



## RESOLUTION NO. 40921

1 A RESOLUTION relating to utility-owned surplus property; setting Tuesday,  
2 March 22, 2022, upon completion of Regular Agenda Items, no earlier  
3 than 5:15 p.m., as the date for a public hearing by the City Council, on the  
4 sale of approximately 6,350 square feet of property, located at 3404 South  
5 45th Street, owned by the City of Tacoma, through its Department of  
6 Public Utilities, Light Division, and now surplus to its needs, to Chris and  
7 Mitzi Dunayski for the amount of \$250,000.

8 WHEREAS the City of Tacoma, through its Department of Public Utilities,  
9 Light Division (d.b.a. "Tacoma Power"), owns approximately 6,350 square feet of  
10 real property located at 3404 South 45th Street, in Tacoma, Washington, identified  
11 as Pierce County Assessor Tax Parcel No. 2890002480 ("Property"), and

12 WHEREAS the Property is in an urban location in the City and was formerly  
13 improved with Tacoma Power's Warner Substation, and

14 WHEREAS, as part of a package of decommissioned substation properties,  
15 this former substation site was previously declared surplus in 2009 by the Tacoma  
16 Public Utilities ("TPU") Board and the City Council, however, it failed to sell through  
17 a sealed-bid process, and

18 WHEREAS, this sale follows the process provided in the TPU Surplus Real  
19 Property Disposition Policy #121 adopted in 2020, and

20 WHEREAS the Property was identified as potential for Affordable Housing  
21 and was included in a request for proposals in 2021, and, as it is an in-City  
22 property, it was also offered to the Puyallup Tribe of Indians, and

23 WHEREAS none of these parties expressed an interest in the property, and  
24 the property was then marketed to the community at large; this sale is a result of  
25 those efforts, and  
26



1           WHEREAS the terms and conditions of the Purchase and Sale Agreement  
2 were reviewed by the City Attorney’s Office and approved by both Tacoma Power  
3 management and Real Property Services, and  
4

5           WHEREAS Tacoma Power has determined that the Property is not essential  
6 for continued effective utility service, and

7           WHEREAS Chris and Mitzi Dunayski have offered to purchase the Property  
8 for \$250,000, which was determined to represent fair market value and deemed  
9 acceptable by Tacoma Power, and  
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11           WHEREAS the negotiated disposition process was completed pursuant to  
12 Tacoma Municipal Code (“TMC”) 1.06.280.F, and

13           WHEREAS, on February 23, 2022, by adoption of Public Utility Board  
14 Resolution No. U-11308, the Property was declared surplus to the needs of  
15 Tacoma Public Utilities and approved for sale, pending confirmation from the City  
16 Council, and  
17

18           WHEREAS, pursuant to RCW 35.94.040 and TMC 1.06.280, the City  
19 Council shall conduct a public hearing on the proposed sale of City-owned real  
20 property; Now, Therefore,

21           BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

22           Section 1. That a public hearing on the sale of approximately 6,350  
23 square feet of surplus property located at 3404 South 45th Street, in Tacoma,  
24 Pierce County, owned by the City of Tacoma, through its Department of Public  
25 Utilities, Light Division (d.b.a. “Tacoma Power”) and now surplus to the needs of  
26



1 Tacoma Public Utilities, to Chris and Mitzi Dunayski for the amount of \$250,000,  
 2 shall be held before the City Council in the Council Chambers on the first floor  
 3 of the Tacoma Municipal Building, 747 Market Street, Tacoma, Washington, or  
 4 alternatively, a call-in option will be provided until the end of the COVID-19  
 5 emergency, on Tuesday, March 22, 2022, upon completion of Regular Agenda  
 6 Items, no earlier than 5:15 p.m. or as soon thereafter as the same may be  
 7 heard.  
 8

9 Section 2. That the Clerk of the City of Tacoma shall give proper notice of  
 10 the time and place of said hearing.  
 11

12 Adopted \_\_\_\_\_

\_\_\_\_\_  
 Mayor

14 Attest:  
 15  
 16 \_\_\_\_\_  
 17 City Clerk

18 Approved as to form:  
 19  
 20 \_\_\_\_\_  
 21 Chief Deputy City Attorney

22 Requested by Public Utility Board  
 23 Resolution No. U-11308  
 24  
 25  
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