



## Board Action Memorandum

**TO:** Jackie Flowers, Director of Utilities  
**COPY:** Charleen Jacobs, Director and Board Offices  
**FROM:** Greg Volkhardt, Water Source and Treatment Operations Division Manager,  
Tacoma Water  
Greg Muller, Real Estate Officer, Real Property Services  
**MEETING DATE:** February 26, 2020  
**DATE:** February 14, 2020

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**SUMMARY:** Declare surplus and authorize the sale of approximately 4.74 acres of Tacoma Water property to Nash Cascadia Verde LLC ("Nash") for \$125,000.00. As part of the transaction, Nash will complete, at its sole expense, a Boundary Line Adjustment for the sale tract. In addition, an easement will be granted to Tacoma Water for continued use of the existing access road in support of Pipeline No. 1 current and future operations. This request is made to allow improved storm water retention and treatment in support of the Tehaleh master planned community in the Bonney Lake vicinity.

**BACKGROUND:** No previous request has been submitted to Board in relation to this proposal. The sale tract is in a semi-rural to suburban location in southeast Pierce County and has been used for an access road in support of Pipeline No.1. Due to steep topography in this area, Nash approached Tacoma Water to utilize this tract for installation of a storm water conveyance pipeline connecting to a storm water detention pond on their property. As Tacoma Water does not see a need to retain ownership of the tract as ownership entails additional management time and expense, it agreed to the sale with easement for the access road. The sale price, which includes consideration of the road easement, is believed to reflect Fair Market Value based on recent sales activity. The terms and conditions of the purchase and sale agreement have been reviewed by the City Attorney's Office and approved by Tacoma Water management and Real Property Services.

Upon approval by the Board, a separate request will be made to the City Council to hold a Public Hearing to be followed by Final Approval. Closing of the sale is expected by April 10, 2020.



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**ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? No.**

**IF THE EXPENSE IS NOT BUDGETED, PLEASE EXPLAIN HOW THEY ARE TO BE COVERED.**  
N/A.

**IF THE ACTION REQUESTED IS APPROVAL OF A CONTRACT, INCLUDE LANGUAGE IN RESOLUTION AUTHORIZING \$200,000 INCREASE IN ADMINISTRATIVE AUTHORITY TO DIRECTOR? No.**

**ATTACHMENTS:** Tacoma Water Real Estate Purchase and Sale Agreement No. A3206 (including Exhibit "B" Quit Claim Deed No. 6767 and Exhibit "C" Easement No. 2712); Location Map

**CONTACT:** Primary Contact: Greg Muller, Real Estate Officer, Ext 8256  
Supervisor: Dylan Harrison, Senior Real Estate Officer, Ext 8836