

**City of Tacoma Fiscal Sustainability Task Force – Task Force Information Requests**

	<b>Request</b>	<b>Date Requested</b>	<b>Status</b>	<b>Date Completed</b>
<b>Current Requests</b>				
25.	Information on the type of case that the City will make to voters for the GET Tax proposal	7/24	Staff will provide when information becomes available.	
26.	What is in the "Other Revenues" category—the major items—in the other comparable cities? (top 3)	8/7	Staff provided a handout at the August 21, 2013 meeting.	8/21
27.	What percentage of B & O taxes (by number of taxpayer, amount of revenue) are generated by businesses outside the city?	8/7	Staff provided a handout at the August 21, 2013 meeting.	8/21
28.	What assets are owned by the City?	8/7	Staff provided a handout at the August 21, 2013 meeting.	8/21
29.	Provide a debt summary.	8/7	Staff provided a handout at the August 21, 2013 meeting.	8/21

Past Requests				
1.	Look at how other cities have been successful in recovering from the recession	6/19	Added to the Parking Lot list.	8/7/2013
2.	Provide data on the comparative tax levels/rates in neighboring jurisdictions	6/19	Staff provided this data	7/24/2013
3.	How did the revenue picture look when things were good—and what is the sensitivity of the projections?	6/19	Staff provided this data	7/24/2013
4.	Provide payroll data for Tacoma (pre-2007 and looking forward)	6/19	Staff provided this data	7/10/2013
5.	Why don't people move to Tacoma?	6/19	Added to the Parking Lot list.	7/10/2013
6.	Why a biennial budget, not annual?	6/19	Staff explained the pros and cons at Meeting 2	7/10/2013
7.	Detail on Slides 13 & 14 in PPT	7/10	A handout with more detailed notes was distributed at the 7/24/2013 meeting.	7/24/2013
8.	Detail on 03-08 Expenditure increase <i>Additional detail requested</i>	7/10, 7/24	Staff discussed at 7-24-2013 meeting. Additional information provided on 8/7/2013.	8/7/2013
9.	TPU financials—most recent biennium	7/10	A link to TPU's financial statements was included in a 7/19/2013 email to all Task Force Members, links are also provided below. <b>2012 Annual Reports</b> <a href="#">Tacoma Power</a> <a href="#">Tacoma Water</a> <a href="#">Tacoma Rail</a> <a href="#">Fleet</a> <a href="#">Self-Insurance Fund</a>	7/24/2013
10.	Changes in police expenditures in last 5 years	7/10	Historic spending numbers are included in member's binders. In addition, historic numbers can also be found in the City's 2013-2014 budget document (link provided in 7/19/2013 email), link also provided below. <b>Tacoma 2013-2014 Budget 2013/2014 Adopted Budget</b>	7/24/2013
11.	Fire—break out on suppression costs versus EMS costs	7/10	Staff discussed limitations at 7-24-2013 meeting.	7/24/2013
12.	Size of economic development, library, etc. compared to other cities [group agreed to refine this request later]	7/10	See Parking Lot list.	7/24/2013
13.	How much revenue does CED generate?	7/10	Staff discussed limitations at 7-24-2013 meeting.	7/24/2013
14.	Any significant changes in benefits offered in	7/10, 7/24	No significant changes to the	7/24/2013

	last several biennia? <i>Present information since 2003</i>		health benefit package since 2003, the benefits have remained the same except for minor adjustments.	
15.	Interest rate on current debt	7/10	Staff provided handout at 7-24-2013 meeting.	7/24/2013
16.	Does the utility rate information (from Gross Earnings Tax Presentation) include all of the additional fees charged by other jurisdictions and Tacoma?	7/24	Staff provided a handout at the 8/7/2013 meeting.	8/7/2013
17.	Send members electronic copy of the most recent quarterly budget update as soon as it is available.	7/24	Staff sent the quarterly budget information in an email on 8/5/2013. Staff also provided the quarterly report in the 8/7/2013 meeting packet.	8/5/2013
18.	Prepare a summary of the basic assumptions driving the 2015-2018 projection	7/24	Staff provided a handout at the 8/7/2013 meeting.	8/7/2013
19.	What is the impact on property taxes from the 8 and 10 year tax exemptions offered to multi-family housing developers? Are we seeing any payback? How are property tax estimates impacted by these properties returning to the tax rolls? What was the rationale for the property tax exemption for multi-family housing?	7/24	Staff provided a handout at the 8/7/2013 meeting.	8/7/2013
20	Can we find any legislative intent on the state statute that requires a vote before gross earnings taxes can be raised above 6% on electricity, natural gas and telephone utilities?	7/24	Staff provided a handout at the 8/7/2013 meeting.	8/7/2013
21.	Can we get more information about payment arrangements between governmental entities (such as Ports and the Federal Government) to support city services and infrastructure?	7/24	Added to the Parking Lot list.	8/7/2013
22.	Explain the relationships in place between the City and the Port	7/24	Added to the Parking Lot list.	8/7/2013
23.	Comparison of the revenue composition of other jurisdictions	7/24	Staff provided a handout at the 8/7/2013 meeting.	8/7/2013



**CITY OF TACOMA**  
**Office of Management & Budget**

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TO: Fiscal Sustainability Task Force

FROM: Andy Cherullo, Finance Director, and Tadd Wille, Budget Officer

SUBJECT: **RESPONSE TO TASK FORCE QUESTIONS**

DATE: August 21, 2013

This correspondence provides answers to questions that have arisen from Task Force Members from the first Task Force meeting on June 19, 2013. A majority of the following questions are from the Task Force meeting on August 7, 2013. During these meetings, staff presented overviews on both the City's Expenses and Revenues. Please let staff know if you have any additional questions.

