



TO: Elizabeth A. Pauli, City Manager

FROM: Jennifer S. Hines, Public Works Assistant Division Manager
 Josh Diekmann, P.E PTOE, Interim Public Works Director/City Engineer

COPY: City Council and City Clerk

SUBJECT: Resolution for Transfer of Union Station to United States of America - July 19, 2022

DATE: June 28, 2022

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SUMMARY AND PURPOSE:

A resolution authorizing the execution of a Deed from the City of Tacoma (Lessor) to the United States of America (Lessee) for 1703 and 1717 Pacific Avenue, also known as Union Station, as agreed within the Union Station Lease with Option to Purchase, dated February 16, 1990.

BACKGROUND:

This Department’s Recommendation is Based On: The City of Tacoma and the United States of America, acting through the General Services Administration (GSA), entered into a Lease with Option to Purchase on February 16, 1990, last amended by Amendment No. 9 on October 1, 2012. The lease term is for 30 years, with an expiration of September 21, 2022. Included in the lease is an option to purchase for \$1.00. Lessee gave notice to Lessor on September 3, 2002 of their intent to exercise the purchase option in 2022.

COMMUNITY ENGAGEMENT/ CUSTOMER RESEARCH:

This Resolution is the result of a contractual obligation and there will not be any community engagement or customer research.

2025 STRATEGIC PRIORITIES:

Equity and Accessibility:

This transfer will allow GSA to continue to maintain the historic building as a Federal Courthouse.

Livability: *Equity Index Score:* Very Low Opportunity

Increase positive public perception of safety and overall quality of life.

Explain how your legislation will affect the selected indicator(s).

This transfer will allow for GSA’s continued stewardship of the historic building and their continued operation as a Federal Courthouse.

ALTERNATIVES:

Alternative(s)	Positive Impact(s)	Negative Impact(s)
1. Council could choose to not approve the transfer.		The City would be in violation of its obligations under the lease option agreement.

EVALUATION AND FOLLOW UP:

GSA is coordinating with the City for follow-up.



STAFF/SPONSOR RECOMMENDATION:

The Public Works Department recommends City Council approve the transfer of 1703 and 1717 Pacific Avenue, also known as Union Station, to the United States of America as agreed upon in the Union Station Lease with Option to Purchase, dated February 16, 1990.

FISCAL IMPACT:

This action will allow for the transfer of the property and all related expenses to GSA.

Fund Number & Name	COST OBJECT (CC/WBS/ORDER)	Cost Element	Total Amount
1. Fund 0010 – General Fund	CC 88200	6411030	\$1.00
TOTAL			\$1.00

What Funding is being used to support the expense? N/A

Are the expenditures and revenues planned and budgeted in this biennium’s current budget?

YES
Public Works Real Property Services budgets for potential real property dispositions.

Are there financial costs or other impacts of not implementing the legislation?

YES
If the Lessor does not transfer the property as agreed, the Lessee may choose to terminate their occupancy of the property. The Lessor will then be required to take over responsibility of all maintenance and repairs until a future disposition.

Will the legislation have an ongoing/recurring fiscal impact?

No

Will the legislation change the City’s FTE/personnel counts?

No

ATTACHMENTS:

N/A