



TO: T.C. Broadnax, City Manager
FROM: Kurtis D. Kingsolver, P.E., Public Works Director/City Engineer /KDK
Troy Stevens, Sr. Real Estate Specialist
COPY: City Council and City Clerk
SUBJECT: Resolution – Setting Hearing Date for Street Vacation 124.1340 (HG Holdings, LLC) –
March 18, 2014
DATE: March 3, 2014

SUMMARY:

A resolution setting Thursday, April 24, 2014, at 9:00 a.m., as the date for a hearing before the Hearing Examiner on the request to vacate a portion of the South Adams Street right-of-way northerly of South 62nd Street to HG Holdings, LLC.

STRATEGIC POLICY PRIORITY:

- Strengthen and maintain a strong fiscal management position.
- Foster neighborhood, community, and economic development vitality and sustainability.
- Encourage and promote an open, effective, results-oriented organization.

This vacation will benefit a local business by allowing them to own a portion of the parking lot they are currently renting via a Street Occupancy Permit, lessen the City's maintenance responsibility by eliminating staff time for annual Street Occupancy Permit review, and will return the property to the tax rolls.

BACKGROUND:

HG Holdings, LLC recently purchased the property adjacent to the subject right-of-way at 6025-6035 South Adams Street. Their predecessor, Wright Roofing, Inc., occupied a portion of the subject right-of-way via Street Occupancy Permit 141, recorded under Pierce County recording number 200303240963. As part of the occupancy, Wright Roofing, Inc. installed an eco-block retaining wall that supports a surcharge, chain link fencing, and a parking lot. HG Holdings, LLC would like to continue to occupy the property, but would like to own it rather than rent it from the City. They are also increasing the area to include the full length of the right-of-way adjacent to their property.

RECOMMENDATION:

Real Property Services recommends City Council approve the request to set the Hearing Examiner's hearing date for April 24, 2014.

FISCAL IMPACT:

This action only sets the date of the hearing before the Hearing Examiner. Unless decided otherwise, the City will receive market value compensation for the vacated right of way. The proceeds will be deposited in accordance with TMC 9.22.