

INVITATION FOR BID FOR SURPLUS REAL PROPERTY

LOT 2

**Valley Water District
Pierce County, Washington**

BID REVIEW DATE:

1:00 P.M.

June 21, 2024

**VALLEY WATER DISTRICT
PIERCE COUNTY, WASHINGTON
SURPLUS REAL PROPERTY – LOT 2**

COMMISSIONERS:

**Robert Fulton, President and Commissioner
Ted Hardiman, Commissioner
Christine Johnson, Commissioner**

DISTRICT GENERAL MANAGER

**Sean Vance
(253) 841-9698**

DISTRICT OFFICE

**14515 Pioneer Way E
Puyallup, WA 98372**

ATTORNEY

**Rosemary Larson
Inslee, Best, Doezie & Ryder, P.S.
10900 NE 4th Street, Suite 1500
Bellevue, WA 98009-9016
(425) 455-1234**

**VALLEY WATER DISTRICT
NOTICE OF INTENTION TO SELL REAL PROPERTY**

[Copy attached]

VALLEY WATER DISTRICT
NOTICE OF INTENTION TO SELL REAL PROPERTY
First Review Date: June 21, 2024, 1:00 P.M.

NOTICE IS HEREBY GIVEN that Valley Water District ("Seller") intends to sell certain real property, consisting of two vacant lots (referred to individually as Lot 2 or Lot 4, and collectively as the "Property"). The address and legal description for each Lot are as follows:

Lot 2: 1106 St. Andrews Ct., Puyallup, Washington 98372, Tax Parcel No. 0420366010, and legally described as:

LOT 2, CITY OF PUYALLUP SHORT PLAT RECORDED DECEMBER 1, 2016
UNDER AUDITOR'S FILE NO. 201612015001, RECORDS OF PIERCE COUNTY,
WASHINGTON.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

Lot 4: 1114 St. Andrews Ct., Puyallup, Washington 98372, Tax Parcel No. 0420366012, and legally described as:

LOT 4, CITY OF PUYALLUP SHORT PLAT RECORDED DECEMBER 1, 2016
UNDER AUDITOR'S FILE NO. 201612015001, RECORDS OF PIERCE COUNTY,
WASHINGTON.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

Pursuant to Resolution No. 2017-04, Resolution No. 2021-07, Resolution 2023-02 and Resolution 2024-05, copies of which are on file with the Seller and available in each Bid Package, the Seller declared the Property to be surplus to the Seller's needs and declared the Seller's intention to sell the Property at public sale pursuant to the requirements of Chapter 57.08 RCW.

Seller invites bids to purchase one or more of the Lots as set forth in the Invitation for Bid for Surplus Real Property ("Invitation for Bid"). Bid documents for each Lot may be examined at Seller's office located at 14515 Pioneer Way E, Puyallup, WA 98372. Bid documents may also be found under "Surplus Property Sale" on Seller's website, [https:// www.valleywaterdistrict.com](https://www.valleywaterdistrict.com), or obtained from the Seller. Contact Sean Vance, District Manager, at (253) 841-9698 or sean@valleywaterdistrict.com for further information.

The appraised value of Lot 2 is One Hundred Fifty Thousand Dollars **(\$150,000.00)**, and of Lot 4 is One Hundred Fifty Thousand Dollars **(\$150,000.00)**, all as set forth in a written appraisal(s) on file at the Seller's office open to public inspection. **Pursuant to RCW 57.08.016, surplus property cannot be sold for less than 90% of its appraised value. The Board has established the minimum price at One Hundred Thirty Five Thousand Dollars (\$135,000.00) for Lot 2 and One Hundred Thirty Five Thousand Dollars (\$135,000.00) for Lot 4. Accordingly, the Minimum Purchase Price the Seller will accept for Lot 2 is \$135,000.00 and the Minimum Purchase Price the Seller will accept for Lot 4 is \$135,000.00.**

All bids must be filed with the Seller at the address listed above. On June 21, 2024, at 1:00 p.m., the District shall conduct a first review of all bids received by that date and time. The Seller shall award the sale of one or both Lots to the bidder offering the highest price that is at least the Minimum Purchase Price for each Lot and that meets all terms of the Invitation for Bid. If no bid meeting these terms is received by the first review, the Invitation for Bid shall remain open and the Seller shall conduct subsequent reviews of bids

received weekly after June 21 at 1:00 p.m., and shall award the sale of one or both Lots on the terms stated above; provided, that if a bid meeting those terms is not received by September 28, 2024, then the Invitation for Bid shall expire. The Seller reserves the right to reject any and all bids for good cause and to waive irregularities or informalities in any or all bids.

