



RESOLUTION NO. 39331

1 A RESOLUTION relating to surplus property; declaring real property owned by the
2 Department of Public Utilities, Water Division (d.b.a "Tacoma Water"), located
3 at 7704 6th Avenue, in Tacoma, Washington, to be surplus to the needs of
4 the City; and authorizing the execution of a Quit Claim Deed to convey said
5 real property to David Sizemore for the amount of \$35,101.

6 WHEREAS the City of Tacoma, Department of Public Utilities, Water Division
7 (d.b.a. "Tacoma Water"), owns approximately 0.63 of an acre of unimproved real
8 property located at 7704 6th Avenue, in Tacoma, Washington ("Property"), with an
9 estimated market value of \$35,101, as more fully described in Exhibit "A", and

10 WHEREAS the Property is triangular in shape and has no augmenting
11 easement which would allow legal access for ingress, egress, or utilities, thereby
12 rendering the Property landlocked and making the only viable purchasers abutting
13 property owners, and

14 WHEREAS, in 2013, David Sizemore, who owns the parcel adjacent to the
15 northern boundary of the Property, offered to purchase the Property for \$22,500,
16 which was deemed acceptable by Tacoma Water, and

17 WHEREAS the Department of Public Works proceeded with the negotiated
18 disposition process pursuant to Tacoma Municipal Code ("TMC") 1.06.280.F, and

19 WHEREAS the declaration of surplus and sale was approved by the Public
20 Utility Board on October 23, 2013, pursuant to Resolution No. U-10664, and the
21 transaction was forwarded to the City Council for a public hearing and final
22 approval, and

23 WHEREAS, prior to the scheduled public hearing in 2013, other abutting
24 neighbors expressed concern that the negotiated disposition process did not allow
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for sufficient public input; therefore, it was determined that the 2013 offer would be declined and a bid-sale process, pursuant to TMC 1.06.280.B, would be used for the transaction, and

WHEREAS a bid sale was conducted on August 26, 2015, pursuant to Specification No. PW14-0686, with a minimum purchase price for the Property set at \$35,000 as a result of the most recent appraisal, and

WHEREAS Mr. Sizemore was the only bidder, with an offer of \$35,101, and

WHEREAS, there being no foreseeable need for continued City ownership of the Property, a declaration of surplus and negotiated disposition of the Property and the execution of a Quit Claim Deed to convey all City interest in said Property to David Sizemore for the amount of \$35,101, 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:

Section 1. That continued ownership of the City real property located at 7704 6th Avenue, in Tacoma, Washington ("Property"), legally described on Exhibit "A," is not essential to the needs of the City and is hereby declared surplus pursuant to RCW 35.22.020 and Article I, Section 1.2, and Article IX of the Tacoma City Charter.

Section 2. That the proper officers of the City are hereby authorized to enter into a Quit Claim Deed to convey all City interest in the Property to



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David Sizemore for the amount of \$35,101, said documents to be substantially in the form on file in the office of the City Clerk.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Legal Description Approved:

Chief Deputy City Attorney

John Haase
PLS, Chief of Party

Requested by Public Utility Board
Resolution No. U-10815



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EXHIBIT "A"

LEGAL DESCRIPTION

BLOCK "D" NARROWMOOR FIRST ADDITION, LESS THAT PART OF
BLOCK "D" LYING WITHIN 150 FEET OF THE SOUTHERLY LINE OF
6TH AVENUE, EXTENDED.