**Proposition 1 Information**

*Task Force members requested information on the case that the City will make to voters for the Gross Earnings Tax Proposal (Proposition 1).*

Attachment 1 includes a one pager on Proposition 1 and a list of the community meetings regarding the proposition.

**Other Revenues for Comparison Jurisdictions**

*Task Force members requested a report on the major revenues that make up the "other revenues" in the comparative information provided on August 7, 2013.*

Attachment 2 is a summary of the major components of the "other revenue" sections of comparison city budgets.

**B&O Taxes Generated Outside of the City**

*The Task Force asked for information on the percentage of Service and Other B&O taxes generated by businesses outside of the City of Tacoma.*

The majority of businesses paying Service B&O tax are located inside Tacoma since the majority of service type activity occurs at the place of business.

<b>Business Location</b>	<b># of Business</b>	<b>2012 Service &amp; Other Revenue</b>
<b>Inside Tacoma</b>	2022	\$11,162,721
<b>Outside Tacoma</b>	941	\$1,782,540
<b>Total</b>	2963	\$12,975,261

## **City Owned Assets**

*The Task Force asked for information on major City owned assets and facilities.*

The City owns a diverse array of property to meet its objectives, including: right of way, parks, open spaces, tidelands, small parcels of land, and buildings and facilities. Attachment 3 is a list of major facilities operated by the City of Tacoma.

Overall, the City works to retain properties that meet its property ownership objectives and sell properties that do not. Attachment 4 is a copy of the City's disposition policy that governs how excess property will be disposed depending on its importance for economic development, historic preservation, affordable housing, and other Comprehensive plan objectives. The sale and disposition policy classifies properties into three tiers based on the property's location, value, size, community interest, and ability to meet the City's policy objectives. Tier 1 properties are those whose sale would achieve a reasonable return on investment through new property taxes, sales tax, business and occupation tax, job creation, catalyze private investment and/or minimize public liability, etc. The following is a list of Tier 1 properties owned by the City of Tacoma, these properties have not all been identified for disposition since several are still in use by the City for business operations:

1. 21<sup>st</sup> and Jefferson
2. James Walton Renaissance Site
3. Municipal Parking Lot (728 Market St.)
4. 35th and Pacific
5. 2308 Holgate
6. Street Operations Administration
7. Street Operations Yard
8. Tacoma Dome Lot A
9. Tacoma Dome Lot G
10. Sauro Site (Parking Lot)
11. Beacon Senior Center
12. Convention Center Parking/Loading
13. Park Plaza North

Real Estate Services staff recently evaluated the use of properties to determine if they are still needed by City departments for operations. As part of that review, the City developed a list of properties that are no longer in use by the City and could be disposed.

## **Debt Summary**

*The Task Force asked a summary of the City's debt.*

Attachment 5 is a summary of the City of Tacoma's debt.

# Attachment 1

# Introduction



# Proposition 1: 2% Utility Company Earnings Tax for Tacoma Street Improvements Facts and Information – Frequently Asked Questions



## Why is the City asking voters to decide the neighborhood street improvements and safety upgrades proposition on the November general election ballot?

- **Citizens have told City officials to make streets and roads a top priority...** Basic maintenance and repair of city and neighborhood streets has been a top concern expressed in City surveys, by citizen task forces and from residents during last year's community conversations on city budget priorities.
- **City roads and streets are among the worst in Washington...** According to rating scores and national surveys, one of Tacoma's greatest challenges is a backlog of basic maintenance needs for city and neighborhood streets, arterials, bridges and safety improvements – Tacoma's maintenance, repair and road safety upgrade needs are among the greatest of any city in the state of Washington.
- **Dedicated and sustainable funding for streets and safety upgrades...** If approved by voters, the additional 2 percent would provide \$10 to \$11 million annually – sustainable funding to help the City address the backlog of needs.

## If approved by voters, what kind of city transportation improvements and safety upgrades will be addressed by the additional dedicated funds?

- **Basic neighborhood streets maintenance and repairs...** Sustainable funding for City road and bridge improvements, repairs to neighborhood streets and arterials city-wide, pothole and pedestrian sidewalk repairs on local streets, added crosswalks near schools, improved signal timing to keep traffic moving, and coordination of the timing of road repairs with water and sewer improvements.

## What will the financial impact of Proposition 1 be if passed by voters?

- **This would be an additional 2 percent tax on utility company earnings...** That means an additional 2 percent tax on the gross earnings of natural gas, electric and phone utility companies – amounting to an estimated \$10 to \$11 million annually dedicated to neighborhood streets improvements and road safety upgrades.
- **Cost may be passed along...** Utility companies may choose to pass this cost increase on to their customers through their rates, though City Council would have to approve any Tacoma Power rate change.
- **If the full cost is passed along to ratepayers in the future...** the combined cost to the average household would be about \$4.70 per month.

