



**TO:** Elizabeth Pauli, City Manager  
**FROM:** Jackie Flowers, Director of Utilities  
**COPY:** City Council and City Clerk  
**SUBJECT:** Resolution – Declaration of Surplus and Sale of Tacoma Power Real Property – City Council Agenda for March 29, 2022  
**DATE:** February 24, 2022

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**SUMMARY AND PURPOSE:**

This memorandum provides information for the proposed sale of Tacoma Power property consisting of approximately 6,350 SF of land, identified as Pierce County Assessor Tax Parcel No. 2890002480, to Chris and Mitzi Dunayski for \$250,000.00. Pursuant to Resolution No. U-11308 adopted February 23, 2022, the Public Utility Board requests the City Council declare surplus and authorize this real property sale.

**BACKGROUND:**

The property is in an urban location in Tacoma and was formerly improved with Tacoma Power’s Warner Substation. As part of a package of decommissioned substation properties, this former substation site was previously declared surplus in 2009 by the TPU Board and Council. However, it failed to sell through a sealed-bid process. This sale follows the process provided in the TPU Surplus Real Property Disposition Policy #121 adopted in 2020. The property was identified as potential for Affordable Housing and was included in an RFP in 2021. As it is an in-City property, it was also offered to the Puyallup Tribe. However, none of these parties expressed an interest in the property. Thus, the next step was to market to the community at large, and this sale is a result of those efforts. The terms and conditions of the Purchase and Sale Agreement were reviewed by the City Attorney’s Office and approved by Tacoma Power management and Real Property Services, and this surplus disposition was approved by the Public Utility Board via Resolution No. U-11308 adopted February 23, 2022. A Public Hearing was held before City Council on March 22, 2022.

**COMMUNITY ENGAGEMENT/ CUSTOMER RESEARCH:**

All abutting property owners were notified of the sale, a public hearing notice was published and the public hearing held as required by state law. No further community engagement efforts were identified and no potential impacts are foreseen to the local community.

**2025 STRATEGIC PRIORITIES:**

**Equity and Accessibility:**

Combining the value indices of Livability, Accessibility, Economy, and Education, the sale property is located in a Low Equity Index neighborhood. However, the sale will allow continued development of the local community, which provides housing, educational, employment, and recreational opportunities in line with state-mandated Growth Management policies and City of Tacoma planning goals and development regulations.



**ALTERNATIVES:**

Presumably, your recommendation is not the only potential course of action; please discuss other alternatives or actions that City Council or staff could take. Please use table below.

Alternative(s)	Positive Impact(s)	Negative Impact(s)
1. Retain property.	None.	Costs for maintenance.

**EVALUATION AND FOLLOW UP:**

This is a one-time sale with no on-going evaluation required.

**STAFF/SPONSOR RECOMMENDATION:**

The Public Utility Board requests that the City Council declare surplus and authorize the sale of Tacoma Power property consisting of approximately 6,350 SF of land, identified as Pierce County Assessor Tax Parcel No. 2890002480, to Chris and Mitzi Dunayski for \$250,000.00.

**FISCAL IMPACT:**

**REVENUES:**

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
Fund 4700 - Power	CC 561100	GL 6411030	\$250,000.00
<b>TOTAL</b>			<b>\$250,000.00</b>

**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:**

Sale Property Location Map.