Resolution No. 39623
A resolution electing Council Member Robert Thoms as Deputy Mayor to serve a one-year term through December 31, 2017.
[Mayor Strickland]

Resolution No. 39624
A resolution authorizing the execution of a Memorandum of Understanding with Pierce County, Metropolitan Park District of Tacoma, and Pierce County Conservation District, in the amount of $477,601, budgeted from the Wastewater Fund, for continued support of the Harvest Pierce County community garden program for the period of January 1, 2017, through December 31, 2020.
[Daniel C. Thompson, Ph.D., Business Operations Division Manager; Michael P. Slevin III, P.E., Director, Environmental Services]

Resolution No. 39625
A resolution declaring surplus and authorizing the execution of a Quitclaim Deed to convey the parcel located at 1210 Tacoma Avenue South to HQC USA LLC, for the amount of $750,000, for development of a mixed-use residential project.
[Jennifer Hines, Assistant Division Manager, Public Works; Ricardo Noguera, Director, Community and Economic Development]

Resolution No. 39626
A resolution authorizing the acquisition of property located at 928 Pacific Avenue from Big Rooster Investments, LLC, for the amount of $550,000, plus closing costs, budgeted from the Urban Development Action Grant Fund, for potential future development of North Park Plaza.
[Jennifer Hines, Assistant Division Manager, Public Works; Ricardo Noguera, Director, Community and Economic Development]

Resolution No. 39627
A resolution authorizing the execution of an amendment to the Multi-Family Housing 12-Year Limited Property Tax Exemption Agreement with David Foster, to correct the parcel number of the site, located at 1302 South J Street in the MLK Mixed-Use Center.
[Debbie Bingham, Economic Development Specialist; Ricardo Noguera, Director, Community and Economic Development]
Amended Resolution No. 39628
A resolution approving the cancellation of the following six regular City Council meetings in 2017: January 17, May 30, July 5, September 5, December 19, and December 26.
[Mayor Strickland]
RESOLUTION NO. 39623

BY REQUEST OF MAYOR STRICKLAND

A RESOLUTION related to the organization of City government; electing Council Member Robert Thoms to the office of Deputy Mayor to serve a one-year term through December 31, 2017.

WHEREAS Ryan Mello’s term as Deputy Mayor expired on December 31, 2016, and

WHEREAS Section 1.18.010 of the Tacoma Municipal Code provides that the Deputy Mayor shall be elected by the City Council at its first meeting after such office becomes vacant, or as soon thereafter as practical, and

WHEREAS Section 2.4 of the Tacoma City Charter provides that all appointments shall be made by majority vote of the City Council members from nominees whose names are presented in writing to the City Council by the Mayor or by any three members of the City Council, and

WHEREAS, pursuant to Resolution No. 33268, the City Council has adopted a process for rotating the office of Deputy Mayor based upon seniority, and

WHEREAS Council Member Robert Thoms has been nominated to fill the vacancy of Deputy Mayor for a one-year term through December 31, 2017;

Now, Therefore,
BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

That Robert Thoms is hereby elected as Deputy Mayor of the City of Tacoma for a term through December 31, 2017, and continuing until such time as a successor is elected.

Adopted ________________

______________________________________________
Mayor

Attest:

______________________________________________
City Clerk

Approved as to form:

______________________________________________
Chief Deputy City Attorney
RESOLUTION NO. 39624

A RESOLUTION relating to community gardens; authorizing the execution of a Memorandum of Understanding with Pierce County Public Works, the Metropolitan Park District of Tacoma, and Pierce County Conservation District, in the amount of $477,601, budgeted from ES Wastewater Fund 4300, for continued support of the Harvest Pierce County community garden program for the period of January 1, 2017, through December 31, 2020.

WHEREAS community gardens are an excellent venue for community education on recycling, composting, biosolids, and water conservation, and

WHEREAS education about recycling, compost, and biosolids provides citizens with the knowledge and understanding of sewer and solid waste utility programs supporting environmentally friendly methods for reuse of yard waste and wastewater byproducts through the production, sale, and use of TAGRO and compost, and

WHEREAS the reuse of wastewater and solid waste byproducts reduces utility operational costs associated with disposal of yard waste and wastewater byproducts providing a benefit to utility customers and the community, and

WHEREAS the City believes that community gardens not only provide access to healthy food, but promote healthy lifestyles and a greater sense of community, and

WHEREAS the City has established a goal of having the greatest number of community gardens per capita of any city in the United States, and

WHEREAS Tacoma has more than 35 community gardens, including 11 on City-owned property, and
WHEREAS the City, in partnership with Pierce County and Metropolitan Park District of Tacoma ("Metro Parks"), has been supporting community gardens for more than four years through Memorandums of Understanding ("MOU"), and