## How can residents learn more?

Visit the City's website at [CityofTacoma.org/Prop1Facts](http://CityofTacoma.org/Prop1Facts). There, visitors can view a map, download a list of possible projects, review frequently asked questions and submit a question of their own. Organizations may also request a Proposition 1 Facts and Information presentation by contacting the City Manager's Office at (253) 591-5100 or sending an email to [Prop1Facts@CityofTacoma.org](mailto:Prop1Facts@CityofTacoma.org).

## How do voters exercise their right to vote and on decide this issue?

Voters must register online at [vote.wa.gov](http://vote.wa.gov) or with the Pierce County Auditor's Office in Tacoma, 2501 South 35th St. Suite C, by **October 7, 2013** (November 5 for active military) to vote in this election. All active voters should automatically receive a ballot a day or two after they are mailed on **October 18, 2013** (September 20 for active military).

Ballots must be postmarked to the Pierce County Auditor's Office by **November 5, 2013** or be dropped off by 8 p.m. on Election Day. Tacoma drop-off locations:



NE Police Substation - 4731 Norpoint Way  
Parkland Library - 13718 Pacific Ave. South  
Kandle Park Police Substation - 5140 N 26th St.  
72nd Street Transit Center - 1319 E 72nd St.  
Pierce County Election Center - 2501 South 35th St.

Pierce County Annex - 2401 South 35th St.  
Pierce County Community Connections - 3602 Pacific Ave.  
Tacoma Area Coalition for Individuals with Disabilities - 6315 S 19th St.  
Tacoma Dome Park & Ride - 610 Puyallup Ave.

## What specific improvements will be funded over the next five years with dedicated funding for neighborhood streets and safety upgrades?

### Safety improvements near schools

- 46 school zones would get improvements sooner, such as ADA-accessible crosswalks and school zone flashing beacons, completing backlogged efforts to provide school zone improvements at Tacoma schools.

### Pothole repairs

- Funding for 18,000 additional permanent pothole repairs – doubling what the City does now based on current costs.

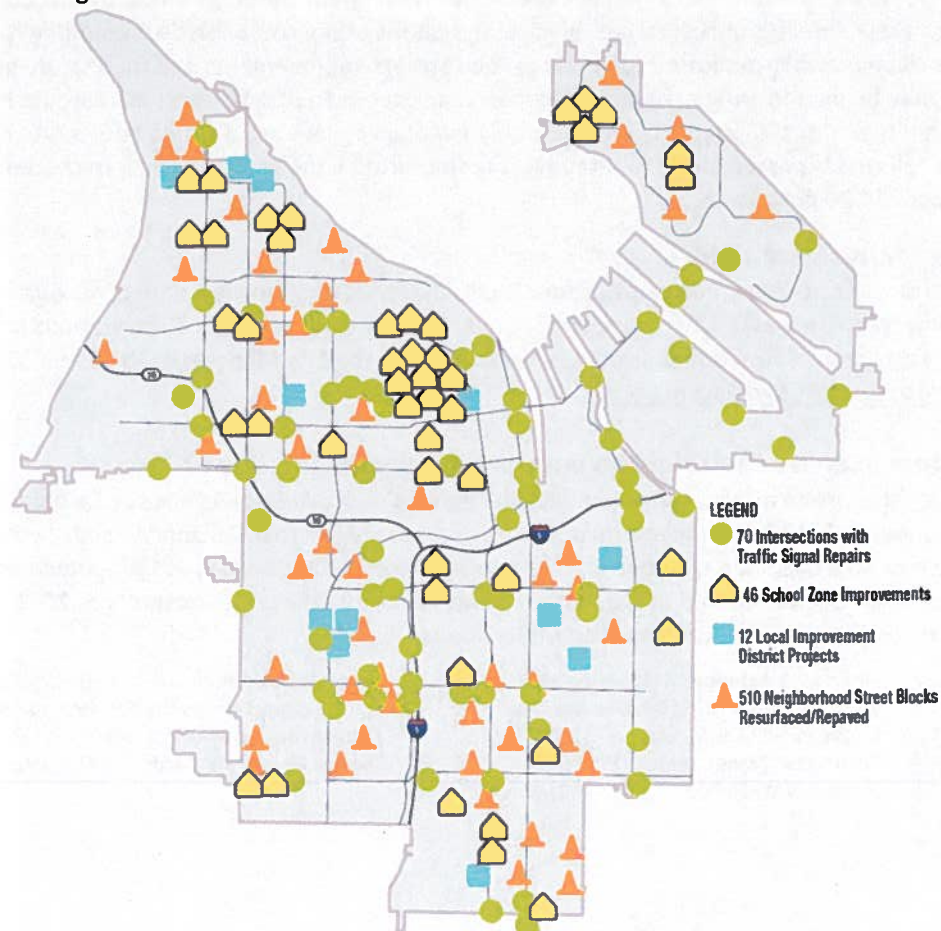
### Neighborhood street improvements

- The City would have funding to repave or resurface 510 residential blocks – more than doubling what the City does now based on current costs.
- Funding for 12 backlogged neighborhood Local Improvement District projects where residents have already agreed to partner with the City and pay a significant portion of the cost.
- Provide matching funds for utility projects so that street improvements can be coordinated with water and sewer improvements at the same time.