The buyer with the bid selected for each lot will be required to provide a certified check or a cashier's check made payable to the Seller, Valley Water District, in the amount of five percent (5%) of the accepted bid amount ("Deposit") within 7 calendar days of the notice of award. The amount shall be given as a guarantee that the buyer shall execute the purchase and sale agreement, if it is awarded to the buyer, in conformity with the bidding documents. Each Lot will be sold separately and a separate bid is required for each Lot.

Sean Vance, District Manager

**RESOLUTION NO. 2017-04, RESOLUTION NO. 2021-07, RESOLUTION 2023-02 and
RESOLUTION 2024-05**

[Copies Attached]

**VALLEY WATER DISTRICT
PIERCE COUNTY, WASHINGTON**

RESOLUTION NO. 2017 - 04

A RESOLUTION of the Board of Commissioners of Valley Water District, Pierce County, Washington, declaring certain District real property surplus; declaring the District's intention to sell the real property at public sale; and providing for the publication of notice of intent to sell the real property at public sale.

WHEREAS, Valley Water District is a Washington municipal corporation operating pursuant to Title 57 RCW, and formed for the purpose of providing water utility service to persons and property located within the District's water service area; and

WHEREAS, the District owns certain real property in the District's Valley Water System service area consisting of three lots created by short plat and legally described on Exhibit A attached hereto and incorporated herein by this reference (the "Property"); and

WHEREAS, District staff have advised the Property is not and will not be needed for District purposes, the Property is surplus to the District's needs, and the Property can be declared surplus and sold at public sale in accordance with the requirements of Chapter 57.08 RCW; now, therefore,

BE IT RESOLVED by the Board of Commissioners of Valley Water District, Pierce County, Washington as follows:

Section 1. The Property legally described on Exhibit A is not and will not be needed for District purposes.

Section 2. The District hereby declares the Property to be surplus to the District's needs and further declares its intention to sell the Property at public sale pursuant to the requirements of Chapter 57.08 RCW.

Section 3. District management staff are authorized and directed to sell the Property at public sale and to retain and work with all consultants, such as appraisers, title, escrow officers, and the District's attorney and engineers, as necessary to undertake the appraisal and sale of the Property.

Section 4. The District's Manager is authorized and directed to prepare and execute all documents, including newspaper publications, escrow instructions, deeds and excise tax affidavits necessary for and related to the sale of the Property.

ADOPTED by the Board of Commissioners of Valley Water District of Pierce County,
Washington, at a regular meeting held on January 17, 2017.

BOARD OF COMMISSIONERS,
VALLEY WATER DISTRICT

By 
President, Robert Fulton

By 
Secretary, Christine Johnson


By 
Commissioner, Gary Ted Hardiman

EXHIBIT A

Tax Parcel #0420366010
1106 St Andrews CT

Section 36 Township 20 Range 04 Quarter 22 L 2 OF S P 2016-12-01-
5001 EASE OF RECORD OUT OF 2-703 SEG 2016-0263 BB 12/15/16 BB

Tax Parcel #0420366011
1110 St Andrews CT

Section 36 Township 20 Range 04 Quarter 22 L 3 OF S P 2016-12-01-
5001 EASE OF RECORD OUT OF 2-703 SEG 2016-0263 BB 12/15/16 BB

Tax Parcel #0420366012
1114 St Andrews CT

Section 36 Township 20 Range 04 Quarter 22 L 4 OF S P 2016-12-01-
5001 EASE OF RECORD OUT OF 2-703 SEG 2016-0263 BB 12/15/16 BB

**VALLEY WATER DISTRICT
PIERCE COUNTY, WASHINGTON**

RESOLUTION NO. 2021 - 07

ORIGINAL

A RESOLUTION of the Board of Commissioners of Valley Water District, Pierce County, Washington, declaring certain District real property surplus; declaring the District's intention to sell the real property at public sale; providing for the publication of notice of intent to sell the real property at public sale; and confirming Resolution No. 2017-04.

WHEREAS, Valley Water District is a Washington municipal corporation operating pursuant to Title 57 RCW, formed for the purpose of providing water utility service to persons and property located within the District's water service area; and

WHEREAS, the District owns certain real property in the District's Valley Water System service area consisting of three lots created by short plat and legally described on **Exhibit A** attached hereto and incorporated by this reference (the "Property"); and

WHEREAS, in 2017, District staff advised the Board of Commissioners that the Property is not and will not be needed for District purposes, the Property is surplus to the District's needs, and the Property can be declared surplus and sold at public sale consistent with the requirements of Chapter 57.08 RCW; accordingly, the Board of Commissioners passed Resolution No. 2017-04, declaring the Property as surplus and stating the intent to sell the Property; and

WHEREAS, the District was required to postpone the sale of the Property for various reasons, including uncertainty regarding the City of Puyallup's permitting process for the District's Valley Reservoir Project on adjacent property; however, the District is now ready to sell the Property; and

WHEREAS, District staff have advised that the Property remains unnecessary for District purposes, the Property is surplus to the District's needs, and the Property should be declared surplus and sold at public sale in accordance with the requirements of Chapter 57.08 RCW, and have requested that the Board of Commissioners confirm Resolution No. 2017-04; now, therefore,

BE IT RESOLVED by the Board of Commissioners of Valley Water District, Pierce County, Washington as follows:

Section 1. The Property legally described on **Exhibit A** is not and will not be needed for District purposes. The District hereby declares the Property to be surplus to the District's needs and further declares its intention to sell the Property at public sale pursuant to the requirements of Chapter 57.08 RCW. Resolution No. 2017-04 is confirmed in all respects.