WHEREAS the proposed MOU between the City, Pierce County Public Works, Metro Parks, and Pierce County Conservation District, includes a strategy to build a community-based food system by supporting all existing community gardens in the City and Pierce County, and encouraging the development of additional community gardens, and

WHEREAS the City currently provides over one-third of the funding for the Harvest Pierce County community garden program, and will provide the sum of $477,601, budgeted from ES Wastewater Fund 4300, for the period of January 1, 2017, through December 31, 2020; Now, Therefore,

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

That the proper officers of the City are hereby authorized to execute a Memorandum of Understanding with Pierce County Public Works, the Metropolitan Park District of Tacoma, and Pierce County Conservation District, in the amount of $477,601, budgeted from ES Wastewater Fund 4300, for continued support of the Harvest Pierce County community garden program for
the period of January 1, 2017, through December 31, 2020, said document to be substantially in the form of the proposed Memorandum of Understanding on file in the office of the City Clerk.

Adopted ________________________

______________________________
Mayor

Attest:

______________________________
City Clerk

Approved as to form:

______________________________
Chief Deputy City Attorney
RESOLUTION NO. 39625

A RESOLUTION relating to surplus property, authorizing the Declaration of Surplus and execution of a Quitclaim Deed to convey the parcel located at 1210 Tacoma Avenue South to HQC USA LLC, for the amount of $750,000, for development of a mixed-use residential project.

WHEREAS, in 1980, the City’s Community Development Department purchased the parcels comprising the parking lot located at 1210 Tacoma Avenue South, as more particularly described in Exhibit “A” (“Property”), with Community Development Funds, and

WHEREAS, in that same year, a Library Parking Lot and Construction Fund was established to collect revenues generated by use of the Property for the development of Library parking facilities, which would be comprised of free spaces for Library patrons, with the remainder available for paid public parking; however, the parking facility was never developed, and

WHEREAS the Property is classified as a “Tier 1” Property pursuant to the City’s Policy for the Sale/Disposition of City-owned General Government Real Property, and

WHEREAS a Request for Interest was issued July 26, 2016, and the Property was declared surplus to the City’s needs on August 24, 2016, and

WHEREAS HQC USA LLC, a Washington limited liability company, desires to purchase the Property for development of a mixed-use residential project, and

- 1 -
WHEREAS a Purchase and Sale Agreement was executed between the parties that will require an enforceable development covenant be recorded against the Property at closing, and

WHEREAS, prior to the execution and delivery of the Quitclaim Deed, the developer must be able to prove to the City’s reasonable satisfaction that it has procured funds/financing sufficient to (a) pay the purchase price of $750,000 to the City and (b) complete the proposed project on the Property in conformance with the covenant, and

WHEREAS the City must dispose of City-owned surplus property pursuant to the City’s Policy for the Sale/Disposition of City-owned General Government Real Property, and

WHEREAS, there being no foreseeable need for continued City ownership of the Property, the sale of said Property appears to be in the best interests of the City, pending final approval from the City Council; Now, Therefore,

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

Section 1. That continued ownership of the City real property located at 1210 Tacoma Avenue South, as more particularly described in Exhibit “A” (“Property”) is not essential to the needs of the City and is hereby declared surplus pursuant to RCW 35.22.020 and Article I, Section 1.2, and Article IX of the Tacoma City Charter.

Section 2. That the proper officers of the City are hereby authorized to close on the sale of the Property by executing a Quitclaim Deed to convey the
subject parcel to HQC USA LLC for the amount of $750,000 once all conditions precedent to closing have been met, said document to be substantially in the form of the deed on file in the office of the City Clerk.

Adopted ______________________

______________________________
Mayor

Attest:

______________________________
City Clerk

Approved as to form: Legal Description Approved:

______________________________
Deputy City Attorney

______________________________
Chief Surveyor

Public Works Department
EXHIBIT “A”

LEGAL DESCRIPTION

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, Block 1212, Map of New Tacoma, Washington Territory, according to the plat thereof recorded February 3, 1875 and filed in Volume A of Plats, in Pierce County, Washington; TOGETHER with the Easterly 10 feet of alley abutting thereon, vacated by Ordinance No. 2323 of the City of Tacoma.
RESOLUTION NO. 39626

A RESOLUTION relating to community and economic development; authorizing the acquisition of one parcel of real property, located at 928 Pacific Avenue, from Big Rooster Investments, LLC for the amount of $550,000, plus closing costs, budgeted from the Urban Development Action Grant Fund, for potential future development of North Park Plaza.