### Major streets and arterials

- 70 intersections would get traffic signal detection repairs sooner to synchronize intersections, decrease congestion and keep traffic moving.
- Restriping all center and turn lanes every year – currently lanes get repainted every other year.
- The City knows how to stretch its transportation dollars - in 2013, for every dollar spent the City is receiving \$2.28 in matching capital project funds. A portion of this funding will be used as matching funds to secure additional grant funds for arterials, making your dollars go even further. While the City successfully competed for more than \$300 million in grant funds for Tacoma road and bridge projects over the last five years, the type of basic neighborhood street maintenance that the majority of Proposition 1 would support rarely qualifies for grants.

### Map of proposed work:



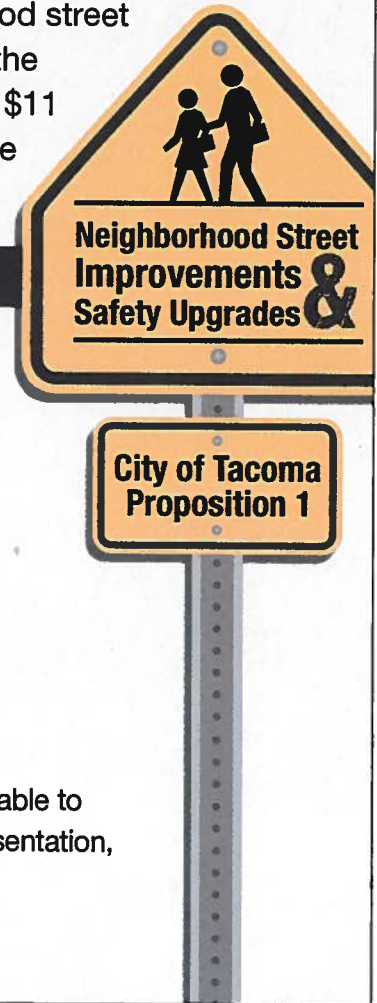




# Tacoma Proposition 1 2013 General Election

## Facts and Information Sessions

The City of Tacoma is planning facts and information sessions across the community designed to provide residents with facts and information about this fall's Proposition 1 ballot measure. The November 5, 2013 Tacoma election issue asks voters to consider a proposal that would authorize the City to levy an additional 2 percent tax on natural gas, electric and phone company earnings for the sole purpose of funding basic Tacoma-wide neighborhood street improvements and safety upgrades. If approved by voters, the additional tax earnings would generate an estimated \$10 to \$11 million in sustainable annual funds for the basic maintenance of neighborhood streets, bridges and safety improvements.



## Schedule of Sessions at 6 p.m.

Aug. 26	Lincoln High School, 701 S. 37th St.	Council District 4
Sept. 4	Wheelock Library, 3722 N. 26th St.	Council District 1
Sept. 11	Fern Hill Library, 765 S. 84th St.	Council District 5
Sept. 16	Meeker Middle School, 4402 Nassau Ave. NE	Council District 2
Sept. 23	Truman Middle School, 5801 N. 35th St.	Council District 1
Oct. 2	Tacoma Main Library, 1102 Tacoma Avenue S.	Council District 3
Oct. 9	Moore Library, 215 S. 56th St.	Council District 4
Oct. 10	Jason Lee Middle School, 602 N. Sprague Ave.	Council District 2
Oct. 14	Gray Middle School, 6229 S. Tyler St.	Council District 5
Oct. 30	Snake Lake Nature Center, 1919 S. Tyler St.	Council District 3

In addition to the facts and information sessions, City officials are available to make presentations to interested community groups. To arrange a presentation, groups may contact the City Manager's Office at (253) 591-5100.





# **Attachment 2**

# Attachment 2

## 2013 Budgeted Minor General Fund Revenue Sources for Comparable Cities

	Intergovernmental	Other Taxes	Parking	Red Light Cameras	Fines and Forfeitures	Licenses and Permits	Charges for Goods and Services	Operating Transfers	Beginning Fund Balance	Remaining 'Other' Revenues	Total 'Other' Revenues
Bellevue	\$ 16.3	\$ 0.2		\$ 0.8	\$ 1.4	\$ 0.5	\$ 18.4	\$ 2.3	\$ 20.4	\$ 7.4	\$ 64.6
Federal Way	\$ 1.9	\$ 0.2		\$ 0.8	\$ 1.4	\$ 2.1	\$ 2.3	\$ 2.3	\$	\$ 2.6	\$ 13.6
Fife	\$ 0.7	\$ 0.1			\$ 0.5	\$ 0.5	\$ 4.3		\$	\$ 0.5	\$ 6.6
Lakewood	\$ 1.6	\$ 2.7		\$ 1.0	\$ 0.9	\$ 0.9	\$ 1.7	\$ 0.3	\$	\$ 1.2	\$ 10.3
Olympia	\$ 4.1	\$ 0.3			\$ 1.0	\$ 2.8	\$ 9.7		\$	\$ 2.0	\$ 19.9
Puyallup	\$ 1.5	\$ 0.7			\$ 2.0	\$ 1.4	\$ 1.6	\$ 0.1	\$	\$ 3.0	\$ 10.3
Seattle	\$ 8.7	\$ 13.9	\$ 35.6		\$ 32.9	\$ 12.8	\$ 38.5		\$	\$ 6.1	\$ 148.5
Spokane	\$ 2.3	\$ 1.6				\$ 3.6	\$ 4.2		\$	\$ 2.5	\$ 14.2
Tacoma*	\$ 9.9	\$ 2.0			\$ 0.9	\$ 3.1	\$ 1.2	\$ 0.2	\$	\$ 1.6	\$ 18.9
Vancouver	\$ 17.5	\$ 0.6			\$ 1.5	\$	\$ 2.2		\$	\$ 3.5	\$ 25.3

\*Parking revenues are included in the Parking Fund and Red Light Camera revenues in the Traffic Enforcement Fund.





