



RESOLUTION NO. 39994

1 A RESOLUTION relating to City-owned surplus property; authorizing the execution
2 of a Quitclaim Deed to convey City-owned surplus property located at
3 South 35th Street and Pacific Avenue, to the Tacoma Community
4 Redevelopment Authority for the amount of \$300,000.

4 WHEREAS the City acquired a portion of Parcel Numbers 2086130020,
5 2086130030, 2085140040, 2085140070, 2086140010 and 2066140020, located at
6 South 35th Street and Pacific Avenues ("Property"), in 1928 through an eminent
7 domain action, and the remaining parcels were acquired from the state of
8 Washington in 1975, and
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10 WHEREAS, from 1960 through 1992, the Property was used as a City fill,
11 consisting of inert waste and construction debris derived from the I-5, I-705, and
12 SR 7 extensions, Tacoma Public Utility construction projects, and various large
13 private construction projects, and
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15 WHEREAS, from 1985 through 1992, the City also used the site for
16 dumping materials collected during street sweeping and catch basin cleanings, and
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17 WHEREAS a Phase I Environmental Site Assessment was completed on
18 June 19, 2007, and the findings indicated the presence of petroleum hydrocarbons
19 in concentrations greater than Model Toxics Control Act cleanup levels, as well as
20 methane gas, and
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22 WHEREAS no testing has been done to determine the ground stability of
23 the Property; however, due to the landfill materials below the surface, the Property
24 most likely cannot support large structures without significant piling underground,
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WHEREAS, on February 27, 2008, the Property was submitted to the Department of Ecology (“Ecology”) for its Voluntary Cleanup Program, and on August 5, 2008, a Remedial Investigation/Feasibility Study/and Cleanup Action Plan (“Plan”) was prepared, which Plan will be executed during future development, and

WHEREAS, as a result of the Plan, Ecology issued an opinion concluding that upon completion of the proposed cleanup, no further remedial action would likely be necessary, and

WHEREAS the Property was declared surplus to the City’s needs on January 12, 2015, and an appraisal set the market price at \$300,000, and

WHEREAS a Request for Proposals was issued for the Property; however, the resulting proposals did not gain City Council support, and

WHEREAS, since 2015, the Property has remained vacant and is being maintained on an as-requested basis by City staff; however, during the past few years, issues at the Property have been reported, including overgrown brush, illegal activities, homeless activities, and a fire, and

WHEREAS the Tacoma Community Redevelopment Authority (“TCRA”) has offered to purchase the Property for \$300,000, and, after purchase, will conduct community outreach and market the Property for development, and

WHEREAS, there being no foreseeable need for continued City ownership of the Property, the sale of said Property appears to be in the best interests of the City, pending final approval from the City Council; Now, Therefore,



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

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That the proper officers of the City are hereby authorized to enter into a
Quitclaim Deed to convey City real property located at South 35th Street and
Pacific Avenue, consisting of Parcel Numbers 2086130020, 2086130030,
2085140040, 2085140070, 2086140010 and 2066140020, to the Tacoma
Community Redevelopment Authority for the amount of \$300,000.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney