



RESOLUTION NO. U-11446

1 A RESOLUTION related to Tacoma Power; declaring the property located at
2 1801 North Orchard Street surplus to the needs of Tacoma Power and
3 authorizing Tacoma Power to transfer such property to the
4 Tacoma/Pierce County Habitat for Humanity at no cost pursuant to
5 Revised Code of Washington 39.33.015 for affordable housing.

6 WHEREAS the City of Tacoma, Department of Public Utilities, Light
7 Division, d/b/a Tacoma Power ("Tacoma Power"), originally acquired the
8 property located at 1801 North Orchard Street (the "Property") for public utility
9 purposes, and such property was formerly known as the Downing Substation;
10 and

11 WHEREAS in 2009 the Property was declared surplus to Tacoma
12 Power's needs and no longer necessary for continued utility operations by
13 Public Utility Board Resolution No. U-10270 and Tacoma City Council
14 Resolution No. 37730, but failed to sell through a sealed-bid process; and

15 WHEREAS in 2013, the Public Utility Board passed Resolution No. U-
16 10663 and the Tacoma City Council, after a public hearing, passed Resolution
17 No. 38784, authorizing the conveyance of the property through a negotiated
18 sale; and

19 WHEREAS the sale of the Property was never finalized as the buyer
20 failed to complete the transaction; and

21 WHEREAS the Property was then offered to the Puyallup Tribe who did
22 not express any interest, and

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WHEREAS in 2021, the Property was among six parcels included in a request for proposal process for affordable housing under Revised Code of Washington (“RCW”) 39.33.015 and the only party that expressed an interest in the Property was the Tacoma/Pierce County Habitat for Humanity, and

WHEREAS the Tacoma/Pierce County Habitat for Humanity agreed to develop the property as affordable housing in accordance with a development agreement negotiated by the Community and Economic Development Department with Tacoma Power and Real Property Services approval (the Development Agreement”), Now, Therefore,

BE IT RESOLVED BY THE PUBLIC UTILITY BOARD OF THE CITY OF TACOMA:

Sec. 1. The property located at 1801 North Orchard Street, identified as Pierce County Assessor Tax Parcel Number 7475022110, (the “Property”) is no longer necessary for providing continued public utility service and is again declared surplus to Tacoma Power’s needs.

Sec. 2. The Development Agreement and the Real Property Purchase and Sale Agreement between the City of Tacoma and the Tacoma/Pierce County Habitat for Humanity are hereby approved, and the Council of the City of Tacoma is requested to hold a public hearing on this matter and thereafter concur in the approval and pass a resolution authorizing the proper officers of the City to execute and implement both the Development Agreement and the Real Property Purchase and Sale Agreement, both substantially in the form as



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on file with the Clerk of the Board, with the final forms to be approved by the City Attorney's Office.

Approved as to form:

/s/

Chief Deputy City Attorney

Jessie M. Deisington
Clerk

Carlos Watson
Chair

[Signature]
Secretary
Adopted
3-13-24