# Attachment 3

APPENDIX



Req. #13318

## RESOLUTION NO. 38529

1 A RESOLUTION relating to economic development; adopting the *Policy for the*  
2 *Sale/Disposition of City-owned General Government Real Property.*

3 WHEREAS this resolution was initiated by the City Council's request for  
4 the development of a policy that establishes a framework for the disposition of  
5 City-owned property, and

6 WHEREAS City laws and procedures govern the mechanisms for the  
7 disposition of City-owned real property, which currently include three established  
8 processes for surplus sale: (1) direct negotiated disposition; (2) request for  
9 proposals; and (3) bid sale to the highest bidder, and

11 WHEREAS, following a series of four meetings with the Economic  
12 Development Committee ("EDC") to discuss and revise the proposed policy  
13 based on City Council feedback, City staff generated a proposed policy that will  
14 establish: (1) guiding principles for the sale of City-owned property, which are  
15 based on the core philosophy that the City should retain properties that meet its  
16 property ownership objectives and sell properties that do not; (2) a system for  
17 the classification of properties for sale, which is comprised of three tiers with  
18 differing policy objectives and correlative disposition processes; and (3) guiding  
19 principles for direct negotiated dispositions, and

21 WHEREAS, on August 7, 2012, the proposed policy document received a  
22 "do pass" from the EDC; Now, Therefore,  
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BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

That the *Policy for the Sale/Disposition of City-owned General Government Property*, attached hereto as Exhibit "A" and by this reference incorporated herein, is hereby adopted.

Adopted AUG 21 2012

*Mark Ford*  
Mayor

Attest:

*Doris Seaman*  
City Clerk

Approved as to form:  
*JAC*  
Deputy City Attorney



1 EXHIBIT "A"

2 **Policy for the Sale/Disposition of City-owned**  
3 **General Government Real Property**

4 **A. Background**

5 The City owns a variety of properties to meet its objectives, including properties which  
6 site City buildings and facilities, parks, open spaces, tidelands, and rights-of-way. The  
7 City also owns properties which support specific community programs such as  
8 libraries, senior centers, public assembly facilities, and centers for performing arts.  
9 Further, the City owns certain properties which the City has either acquired or retained  
10 ownership for the specific purpose of redevelopment or for partnering with the private  
11 sector to redevelop. Lastly, the City owns certain properties which it has acquired over  
12 the course of the past 128 years since incorporation, and for which the City no longer  
13 has an interest in retaining ownership.

14 Overall, the City should retain properties which meet its property ownership objectives  
15 and sell properties which do not.

16 **B. Guiding Principles for the Sale of City-owned Property**

- 17 1. The City should retain ownership of properties necessary for conducting its  
18 business operations, supporting community and economic development  
19 initiatives, and for the preservation of public spaces and open space.
- 20 2. The City should endeavor to sell those City-owned properties which do not  
21 meet the City's property ownership objectives. Among the City's goals in  
22 property dispositions are: private development which meets the City's economic  
23 development objectives, development of affordable housing, historic  
24 preservation, and increasing density and improving walkability in support of the  
25 City's Comprehensive Plan objectives.
- 26 3. The City has three established processes for selling City-owned property: (1)  
direct negotiated disposition; (2) request for proposal process; and (3) bid sale  
to the highest bidder. Having several tools for the sale of City property gives  
the City useful options and flexibility when selling property to meet the needs of  
the City and community.
4. City staff should *classify* its properties to be sold in order to help guide the  
determination of which sale process should be utilized for selling specific City  
properties. This classification is helpful because the City owns a variety of  
properties with varying levels of value and interest to the City and community.  
In sum, not all properties need to be sold the same way.
5. The City should establish appropriate processes for notifying the City Council  
and the public prior to selling property. This notification will vary based on the  
classification of the property. This process shall be transparent to the Council  
and the public.



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### **C. Property Classification**

Property that has been identified for sale or transfer will be classified into three tiers with differing policy objectives. City staff will develop and maintain processes for each property tier that are consistent with the policy objective.

**Tier 1** properties are generally those properties that: (1) are strategically located in the downtown or a mixed-use center with high visibility; (2) are high value (greater than \$500,000) and sizable (one-third of an acre or greater); (3) have the potential to generate a high level of community interest due to substantial neighborhood or City-wide impact that may result from their development; and (4) can be instrumental in meeting the City's economic development goals and/or in implementing its key policies.