Section 2. District management staff are authorized and directed to sell the Property at public sale and to retain and work with all consultants, such as appraisers, title, escrow officers, and the District's attorney and engineers, as necessary to undertake the appraisal and sale of the Property.

Section 3. The District's Manager is authorized and directed to prepare and execute all documents, including newspaper publications, escrow instructions, deeds and excise tax affidavits necessary for and related to the sale of the Property.

ADOPTED by the Board of Commissioners of Valley Water District of Pierce County, Washington, at a regular meeting held on July 20, 2021.

BOARD OF COMMISSIONERS,
VALLEY WATER DISTRICT

By 
President

By 
Commissioner


By 
Commissioner

EXHIBIT A

Tax Parcel #0420366010
1106 St Andrews CT

Section 36 Township 20 Range 04 Quarter 22 L 2 OF S P 2016-12-01-
5001 EASE OF RECORD OUT OF 2-703 SEG 2016-0263 BB 12/15/16 BB

Tax Parcel #0420366011
1110 St Andrews CT

Section 36 Township 20 Range 04 Quarter 22 L 3 OF S P 2016-12-01-
5001 EASE OF RECORD OUT OF 2-703 SEG 2016-0263 BB 12/15/16 BB

Tax Parcel #0420366012
1114 St Andrews CT

Section 36 Township 20 Range 04 Quarter 22 L 4 OF S P 2016-12-01-
5001 EASE OF RECORD OUT OF 2-703 SEG 2016-0263 BB 12/15/16 BB

ORIGINAL

**VALLEY WATER DISTRICT
PIERCE COUNTY, WASHINGTON**

RESOLUTION NO. 2023 - 02

A RESOLUTION of the Board of Commissioners of Valley Water District, Pierce County, Washington, declaring certain District real property surplus; declaring the District's intention to sell the real property at public sale; providing for the publication of notice of intent to sell the real property at public sale; and confirming Resolution No. 2017-04 and Resolution 2021-07.

WHEREAS, Valley Water District is a Washington municipal corporation operating pursuant to Title 57 RCW, formed for the purpose of providing water utility service to persons and property located within the District's water service area; and

WHEREAS, the District owns certain real property in the District's Valley Water System service area consisting of three lots created by short plat and legally described on Exhibit A attached hereto and incorporated by this reference (the "Property"); and

WHEREAS, in 2017, District staff advised the Board of Commissioners that the Property is not and will not be needed for District purposes, the Property is surplus to the District's needs, and the Property can be declared surplus and sold at public sale consistent with the requirements of Chapter 57.08 RCW; accordingly, the Board of Commissioners passed Resolution No. 2017-04, declaring the Property as surplus and stating the intent to sell the Property, and later the Board of Commissioners passed Resolution No. 2021-07 confirming Resolution No. 2017-04; and

WHEREAS, the District was required to postpone the sale of the Property for various reasons, including uncertainty regarding the City of Puyallup's permitting process for the District's Valley Reservoir Project on adjacent property; however, the District is now ready to sell the Property; and

WHEREAS, District staff have advised that the Property remains unnecessary for District purposes, the Property is surplus to the District's needs, and the Property should be declared surplus and sold at public sale in accordance with the requirements of Chapter 57.08 RCW, and have requested that the Board of Commissioners confirm Resolution No. 2017-04 and Resolution 2021-07; now, therefore,

BE IT RESOLVED by the Board of Commissioners of Valley Water District, Pierce County, Washington as follows:

Section 1. The Property legally described on Exhibit A is not and will not be needed for District purposes. The District hereby declares the Property to be surplus to the District's needs and further declares its intention to sell the Property at public sale pursuant to the requirements of

Chapter 57.08 RCW. Resolution No. 2017-04 and Resolution No. 2021-04 are confirmed in all respects.

Section 2. District management staff are authorized and directed to sell the Property at public sale and to retain and work with all consultants, such as appraisers, title, escrow officers, and the District's attorney and engineers, as necessary to undertake the appraisal and sale of the Property.

Section 3. The District's Manager is authorized and directed to prepare and execute all documents, including newspaper publications, escrow instructions, deeds and excise tax affidavits necessary for and related to the sale of the Property.

