




City of Tacoma

City Council Action Memorandum

TO: Elizabeth Pauli, City Manager
FROM: Jackie Flowers, Director of Utilities 
COPIES: City Council and City Clerk
SUBJECT: Resolution – Declaration of Surplus and Sale of Tacoma Power Real Property – City Council Consent Agenda for March 8, 2022
DATE: February 11, 2022

SUMMARY AND PURPOSE:

To set Tuesday, March 22, 2022 as the date for a Public Hearing regarding the declaration of surplus and sale of approximately 6,350 square feet of Tacoma Power property, identified as Pierce County Assessor Tax Parcel No. 2890002480, to Chris and Mitzi Dunayski for \$250,000.00.

BACKGROUND:

Click or tap here to enter text. 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.

COMMUNITY ENGAGEMENT/ CUSTOMER RESEARCH:

Efforts were made to engage the community and partners through providing an RFP for Affordable Housing, engagement with the Puyallup Tribe, and finally marketing to the community at large for disposal of the property. This sale has been vetted by Tacoma Power management.

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 and liability.

EVALUATION AND FOLLOW UP:

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

STAFF/SPONSOR RECOMMENDATION:

Tacoma Power and Real Property Services recommend that the City Council set March 22, 2022 as the date to hold a Public Hearing for the declaration of surplus and sale of approximately 6,350 square feet of Tacoma Power Property to Chris and Mitzi Dunayski for \$250,000.00.

FISCAL IMPACT:

There is no fiscal impact to setting this Public Hearing.

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.