WHEREAS the City of Tacoma, Community and Economic Development Department ("CEDD"), is requesting approval to close on the purchase of the real property located at 928 Pacific Avenue ("Property"), from Big Rooster Investments, LLC, a Washington limited liability company, for the amount of $550,000, plus closing costs, for potential future development of North Park Plaza, and

WHEREAS the Property is one of three retail units in the North Park Plaza, consisting of a 6,044 square-foot retail unit on the ground floor of the building, and

WHEREAS the Property has been vacant since 2013, and,

WHEREAS, in July 2015, the City was contacted by a real estate broker regarding potential City acquisition of the Property, and, in anticipation of potential future development of North Park Plaza, City staff entered into negotiations, and

WHEREAS the City currently owns one other retail unit in the building, as well as parking and air rights, and

WHEREAS the purchase price is based on a fair market valuation performed by City staff, and the terms and conditions of the proposed agreement have been approved by CEDD and Public Works, Real Property Services; Now, Therefore,
BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

Section 1. That the request of the City of Tacoma, Community and Economic Development Department, to purchase the real property located at 928 Pacific Avenue from Big Rooster Investments, LLC for the amount of $550,000, plus closing costs, budgeted from the Urban Development Action Grant Fund, for potential future development of North Park Plaza, is hereby approved.

Section 2. That the proper officers of the City are hereby authorized to close on the purchase of the Property for the purposes hereinabove enumerated, as memorialized in that certain Purchase and Sale Agreement with Big Rooster Investments, LLC dated September 27, 2016, a copy of which is on file in the office of the City Clerk.

Adopted ____________________________

______________________________
Mayor

Attest:

______________________________
City Clerk

Approved as to form:

______________________________
Deputy City Attorney
RESOLUTION NO. 39627

A RESOLUTION relating to the multi-family property tax exemption program; authorizing an amendment to the Multi-Family Housing 12-Year Limited Property Tax Exemption Agreement with David Foster, dated December 10, 2014, for the development of four multi-family rental housing units to be located at 1302 South J Street in the MLK Mixed-Use Center, to correct the parcel number of the site.

WHEREAS, on October 7, 2014, pursuant to Resolution No. 39025, the City Council approved a Multi-Family Housing 12-Year Limited Property Tax Exemption Agreement with David Foster for the development of four multi-family rental housing units to be located at 1302 South J Street in the MLK Mixed-Use Center, and

WHEREAS, in Resolution No. 39025 and the accompanying Agreement, the parcel number was incorrectly entered as APN 7850000582; the correct parcel number is APN 2013200010, and

WHEREAS it is necessary to correct the parcel number in order to process the tax exemption; Now, Therefore,

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

That the proper officers of the City are hereby authorized to enter into Amendment No. 1 to the Multi-Family Housing 12-Year Limited Property Tax Exemption Agreement with David Foster for the development of property located at 1302 South J Street in the MLK Mixed-Use Center, to correct the parcel number from APN 7850000582 to APN 2013200010, as more particularly set
forth in the attached Exhibit “A,” said amendment to be substantially in the form
of the document on file in the office of the City Clerk.

Adopted ____________________

________________________________________
Mayor

Attest:

________________________________________
City Clerk

Approved as to form:        Legal Description Approved

________________________________________
Deputy City Attorney        Chief Surveyor
                                Public Works Department
EXHIBIT “A”

LEGAL DESCRIPTION

Tax Parcel Number: 2013200010

That portion of the Southwest quarter of the Northeast quarter and the Northwest quarter of the Southeast quarter of Section 05, Township 20 North, Range 03 East, W.M. more particularly described as follows:

Lot 1, Block 1320, Map of New Tacoma, W.T. as per the map recorded February 3, 1875 at the office of the Pierce County Auditor;

Together with the easterly 10 feet of the alley abutting thereon as vacated by City of Tacoma Ordinance Number 1967.

All lands situate in the City of Tacoma, County of Pierce, State of Washington.
RESOLUTION NO. 39628

BY REQUEST OF MAYOR STRICKLAND

A RESOLUTION relating to City Council meetings; approving the cancellation of six regular City Council Meetings in 2017.

WHEREAS, pursuant to City Charter Section 2.8, the City Council shall meet weekly at least 46 times per calendar year, and

WHEREAS the City Council can, by a majority vote, cancel up to six meetings in 2017 while still meeting its regular meeting requirements, and

WHEREAS, after discussion at the January 3, 2017, Study Session, the City Council determined that the following regular City Council meetings scheduled for 2017 would be cancelled: January 17; March 14; May 30; July 5; September 5; and December 26; Now, Therefore,

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

That the following City Council meetings scheduled for 2017 are hereby cancelled: January 17; March 14; May 30; July 5; September 5; and December 26.

Adopted ____________________________

_________________________________
Mayor

Attest:

_________________________________
City Clerk

Approved as to form:

_________________________________
City Attorney