



TO: Elizabeth A. Pauli, City Manager
FROM: Ronda Van Allen, Senior Real Estate Specialist, Real Property Services
Kurtis D. Kingsolver, P. E., Public Works Director/City Engineer *KDK*
COPY: City Council and City Clerk
SUBJECT: Resolution – Surplus Sale – Tacoma Rescue Mission – December 1, 2020
DATE: October 30, 2020

SUMMARY AND PURPOSE:

A resolution declaring surplus and authorizing the execution of a Quit Claim Deed to convey vacant undeveloped property, abutting the Tacoma Rescue Mission, to the Tacoma Rescue Mission for parking lot development and improvement.

BACKGROUND:

This Department’s Recommendation is Based On: This surplus request enables City staff to finalize an agreement with the Tacoma Rescue Mission (Rescue Mission) to acquire and develop the City’s property, abutting the Rescue Mission facilities, for an improved parking lot with fencing and lighting. It is the Rescue Mission’s intent to maintain the property in a safe and secured state, and to expand the available parking of its facilities to accommodate shelter expansion.

Conditions of improvement and Reversionary Rights, in lieu of payment for the property, have been memorialized in the attached Quit Claim Deed as has the anticipated release of such reversionary rights. It is the City’s intent to require all improvements be completed within 120 days of conveyance.

COMMUNITY ENGAGEMENT / CUSTOMER RESEARCH:

Since acquisition of the subject property is another governmental agency, this disposition has not solicited community engagement.

2025 STRATEGIC PRIORITIES:

Equity and Accessibility:

Conveyance of this property to the Rescue Mission will provide them with the authorizations necessary to manage and maintain these lands for parking to accommodate their expanding business uses and public needs.

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, entitled Disposition of City Property, the sale, lease or conveyance of real or personal property belonging to the City shall be upon authorization of the Council.



ALTERNATIVES:

Alternative(s)	Positive Impact(s)	Negative Impact(s)
1. Deny conveyance	N/A	Continue to own an interest in undeveloped property and retain the management thereof.

EVALUATION AND FOLLOW UP:

Buyer has 120 days to perform, if Buyer fails to perform the City may reacquire the property.

STAFF/SPONSOR RECOMMENDATION:

The Public Works Department recommend Council approve the Declaration of Surplus and execution of a Quit Claim Deed to the Tacoma Rescue Mission.

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:

- CAM Map Exhibit