Overall goals for sale of these properties will be to achieve a reasonable return on investment through such outcomes as: generate new property taxes, sales tax, business and occupation taxes, and other taxes, generate new family wage jobs, catalyze new private investment and/or leverage existing public facilities, minimize public liability, implement City master plans, encourage density, and promote sustainability.

**Tier 1 Disposition:** The process for property disposition will generally involve outreach and high levels of participation. The Request for Qualifications/Request for Proposals approach will be the preferred method of disposition. Exceptions to this policy may include property sales to other public entities and property transfers which are the result of public-private development partnerships – in these situations, the property will likely be conveyed via the direct negotiated disposition process.

The City will maintain an inventory of Tier 1 properties and the City's associated objectives through its economic development strategy. Additional guidance on direct negotiation is found in Section D of this policy.

**Tier 2** properties are those properties which have some development potential, are important to the surrounding neighborhood, and have a value greater than \$250,000, but have no significant alignment with the City's economic development interests or other City goals and policies.

Overall goals for sale of these properties will be to support goals and strategies of applicable neighborhood councils and neighborhood business districts through such outcomes as: increase affordable housing, improve the quality of life and property values in the neighborhood, improve walkability, foster a safe environment for residents, reduce crime and blight in the community, and increase tax revenue for the City.

**Tier 2 Disposition:** Because of the importance to community stakeholders, Tier 2 properties will likely be sold via a Request for Proposals or negotiated disposition process to put the City in a better position to influence the future



1 use(s) of the property. Because of potential community impacts and interest,  
2 there will be opportunities for community feedback and outreach and the City  
has a vested interest in influencing the future use(s) of the property.

3 **Tier 3 properties** are those properties which may be important to the adjacent or  
4 surrounding property owners but have a minimal level of interest to the community at  
large. Tier 3 properties will be sold to minimize the City's liability and turn ownership  
5 back the private sector or to public partners. These properties include: remnant  
6 parcels that have little or no financial value and may negatively impact the adjacent  
owner; properties that would only be considered for acquisition by abutting neighbors;  
7 vacant City parcels that have no operational, development, or open space potential to  
the City; properties that by virtue of their location or functionality would be better owned  
8 by another government agency; and other properties which have little financial value.

9 Overall goals for sale of these properties will be to reduce City liability for property  
10 maintenance and operations, return underutilized properties to the tax rolls and private  
ownership, and initiate sale and development that encourages improvement for the  
11 neighboring residences.

12 **Tier 3 Disposition:** Tier 3 properties will likely be sold by direct negotiated sale  
13 when selling to neighbors. In most other cases, Tier 3 properties will be sold  
via bid-sale to the highest bidder. Because of the limited impact of these  
14 property sales, community outreach efforts will generally be more direct and  
limited.

#### 15 **D. Guiding Principles for Direct Negotiated Dispositions**

16 City code allows the City, upon City Council authorization, to approve the negotiated  
17 disposition of real property (see TMC 1.06.280). This authority provides the City with  
substantial flexibility to sell property to governmental and nonprofit agencies, adjacent  
18 property owners, and public-private development partners. While competitive selection  
for surplus sales is ordinarily preferred, there are circumstances where direct  
19 negotiation is in the best interests of the City. In considering whether a direct  
negotiated disposition should be pursued, City staff will consider the following  
20 guidelines, ranked in order of procedural clarity:

- 21 1. The City should consider selling surplus property directly to adjacent/abutting  
22 property owners when the adjacent/abutting property owner(s) are the only  
feasible or likely candidates for acquisition and when selling to another party  
23 would have significant detrimental effects to the adjacent/abutting property  
owners; and when selling to the adjacent/abutting property owner(s) will allow  
24 for expansion and development of a profit or nonprofit enterprise increasing  
economic and community improvement opportunities within the City; and further  
25 when said sale is an ancillary component of a street vacation.
- 26 2. The City should consider selling surplus property directly to other governmental  
agencies and nonprofit agencies when the proximity or functionality of said  
surplus property improves the ability of the organization to achieve its mission



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- and where the City can achieve economic benefit through an increase in sales tax, admissions tax, or other revenues.
3. The City may transfer property to a City-formed Public Development Authority to develop according to a City-approved plan or development strategy.
  4. Where feasible, the City should consider selling surplus property suitable for housing directly to governmental and nonprofit agencies who will repurpose the property to include affordable housing, or to negotiate components of affordable housing in sale documents or development agreements.
  5. The City should consider selling surplus property directly to a private development partner when the conveyance of the property is an element of a public-private partnership agreement between the City and a third party that has been approved by the City Council and is necessary to achieve the desired development; and when (even if the City is not a development partner) the development will help the City achieve its economic development goals and is more suitable than existing alternatives and potential partners.
  6. In the circumstance where the City has previously completed a Request for Proposals process and an acceptable proposal was not received, the City may directly or through a third-party agent contact potential developers/investors and directly negotiate a sale.



