




TO: Elizabeth A. Pauli, City Manager
FROM: Jennifer S. Hines, Assistant Division Manager, Public Works
FOR: Kurtis D. Kingsolver, P.E., Public Works Director/City Engineer 
COPY: City Council and City Clerk
SUBJECT: Resolution – Disposition of parcels to Tacoma Community Redevelopment Authority – April 24, 2018
DATE: April 10, 2018

SUMMARY:

A resolution authorizing the execution of a Quit Claim Deed to convey Parcel Numbers 2086130020, 2086130030, 2085140040, 2085140070, 2086140010 and 2066140020 (commonly known as 35th and Pacific), to Tacoma Community Redevelopment Authority, for the amount of \$300,000.

STRATEGIC POLICY PRIORITY:

- Ensure all Tacoma residents are valued and have access to resources to meet their needs.
- Encourage and promote an efficient and effective government, which is fiscally sustainable and guided by engaged residents.

Approval of this disposition will enable the Tacoma Community Redevelopment Authority (TCRA) to market the properties and secure a future development.

BACKGROUND:

The City acquired a portion of the parcels in 1928 through an eminent domain action. The remaining parcels were acquired from the State of Washington in 1975.

The site was used as a City fill from 1960 – 1992. Fill consisted of inert waste and construction debris derived from the I-5, I-705 and SR 7 extensions, Tacoma Public Utility construction projects and various large private construction projects. The City also used the site for the dumping of materials collected during street sweeping and catch basin cleanings from 1985 – 1992.

A Phase I Environmental Site Assessment was completed on June 19, 2007. The findings indicated the presence of petroleum hydrocarbons in concentrations greater than Model Toxics Control Act cleanup levels and methane gas. No testing has been done to determine the ground stability; however, due to the landfill materials below the surface, the site most likely cannot support large structures without significant piling underground.

The site was submitted to the Department of Ecology (Ecology) for the Voluntary Cleanup Program on February 27, 2008. On August 5, 2008, a Remedial Investigation/Feasibility Study/and Cleanup Action Plan was prepared by Landau Associates. As a result of this plan, Ecology issued an opinion concluding that upon completion of the proposed cleanup, no further remedial action would likely be necessary. The plan will be executed during future development.

On January 12, 2015, the property was declared surplus to the City’s needs. An appraisal set the market price at \$300,000. An RFP was issued, but the resulting proposals did not gain Council support. Since 2015, the property has remained vacant and is being maintained on an as-requested basis by City staff. Issues reported on the property during the last couple of years include overgrown brush, illegal activities, homeless activities and a fire.



ISSUE:

TCRA has offered to purchase the property for \$300,000, utilizing unspent funding in order to assist with specific pay-down dates. TCRA will then conduct community outreach and will market the property for development. If this sale is not approved, the property will continue to be owned and maintained by the City and will not be placed back onto the tax rolls and developed.

ALTERNATIVES:

The City could continue to hold title to this property. However, this would cost the City staff time and money to continue to maintain the property. It would also inhibit potential development and resolution of many of the issues currently occurring on and around the property.

RECOMMENDATION:

The Public Works Department recommends Council approve the execution of a Quit Claim Deed to convey the subject property to TCRA.

FISCAL IMPACT:

EXPENDITURES:

FUND NUMBER & FUND NAME *	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
6240 TCRA Fund (Land Purchase)	858500		\$300,000
TOTAL			\$300,000

* General Fund: Include Department

REVENUES:

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
1100-PROP Property Mgmt Fund (Sale Proceeds)	296000		\$300,000
TOTAL			\$300,000

FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$300,000

ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? Yes

IF EXPENSE IS NOT BUDGETED, PLEASE EXPLAIN HOW THEY ARE TO BE COVERED.

N/A