



**TO:** Elizabeth A. Pauli, City Manager  
**FROM:** Ronda J. Cornforth, Senior Real Estate Specialist, Real Property Services  
Kurtis D. Kingsolver, P.E., Public Works Director/City Engineer *KAZ*  
**COPY:** City Council and City Clerk  
**SUBJECT:** Resolution – Surplus Sale of City Parcel No. 635000-006-0, Homes by Landmark, Inc. –  
October 3, 2017  
**DATE:** September 12, 2017

**SUMMARY:**

A resolution declaring surplus and authorizing the execution of a Quit Claim Deed to convey vacant, undeveloped residential lands at 3308 58<sup>th</sup> Avenue NE in Tacoma to Homes by Landmark, Inc., a Washington corporation, in the amount of \$95,000.

**STRATEGIC POLICY PRIORITY:**

- Assure outstanding stewardship of the natural and built environment.

The approval of this sale will allow for the continued growth and expansion of our City by returning the parcel to the tax rolls, providing opportunity for residential development and reducing the City's overall maintenance costs associated with its ownership.

**BACKGROUND:**

The City acquired this parcel in 2003, for the construction and realignment of Norpoint Way, by Statutory Warranty Deed recorded under Auditor's File Number 200303312532 for a purchase price of \$138,000. In accordance with the terms negotiated within the City's purchase, this property was made available to the original grantor upon completion of construction in 2005. Since then, this property has been made available to the general public with specific notice to original grantor of intended sale.

In August 2014, this property was classified as a 'Tier 3' property pursuant to the City Policy for the Sale/Disposition of City-owned General Government Real Property (Policy). Upon receiving a request to purchase, market value was established via an in-house valuation. Standard valuation includes review of recent sales for like properties, located within a three mile radius of the subject property, and applied discounts for city-reserved easements, if applicable.

**ISSUE:**

Consistent with the Policy, the City is to dispose of City-owned property which is surplus to its needs. If this sale is not approved, the parcel will remain a City-owned vacant, undeveloped residential lot and will not be placed back onto the tax rolls.

**ALTERNATIVES:**

The City could continue to hold title to this parcel. However, that contradicts the goals outlined in the Policy.

**RECOMMENDATION:**

The Public Works Department recommends Council approve the Declaration of Surplus and execution of a Quit Claim Deed to convey property at 3308 58<sup>th</sup> Avenue NE to Homes by Landmark, Inc., a Washington corporation, via negotiated disposition.



**FISCAL IMPACT:**

**EXPENDITURES:**

FUND NUMBER & FUND NAME *	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
N/A			
<b>TOTAL</b>			

\* General Fund: Include Department

**REVENUES:**

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
Fund 1100-PROP, PW Property Management	296000	6411030	\$95,000
<b>TOTAL</b>			<b>\$95,000</b>

**POTENTIAL POSITION IMPACT:**

POSITION TITLE	PERMANENT/ PROJECT TEMPORARY POSITION	FTE IMPACT	POSITION END DATE
N/A			
<b>TOTAL</b>			

*This section should only be completed if a subsequent request will be made to increase or decrease the current position count.*

**FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$95,000**

**ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? Yes**