# **Attachment 4**

11/20/2011

General Government Facilities (City owns or City leases)					
DEPT./DIV.	LOCATION	DESCRIPTION	Occupied By Whom	Sale/Disposition	LEASE
Municipal Complex					
GG	747 Market St	Tacoma Municipal Building	General Government		
GG	733 Market St	Tacoma Municipal Building North	General Government		
MCO	1224 M L King, Jr. Way	Municipal Services Center	TV 12		
Fire					
Fire	901 South Fawcett Ave	Fire Station #1	Fire		
Fire	2701 Tacoma Ave South	Fire Station #2	Fire		
Fire	206 Browns Point Blvd NE	Fire Station #3	Fire		
Fire	1453 Earnest S. Brazil St	Fire Station #4	Fire		
Fire	3301 Ruston Way	Fire Station #5	Fire		
Fire	1015 E. F St.	Fire Station #6	Fire		
Fire	5448 S Warner St	Fire Station #7	Fire/Library		
Fire	4911 S. Alaska St.	Fire Station #8	Fire		
Fire	3502 Sixth Ave	Fire Station #9	Fire		
Fire	7247 South Park Ave	Fire Station #10	Fire		
Fire	3802 McKinley Ave	Fire Station #11	Fire		
Fire	2015 54th Ave. East	Fire Station #12	Fire		Operation Agreement (Lease) with Pierce County
Fire	2316 E. 11th St.	Fire Station #12 - Old	Fire		Ownership Reverts to Port of Tacoma
Fire	3825 N. 25th	Fire Station #13	Fire		
Fire	4701 North 41st St	Fire Station #14	Fire		
Fire	6415 East McKinley Ave	Fire Station #15	Fire		
Fire	3510 East 11th St	Fire Station #15 - Old	Fire		
Fire	7217 Sixth Ave	Fire Station #16	Fire		
Fire	403 Electron Way	Fire Station #17	Fire		Operation Agreement with (Lease) Fircrest
Fire	302 E. 11th St.	Fire Station #18	Fire		
Fire	415 Tacoma Ave South	Fire Communications & EOC	Fire		
Fire	425 Tacoma Ave South	Fire Electrician's Shop	Fire		
Fire	3471 South 35th St	Fire Prevention	Fire		
Fire	2124 Marshall Ave	Fire Training Center	Fire		
Fire	3401-B South Orchard Street	Fire Garage	Fire		
Police					
Police	3701 S. Pine St.	Police Headquarters	Police		
Police	3639 S. Pine St.	Police/Fleet Warehouse	Police/Fleet		
Police	4731 Norpoint Way NE	Police Sector 1 Substation	Police		
Police	1524 MLK, Jr. Way	Police Sector 1 Substation	Police		
Police	5140 N. 26th Street	Police Sector 2 Substation	Police		Lease with MPT
Police	1501 S. 72nd St	Police Sector 3 Substation	Police		Lease with MPT
Police	400 E. 56th Street	Police Sector 4 Substation	Police		Lease with MPT
Police	3524 McKinley Ave	Police Sector 4 Substation - Old	Police		
Police	101 McMurray Rd	Harrison Pistol Range	Police	For Sale	
FWDA					
FWDA	1199 Dock St	Johnny's Seafood	Johnny's SeaFood	Sale Pending	Leased to Johnny's Seafood
FWDA	1131 Dock St	Sea Scouts	Sea Scouts		
HRHS					



DEPT./DIV.	LOCATION	DESCRIPTION	Occupied By Whom	Sale/Disposition	LEASE
HRHS	4716 North Baltimore St	Point Defiance Senior Center	Sr. Center		Operated by Franke Tobey Jones
HRHS	415 South 13th St	Beacon Senior Center	HRHS		
HRHS	5016 A St	Lighthouse Senior Center	HRHS		
HRHS	6315 S 19th St	TACID	Nonprofit		Land Lease from TCC to City. Operation agreement with TACID
HRHS	6316 South 12th St.	TACOMA LEARNING CENTER/PAVE	Nonprofit		Land Lease from TCC to City. Operation agreement with TLC/PAVE
HRHS	717 Tacoma Avenue	Crystal Judson Family Justice Center	HRHS		Leased from Private Entity
HRHS	1501 Pacific Ave.,	Child Resource & Referral	HRHS		Lease from United Way
Legal/Muni Ct	930 Tacoma Avenue South	County City Building	CAO and Muni Ct		Lease from Pierce County
Legal/Muni Ct		City Attorney's Office and Municipal Court			
Library	3722 North 26th St	Wheelock Library	Library		
Library	215 South 56th St	Moore Library	Library		
Library	7001 6th Avenue	Swasey Library	Library		
Library	765 South 84th St	Fern Hill Library	Library		
Library	3523 East G St	Mottet Library	Library		
Library	1102 Tacoma Ave South	Main Library	Library		
Library	212 Browns Point Blvd NE	Kobetch Library	Library		
Library	3411 South 56th Street	South Tacoma Library	Library/Fire		
PAF					
PAF	1500 Broadway	Convention Center	PAF		
PAF	1315 South Market	Bicentennial Pavilion	Hotel Murano		Leased to own by Hotel Murano
PAF	901 Market St	Rialto Theatre	Broadway Ctr. P/A		Operated by Broadway Center for Perf. Arts.
PAF	911 Broadway Plaza	Pantages	Broadway Ctr. P/A		Operated by Broadway Center for Perf. Arts.
PAF	2502 South Tyler St	Cheney Stadium	Tacoma Rainiers		Leased by Rainiers
PAF	2727 E. D Street	Tacoma Dome	PAF		
PW					
PW	3639 S. Pine	Fleet Services Admin.	PW		
PW	1423 Puyallup Ave	TAGRO	ES		Building 'owned' by PW, leased to ES
PW	2308 South Holgate St	Public Works Equipment Shop	PW	RFP in 8/2013	
PW	2324 South C St	Street Operations Administration	PW	RFP in 8/2014	
PW	3210 Center St	Asphalt Plant	PW		
ES					
ES	Waterview & Dale St	North End Wastewater Treatment Plant	ES		
ES	326 E. D Street	Center for Urban Waters	ES		
ES	303 East "D" St	Urban Waters Admin Bldg	ES		
ES	2200 Block of Portland Ave	Central Wastewater Treatment Plant	ES		
ES	3510 S. Mullen St.	Solid Waste Landfill Offices/Buildings	ES		
Hiltkop Prop.					
CED	1124 Martin Luther King, Jr Way	James Walton Renaissance Site/Mr. Mac Store	Private Party	Sale Pending	Leased to Mr. Mac Ltd.
CED	1114 Martin Luther King, Jr. Way	James Walton Renaissance Site/Brown Star Grill	Vacant	Sale Pending	
CED	1110-1112 Martin Luther King, Jr. Way	James Walton Renaissance Site/Beauty Supply	Vacant	Sale Pending	
Parking					
PW	1500 Broadway	Convention Center Parking/Loading	Parking/Loading		
PW	923 Commerce Street	Park Plaza North	Parking		
PW	1137 Commerce Street	Pacific Plaza Garage	Parking		

