



## City of Tacoma

## City Council Action Memorandum

TO: Hyun Kim, Interim City Manager  
FROM: Britany Avila, Senior Real Estate Specialist, Public Works  
Ramiro A. Chavez P.E. PgMP, Director/City Engineer, Environmental Services  
COPY: City Council and City Clerk  
SUBJECT: Resolution – Donation Approval – Parcel of Vacant Land from TLC Properties, Inc. -  
December 16, 2025  
DATE: November 24, 2025

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Initial Initial  
GMS RAC

### SUMMARY AND PURPOSE:

A resolution authorizing the execution of Statutory Warranty Deed and other necessary documents to accept the donation, per TMC 1.49.050, of a 13,680 square-foot parcel on behalf of Environmental Services from TLC Properties, Inc., for use as open space.

### BACKGROUND:

#### This Department's Recommendation is Based On:

The surrounding area of the parcel of land being donated is comprised of 3 abutting City-owned open space parcels and Tacoma Avenue right-of-way and will serve as additional open space for Environmental Services.

### COMMUNITY ENGAGEMENT/ CUSTOMER RESEARCH:

Upon acquisition, this parcel of land will be enrolled in open space for Environmental Services, which will allow the property to be further protected, preserved, and ultimately restored and allowed to turn to a natural state.

### 2025 STRATEGIC PRIORITIES:

#### **Equity and Accessibility:**

This is a donation to the city from the TLC Properties, Inc. The parcel is steeply sloped and undevelopable.

**Livability:** *Equity Index Score:* Moderate Opportunity

Increase positive public perception of land preservation and the Open Space program.

**Explain how your legislation will affect the selected indicator(s)** This legislation has limited impact on equity and accessibility, as this is a direct donation from the property owner and will better the community with the additional open space.

### ALTERNATIVES:

Alternative(s)	Positive Impact(s)	Negative Impact(s)
1. Deny acceptance of the donation	None.	The city will not have the opportunity to preserve this parcel of land.

### EVALUATION AND FOLLOW UP:

With City Council approval and acceptance of the donation, the documents will be fully executed and recorded.



**STAFF/SPONSOR RECOMMENDATION:**

Public Works Department, on behalf of Environmental Services, recommends approval of this Resolution authorizing acceptance and execution of a Statutory Warranty Deed and other conveyance documents related to the donation approval.

**FISCAL IMPACT:**

Environmental Services will be responsible for future stormwater utility charges.

Fund Number & Name	COST OBJECT (CC/WBS/ORDER)	Cost Element	Total Amount
ES Stormwater Utility Fund 4301	ENV-00100-06-08	5621100	
<b>TOTAL</b>			

**What Funding is being used to support the expense?**

ES Stormwater Utility Fund 4301

**Are the expenditures and revenues planned and budgeted in this biennium's current budget?**

NO, PLEASE EXPLAIN BELOW

Environmental Services has approved the acceptance of this donation and will absorb the impacts of anticipated stormwater utility charges.

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

No

**Will the legislation have an ongoing/recurring fiscal impact?**

YES

**Will the legislation change the City's FTE/personnel counts?**

No

**ATTACHMENTS:**

- Statutory Warranty Deed
- Real Estate Tax Affidavit
- Maps