ADOPTED by the Board of Commissioners of Valley Water District of Pierce County, Washington, at a regular meeting held on April 3, 2023.

BOARD OF COMMISSIONERS,
VALLEY WATER DISTRICT

By


President

By


Commissioner

By


Commissioner

EXHIBIT A

Tax Parcel #0420366010

1106 St Andrews CT

Section 36 Township 20 Range 04 Quarter 22 L 2 OF S P 2016-12-01-
5001 EASE OF RECORD OUT OF 2-703 SEG 2016-0263 BB 12/15/16 BB

Tax Parcel #0420366011

1110 St Andrews CT

Section 36 Township 20 Range 04 Quarter 22 L 3 OF S P 2016-12-01-
5001 EASE OF RECORD OUT OF 2-703 SEG 2016-0263 BB 12/15/16 BB

Tax Parcel #0420366012

1114 St Andrews CT

Section 36 Township 20 Range 04 Quarter 22 L 4 OF S P 2016-12-01-
5001 EASE OF RECORD OUT OF 2-703 SEG 2016-0263 BB 12/15/16 BB

ORIGINAL

**VALLEY WATER DISTRICT
PIERCE COUNTY, WASHINGTON**

RESOLUTION NO. 2024 - 05

A RESOLUTION of the Board of Commissioners of Valley Water District, Pierce County, Washington, declaring certain District real property surplus; declaring the District's intention to sell the real property at public sale; providing for the publication of notice of intent to sell the real property at public sale; and confirming Resolution No. 2017-04, Resolution 2021-07 and Resolution 2023-02.

WHEREAS, Valley Water District is a Washington municipal corporation operating pursuant to Title 57 RCW, formed for the purpose of providing water utility service to persons and property located within the District's water service area; and

WHEREAS, the District owns certain real property in the District's Valley Water System service area consisting of two lots created by short plat and legally described on **Exhibit A** attached hereto and incorporated by this reference (the "Property"); and

WHEREAS, in 2017, District staff advised the Board of Commissioners that the Property is not and will not be needed for District purposes, the Property is surplus to the District's needs, and the Property can be declared surplus and sold at public sale consistent with the requirements of Chapter 57.08 RCW; accordingly, the Board of Commissioners passed Resolution No. 2017-04, declaring the Property as surplus and stating the intent to sell the Property, and later the Board of Commissioners passed Resolution No. 2023-02 and No. 2021-07 confirming Resolution No. 2017-04; and

WHEREAS, the District was required to postpone the sale of the Property for various reasons, including uncertainty regarding the City of Puyallup's permitting process for the District's Valley Reservoir Project on adjacent property; however, the District is now ready to sell the Property; and

WHEREAS, District staff have advised that the Property remains unnecessary for District purposes, the Property is surplus to the District's needs, and the Property should be declared surplus and sold at public sale in accordance with the requirements of Chapter 57.08 RCW, and have requested that the Board of Commissioners confirm Resolution No. 2017-04, Resolution 2021-07 and Resolution 2023-02; now, therefore,

BE IT RESOLVED by the Board of Commissioners of Valley Water District, Pierce County, Washington as follows:

Section 1. The Property legally described on **Exhibit A** is not and will not be needed for District purposes. The District hereby declares the Property to be surplus to the District's needs and

further declares its intention to sell the Property at public sale pursuant to the requirements of Chapter 57.08 RCW. Resolution No. 2017-04, Resolution 2021-04 and Resolution No. 2023-02 are confirmed in all respects.

Section 2. District management staff are authorized and directed to sell the Property at public sale and to retain and work with all consultants, such as appraisers, title, escrow officers, and the District's attorney and engineers, as necessary to undertake the appraisal and sale of the Property.

Section 3. The District's Manager is authorized and directed to prepare and execute all documents, including newspaper publications, escrow instructions, deeds and excise tax affidavits necessary for and related to the sale of the Property.

ADOPTED by the Board of Commissioners of Valley Water District of Pierce County, Washington, at a regular meeting held on March 18, 2024.

BOARD OF COMMISSIONERS,
VALLEY WATER DISTRICT

By 
President

By 
Commissioner


By 
Commissioner

EXHIBIT A

Tax Parcel #0420366010

1106 St Andrews CT

Section 36 Township 20 Range 04 Quarter 22 L 2 OF S P 2016-12-01-
5001 EASE OF RECORD OUT OF 2-703 SEG 2016-0263 BB 12/15/16 BB

Tax Parcel #0420366012

1114 St Andrews CT

Section 36 Township 20 Range 04 Quarter 22 L 4 OF S P 2016-12-01-
5001 EASE OF RECORD OUT OF 2-703 SEG 2016-0263 BB 12/15/16 BB