DEPT./DIV.	LOCATION	DESCRIPTION	Occupied By Whom	Sale/Disposition	LEASE
PW	110 S. 10th Street	Tacoma Parking Garage	Parking		
PW	1550 Broadway	Carlton Building Garage	Parking		
PW	1801 Dock Street	Museum of Glass Garage	Parking		
MISC					
PW	1619 MLK Jr. Way	People's Community Center	MPT		Operated by MPT
PAF	1825 Pacific Ave	Union Station - Federal Court House	Fed. Ct. House		Leased to own by Fed. Gov.
Parking	S. 13th and Pacific Avenue	Pacific Plaza Office/Retail - Ground Floor	Private		Leased to PPD for 99 years



# **Attachment 5**





## City of Tacoma - General Obligation Debt Summary

Bond Issue	Credit	Original Par	Outstanding Par	Projects	Notes	
2010A	UTGO	21,870,000	21,785,000	Refunded 2002 UTGO (New Police Station)		
1997B	LTGO	16,100,000	14,300,000	Multiple Capital Projects -	CABs	
				Neighborhood Enhancements		
				Parks and Open Space		
				Foss Waterway Improvements		
				Museum of Glass Parking Garage		
				Museum of Glass Pedestrian Bridge		
2001	LTGO	17,390,000	1,105,000	Refunding		
2004	LTGO	51,900,000	44,525,000	Convention Center and Parking		
2006A	LTGO	16,475,000	14,865,000	Convention Center and Parking		
2006B	LTGO	12,885,000	12,885,000	Refunded 1997A (see 1997B projects)		
2007	LTGO	9,610,000	8,050,000	Retrofit Parking Facilities	Taxable	
2009A	LTGO	15,380,000	15,185,000	Cheney Stadium		
2009B	LTGO	3,320,000	3,320,000	Old Town Dock & Shalishan	Taxable	
2009C	LTGO	4,975,000	4,975,000	Cheney Stadium		
2009D	LTGO	5,000,000	2,000,000	Cheney Stadium		
2009E	LTGO	43,955,000	43,955,000	Multiple Capital Projects -	CABs	
				Parking		
				Seaport Museum		
				Old Town Dock		
				Fire Station 5		
				People's Pool		
2009F	LTGO	19,510,000	19,510,000	Cheney & Environmental Remediation	CABs	
2010B	LTGO	7,355,000	7,355,000	Multiple Capital Projects -		
				Street and Infrastructure Improvements		
				IT Equipment		
				Vehicles		
2010C	LTGO	7,355,000	7,355,000	South Parking Garage	Taxable	
2010D	LTGO	30,225,000	30,225,000	Multiple Capital Projects -	Taxable	BABs
				Street and Infrastructure Improvements		
				Pt Ruston Water Walk		
				People's Pool		
				IT Equipment		
				Vehicles		
				Fire & Police Facilities & Capital		
2010E	LTGO	9,130,000	9,130,000	Parking Facilities	Taxable	RZEDBs
2013	LTGO	<u>44,170,000</u>	<u>44,170,000</u>	Refunded 2001 LTGO and 2004 LTGO		
<b>TOTAL GO DEBT</b>		<b>298,635,000</b>	<b>268,610,000</b>			
<b>Footnote: There are several other loans that could impact the General Fund. Below is a list of three of the larger loans.</b>						
Loan		4,200,000	4,200,000	New Police Facility (General Fund Loan)		
Loan		6,250,000	6,250,000	Mountain Rail Division (General Fund Loan)		
Loan		<u>20,000,000</u>	<u>20,000,000</u>	Murray Morgan Bridge (DOT/HWY Loan)		
<b>TOTAL LOANS</b>		<b>30,450,000</b>	<b>30,450,000</b>			

