



City of Tacoma

City Council Action Memorandum

TO: Elizabeth A. Pauli, City Manager
FROM: Troy Stevens, Senior Real Estate Specialist, Public Works
Ramiro A. Chavez, P.E. PgMP, Public Works Director/City Engineer
COPY: City Council and City Clerk
SUBJECT: Resolution – Surplus Sale of City Parcel – June 11, 2024
DATE: May 17, 2024

SUMMARY AND PURPOSE:

A resolution declaring surplus and authorizing the execution of a Quit Claim Deed and other necessary documents to convey a 1,409 square-foot City parcel adjacent to 3803 North Monroe Street, to abutting owner Tania Rose Posa for the amount of \$20,384.84.

BACKGROUND:

This Department's Recommendation is Based On: The City acquired the parcel that is the subject of this surplus action on August 3, 1929, by Local Improvement Assessment Deed recorded under Pierce County recording number 958404. A request for agency comment on this surplus action was distributed on March 8, 2023, with a deadline of March 24, 2023. Real Property Services did not receive any objections to selling the property. The only comment received was from Tacoma Power to reserve an easement over a portion of the property, which is being negotiated separately between the purchaser and Tacoma Power.

The City Manager approved the surplus declaration on March 15, 2023, and per the City's surplus policy, the Puyallup Tribe of Indians was given the first right of refusal to purchase the property on March 17, 2023, which was not exercised.

This property is classified as a Tier 3 property pursuant to the City's Disposition Policy for General Government Real Property.

The property valuation was determined by staff using a combination of Pierce County Assessor data, an "across the fence" valuation methodology, and an opinion of value provided by the purchaser's appraiser.

COMMUNITY ENGAGEMENT/ CUSTOMER RESEARCH:

This is a direct negotiation with the abutting property owner; and given the size of the property, it would not be large enough to develop on its own. Despite the limitation, per the City's surplus policy, it was offered to the Puyallup Tribe of Indians on March 17, 2023, and the option was not exercised.

2025 STRATEGIC PRIORITIES:

Equity and Accessibility: This legislation has limited impact on equity and accessibility as this is a direct negotiation with an abutting owner made at the request of the abutting owner. However, to the extent the City's surplus policy recognizes the historical inequities suffered by the Puyallup Tribe of Indians and attempts to now remedy such by offering the Tribe first right of refusal on all General Government surplus real property actions, this surplus action did comply with the stated policy directive. [Click or tap here to enter text.](#)

Civic Engagement: *Equity Index Score:* Moderate Opportunity

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



City of Tacoma

City Council Action Memorandum

Representation at public meetings will reflect the diversity of the Tacoma community.

Livability: Equity Index Score: Moderate Opportunity

Increase positive public perception of safety and overall quality of life.

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

With City Council approval, the property owner will see the completion of the City’s surplus sale process and finalization of requested property transfer into private property.

ALTERNATIVES:

Alternative(s)	Positive Impact(s)	Negative Impact(s)
1. Retain property	None.	Costs for maintenance and liability. Would also contradict the goals outlined in the Disposition Policy for General Government Real Property.

EVALUATION AND FOLLOW UP:

Tania Rose Posa desires to purchase the City property to officially combine it with her adjoining property that she owns at 3803 North Monroe Street. If this sale is not approved, the parcel will continue to be owned by the City and will not be placed back onto the tax rolls.

STAFF/SPONSOR RECOMMENDATION:

The Public Works Department recommends Council approve the Declaration of Surplus and execute a Quit Claim Deed and other conveyance documents as needed to convey the City parcel to the adjacent property owner, Tania Rose Posa, via direct negotiation.

FISCAL IMPACT:

Fund Number & Name	COST OBJECT (CC/WBS/ORDER)	Cost Element	Total Amount
1100-PROP – Property Management	296500	6411030	\$20,384.84
TOTAL			\$20,384.84

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?

NO, PLEASE EXPLAIN BELOW.

REVENUES RECEIVED FROM SURPLUS ACTIONS ARE NOT BUDGETED AS THEY ARE NOT GUARANTEED SOURCES OF REVENUE FOR THE CITY.



City of Tacoma

City Council Action Memorandum

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

No

Will the legislation have an ongoing/recurring fiscal impact?

No

ATTACHMENTS:

- Signed Purchase and Sale Agreement - April 17, 2024
- City Quit Claim Deed No. D-7575
- Maps