



TO: Elizabeth Pauli, City Manager
FROM: Jackie Flowers, Director of Utilities
COPY: City Council and City Clerk
SUBJECT: Resolution – Declaration of Surplus and Sale of Tacoma Water Real Property – City Council Agenda for January 14, 2025
DATE: December 19, 2024

SUMMARY AND PURPOSE:

This memorandum provides information for the proposed sale of Tacoma Water property consisting of approximately 113 acres of land, identified as Pierce County Assessor Tax Parcel Nos. 0419303000 and 0419304000, to the Tacoma Sportsmen’s Club Conservation Land Foundation for \$3,490,000.00. Pursuant to Resolution No. U-11495 adopted November 13, 2024, the Public Utility Board requests the City Council declare surplus and authorize this real property sale.

BACKGROUND:

The sale property is in a suburban location in unincorporated Pierce County and was originally acquired to supply water to the City of Tacoma. However, as other water sources were subsequently developed, this property has not been utilized by Tacoma Water for decades. However, much of the sale property has been under permit to the Tacoma Sportsmen’s Club for activities associated with its goals, including recreation, education, and conservation. The Tacoma Sportsmen’s Club Conservation Land Foundation has been approved to utilize in part Pierce County Conservation Funds for this acquisition, which will ensure ongoing environmental conservation of the property due to the obligation to execute and record a Stewardship Agreement and Restrictive Covenant as a condition of use of such funds. As negotiations for this sale commenced prior to adoption of TPU Surplus Real Property Policy #121 in 2020, no notice was provided to the local jurisdiction or tribes. The sale transaction documents were reviewed by the City Attorney’s Office and approved by Tacoma Water management, and this surplus disposition was approved by the Public Utility Board via Resolution No. U-11495 adopted November 13, 2024. A Public Hearing was held before City Council on January 14, 2025.

COMMUNITY ENGAGEMENT/ CUSTOMER RESEARCH:

All abutting property owners were notified of the sale, a public hearing notice was published and the public hearing held as required by state law.

2025 STRATEGIC PRIORITIES:

Equity and Accessibility:

The sale property lies outside the corporate limits of the City of Tacoma in unincorporated Pierce County in an area with Equity Index scores of Moderate for each of the value indices of Livability, Accessibility, Economy, Environmental Health, and Education. The sale will allow continued development of the local community, which provides housing, educational, employment, and recreational opportunities in line with state-mandated Growth Management policies and Pierce County development regulations.

ALTERNATIVES:



Presumably, your recommendation is not the only potential course of action; please discuss other alternatives or actions that City Council or staff could take. Please use table below.

Alternative(s)	Positive Impact(s)	Negative Impact(s)
1. Retain property	None.	Costs for maintenance and liability.

EVALUATION AND FOLLOW UP:

This is a one-time sale with no on-going evaluation required.

STAFF/SPONSOR RECOMMENDATION:

The Public Utility Board requests that the City Council declare surplus and authorize the sale of Tacoma Water property consisting of approximately 113 acres of land, identified as Pierce County Assessor Tax Parcel Nos. 0419303000 and 0419304000, to the Tacoma Sportsmen’s Club Conservation Land Foundation for \$3,490,000.00.

FISCAL IMPACT:

REVENUES:

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
Water Fund 4600 - GL 1860030	N/A	N/A	\$3,490,000.00
TOTAL			\$3,490,000.00

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

No

Will the legislation have an ongoing/recurring fiscal impact?

No

Will the legislation change the City’s FTE/personnel counts?

No

ATTACHMENTS:

Sale Property Location Map.