



TO: Mayor and City Council
FROM: William A. Gaines, Director of Utilities/CEO
COPY: Elizabeth Pauli, City Manager, and City Clerk
SUBJECT: Resolution – Disposition of Tacoma Public Utilities, Light Division Real Property –
October 24, 2017
DATE: October 11, 2017

SUMMARY:

This memorandum provides information for the proposed sale of approximately 1.35 acres of land located within unincorporated Pierce County to the Key Peninsula Metropolitan Park District for \$16,250. Real Property Services is requesting the City Council declare surplus and authorize this real property disposition.

STRATEGIC POLICY PRIORITY:

- Assure outstanding stewardship of the natural and built environment.
- Encourage and promote an efficient and effective government, which is fiscally sustainable and guided by engaged residents.

This request supports the above policy priorities by allowing economic development and operation of the property, and offering the opportunity for public input on this real estate transaction.

BACKGROUND:

Tacoma Power owns the Potlatch-Cushman transmission line corridor, which in this vicinity consists of two 20-foot-wide strips of land on either side of SR 302. However, Tacoma Power does not need to own the property as ownership entails additional management time and expense, especially due to requests to cross or otherwise use the corridor. Operational needs can be met through permanent easement rights alone, as proposed by this transaction. Additionally, the sale will generate one-time revenue for Tacoma Power. Due to a timing issue with Key Pen Parks’ development of its Gateway Park property, they requested that we first grant them a permit to install the water line since the process to execute the sale of the property would take longer. Tacoma Power agreed to this request.

Tacoma Power requests that you authorize the sale of its property - identified as portions of Pierce County Assessor Tax Parcel Nos. 0122164001, 0122211071, and 0122153058, covering approximately 1.35 acres - located on the north and south sides of SR 302 in unincorporated Pierce County, to the Key Peninsula Metropolitan Park District for \$16,250. An easement to Tacoma Power will be retained in the property for continued use of the transmission line corridor.

Following are the steps needed to complete the transaction:

- 1) Tacoma Power will issue a Temporary Construction Permit (TCP) to allow use of a portion of the Potlatch-Cushman Transmission line corridor for installation of a water line to serve Key Pen Parks’ Gateway Park now under development.
- 2) Subsequent sale of the property is subject to completion of a Boundary Line Adjustment (BLA) - at Key Pen Parks’ expense - needed to reconfigure the Tacoma Power property included in the sale. Tacoma Power to retain an easement in the property for continued transmission line operations with no adverse impact to long-term operational needs.

