper officers of the City are hereby directed to deposit proceeds from the sale of the Property, in the amount of \$285,000, less a 4 percent brokers fee in the amount of \$11,400, into the City's PW Property Management account for the maintenance of other City-owned properties and/or facilities.

Adopted \_\_\_\_\_

\_\_\_\_\_  
Mayor

Attest:  
\_\_\_\_\_  
City Clerk

Approved as to form:  
\_\_\_\_\_  
Deputy City Attorney