



RESOLUTION NO. 41600

1 A RESOLUTION relating to surplus property; declaring certain real property owned
2 by the Department of Public Utilities, Water Division (d.b.a. "Tacoma
3 Water"), consisting of approximately 113 acres of property, identified as
4 Pierce County Assessor Tax Parcel Nos. 0419303000 and 0419304000,
5 located in the Frederickson vicinity of unincorporated Pierce County,
6 Washington, surplus to the needs of the City; and authorizing the negotiated
7 sale and conveyance of said property to the Tacoma Sportsmen's Club
8 Conservation Land Foundation, for the amount of \$3,490,000.

9 WHEREAS the City of Tacoma, Department of Public Utilities, Water
10 Division (d.b.a. "Tacoma Water"), owns approximately 113 acres of property,
11 located in the Frederickson vicinity of unincorporated Pierce County, Washington,
12 identified as Pierce County Assessor Tax Parcel Nos. 0419303000 and
13 0419304000 ("Property"), as more fully described in the documents on file in the
14 office of the City Clerk, and

15 WHEREAS Tacoma Water has determined the Property is no longer
16 essential for continued effective utility service, and

17 WHEREAS the Tacoma Sportsmen's Club Conservation Land Foundation
18 has offered to purchase the Property for \$3,490,000, which is deemed to represent
19 fair market value and deemed acceptable by Tacoma Water and the Department of
20 Public Works, Real Property Services Division, and

21 WHEREAS the Department of Public Works proceeded with the negotiated
22 disposition process pursuant to Tacoma Municipal Code ("TMC") 1.06.280.F, and

23 WHEREAS, on November 13, 2024, by adoption of Public Utility Board
24 Resolution No. U-11495, the Property was declared surplus to the needs of
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1 Tacoma Water and Tacoma Public Utilities and approved for sale, pending
2 confirmation from the City Council, and

3 WHEREAS, on January 14, 2025, pursuant to RCW 35.94.040 and
4 TMC 1.06.280, the City Council conducted a public hearing on the proposed sale of
5 said Property, and
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7 WHEREAS, there being no foreseeable need for continued City ownership of
8 the Property, the sale of said Property appears to be in the best interests of the
9 City; Now, Therefore,

10 BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

11 Section 1. That the City Council does hereby find and concur with the
12 Tacoma Public Utility Board's determination and declaration, pursuant to Public
13 Utility Board Resolution No. U-11495, that the approximately 113 acres of property,
14 located in the Frederickson vicinity of unincorporated Pierce County, Washington,
15 identified as Pierce County Assessor Tax Parcel Nos. 0419303000 and
16 0419304000 ("Property"), owned by the City of Tacoma, through its Department of
17 Public Utilities, Water Division, is surplus to the needs of Tacoma Water and
18 Tacoma Public Utilities.
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21 Section 2. That, consistent with RCW 35.94.040, RCW 35.22.020, and
22 Article I, Section 1.2 and Article IX, Section 9.1 of the City Charter, the City
23 Council does hereby find and determine that the Property is not required for, and
24 is not essential to, continued public utility service or continued effective utility
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1 service and, pursuant to applicable law, is properly declared surplus property and
 2 excess to the needs of Tacoma Water, Tacoma Public Utilities, and the City.

3 Section 3. That the request of Tacoma Water, to sell the Property to the
 4 Tacoma Sportsmen’s Club Conservation Land Foundation for the amount of
 5 \$3,490,000, is hereby approved.
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7 Section 4. That the proper officers of the City are hereby authorized to
 8 execute all necessary documents to convey the Property to the Tacoma
 9 Sportsmen’s Club Conservation Land Foundation for the amount of \$3,490,000,
 10 said documents to be substantially in the form of those on file in the office of the
 11 City Clerk.
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13 Adopted _____
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15 _____
 16 Mayor

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 18 Attest: _____
 19 City Clerk

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 21 Approved as to form: _____
 22 Chief Deputy City Attorney

23 Requested by Public Utility Board
 24 Resolution No. U-11495
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