



TO: Elizabeth A. Pauli, City Manager
FROM: Ronda J. Van Allen, Senior Real Estate Specialist, Public Works *GMS*
Michael P. Slevin III, P.E., Director, Environmental Services
COPY: City Council and City Clerk
SUBJECT: Resolution – Property Exchange – Saw Shop Property, LLC – June 15, 2021
DATE: April 27, 2021

SUMMARY AND PURPOSE:

A resolution authorizing the execution of Boundary Line Resolution Agreement, Survey and Quit Claim Deeds, exchanging segments of property, located at 201 Puyallup Avenue and 221 Puyallup Avenue, by and between the City of Tacoma and Saw Shop Property, LLC, a Washington limited liability company (“Saw Shop”), to resolve boundary line dispute in accordance with provisions of Section 58.04.007 of the Revised Code of Washington (RCW).

BACKGROUND:

This Department’s Recommendation is Based On: The legal descriptions for both the City’s real property located at 201 Puyallup Avenue and the Saw Shop’s real property located at 221 Puyallup Avenue, defined the common boundary line between the two properties by using measurements based on a former spur track of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company, the location of which is no longer ascertainable.

In accordance with the provisions of RCW 58.04.007, resolution of boundary line issues may be resolved by agreement with record of survey and execution of all conveyance documents necessary to effectuate and adopt the agreed upon boundary line. As part of this exchange the City will be acquiring, in fee, lands currently leased from Saw Shop thereby terminating the Lease and have further agreed to release a sewer easement along Puyallup Avenue, that is no longer necessary.

COMMUNITY ENGAGEMENT/ CUSTOMER RESEARCH:

Since resolution and exchange of the subject property is solely for the purposes of resolving a property line dispute, this project has not solicited community engagement.

2025 STRATEGIC PRIORITIES:

Equity and Accessibility:

N/A

Civic Engagement: *Equity Index Score:* Moderate Opportunity

Increase the percentage of residents who believe they are able to have a positive impact on the community and express trust in the public institutions in Tacoma.

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

In accordance with Section 9.1 of the City Charter, Disposition of City Property, requires the conveyance of property to be authorized by the City Council.



ALTERNATIVES:

Alternative(s)	Positive Impact(s)	Negative Impact(s)
1. Deny conveyance	N/A	Absent resolution by Agreement may be resolved by the courts through Quiet Title Action.

EVALUATION AND FOLLOW UP:

N/A

STAFF/SPONSOR RECOMMENDATION:

The Public Works Department recommends City Council approve the execution of the Boundary Line Agreement, Survey and Quit Claim Deeds, by and between the City of Tacoma and Saw Shop Property, LLC.

FISCAL IMPACT:

There is no fiscal impact associated with this transaction.

Fund Number & Name	COST OBJECT (CC/WBS/ORDER)	Cost Element	Total Amount
1.N/A			
TOTAL			

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?

N/A

There are no expenditures or revenues from this transaction.

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

N/A

Will the legislation have an ongoing/recurring fiscal impact?

N/A

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

N/A

ATTACHMENTS:

- Agreement
- Deeds
- Map
- Survey