

Minutes
Joint Municipal Action Committee
September 11, 2015

PRESENT

Catherine Ushka, Chair, Tacoma Public Schools
Erik Hanberg, Vice Chair, Metro Parks Tacoma
Tim Reid, Metro Parks Tacoma
Anders Ibsen, City of Tacoma
Marty Campbell, City of Tacoma
Robert Thoms, City of Tacoma
Connie Ladenburg, Pierce County
Rick Talbert, Pierce County
Clare Petrich, Port of Tacoma

CALL TO ORDER

Chair Catherine Ushka called the meeting to order at 8:00 a.m.

INTRODUCTIONS

The attendees introduced themselves. Also in attendance were guests: Mayor Marilyn Strickland, City of Tacoma; City Manager T.C. Broadnax, City of Tacoma; Assistant City Manager Mark Lauzier, City of Tacoma; County Executive Pat McCarthy, Pierce County; Nancy Davis, Metro Parks; Hunter George, Metro Parks; Kate Martin, The News Tribune; Evette Mason, Port of Tacoma; Randy Lewis, City of Tacoma; Anita Gallagher, City of Tacoma; Alisa O'Hanlon, City of Tacoma; Jennifer Bowman, Metro Parks Tacoma.

ADOPTION OF AGENDA

Erik Hanberg moved to adopt the agenda. Connie Ladenburg seconded the motion. The chair declared the motion passed.

APPROVAL OF MINUTES

Erik Hanberg moved to approve the minutes of August 14, 2015. Connie Ladenburg seconded the motion. The chair declared the motion passed.

AGENDA ITEMS

Pierce County Executive, Pat McCarthy was present to update the committee on the proposed Pierce County General Services Building.

Executive McCarthy stated that the building would be nine floors, eight above ground and one below totaling 330,000 square feet of space. It will be constructed of clinker brick, glass and steel. She noted that the offices the public uses most will be conveniently located on the first two floors, including the County Council Chambers and walk-in counters for permits; auto licenses; birth certificates; property tax information and more. 1,250 parking stalls are planned for the building.

The building would be located at 3580 Pacific Avenue in the Lincoln Business District where the former Puget Sound Hospital building now sits. The entire site is 13.3 acres in size and zoned for appropriately.

Ms. McCarthy commented that beginning in 2009, Facilities Management spent two years studying the issue of whether Pierce County was providing efficient and convenient customer service. An Annex Study was commissioned in 2012 to investigate whether service could be improved and money saved by consolidating most county offices into one facility.

If the new project does not happen, the cost of the 19 leases, repairs and improvements the Annex, Health Department building, etc. will total more than \$230 million over the next 30 years.

Ms. McCarthy noted that the benefit of constructing a new building would be co-locating offices that would allow the reduction of 38 FTE positions and provide one-stop shopping convenience to customers and efficiencies for the County. The following departments are proposed to be in the new general services building:

- Assessor-Treasurer
- Auditor
- Budget & Finance
- Board of Equalization
- Community Connections
- Communications
- County Council
- County Executive
- Economic Development
- Facilities Management
- Fire Prevention
- Government Relations
- Human Resources
- Information Technology
- Planning and Land Services
- Performance Audit
- PW&U
- Risk Management
- TPCHD

Executive McCarthy commented there would be no new taxes, and no tax or fee increases to pay for the building. Instead, a financing program using predictable, low-risk financing called 63-20 is being proposed. The program is a public-private partnership that has been used by government agencies for more than 40 years. She noted that the County would benefit from tax-exempt financing while maintaining control of the facility and shifting construction and other risks to a private developer. This would be a lease-to-own program and the county would own the building after 30 years. The savings realized from terminating the 14 leases and reducing employees, plus the lease revenue from the Health Department would go to the new building payments.

The first year the County would see a savings of nearly \$400,000, with savings of \$132 million over 30 years. The County City Building would be renamed the Pierce County Justice Center. All of the Prosecuting Attorneys and District Court employees would move into the Justice Center.

This issue will appear on the November ballot.

Mayor Strickland inquired as to the vacant space that will result from the project. County staff noted that 150,000 square feet of vacant space would be result. Mayor Strickland commented

that she is in full support of the project as it provides an opportunity to consolidate and serve citizens efficiently, as well as revitalize the Lincoln Business District.

Street Repair Maintenance & Funding

Mayor Marilyn Strickland commented on the stake holder and citizen input that has taken place since 2011 to the present including Citizens Neighborhood Street Improvement & Safety Task Force, Fiscal Sustainability Task Force, Citizen Survey and Tacoma 2025. The Mayor gave a brief outline of the original funding plan that was considered in 2013 for the purpose of street repair and maintenance.

The revised package includes funding sources including sales tax, gross earnings tax and property tax totaling \$175 million which averages \$7.50/household (Proposition 3 at \$130 million and Proposition A at \$45 million). An additional \$30 million in general fund support is also to be part of the overall package. Grants and other sources of funding provide an additional \$90 million.

The Mayor highlighted that over ten years there are a proposed \$325 million worth of projects to be completed with the funding noted above. Residential street improvements will rebuild and maintain up to 70% of the residential street network including maintenance, resurfacing and paving. Proposition 3 and Proposition A will be on the November 2015 ballot. Taxing will affect all Tacoma utility customers not just those that reside in the City.

The street work is estimated to create about 420 jobs.

SETTING OF NEXT MEETING AGENDA

FUTURE AGENDA ITEMS

October 9th - Blue Ribbon Task Force Regarding Property Crimes - Robert Thoms
November 13th - Combined Legislative Agenda Issues, USGA Report Out
December 11th - Puyallup Watershed Initiative – Erik Hanberg

Continue Mental Health Conversation
Youth Mental Health Issues: Trafficking, Housing/Shelters, Gangs, etc.
Economic Development Growth and Impacts
Discuss and List Combined Legislative Goals
Trades, Apprenticeship, Regional Partnerships (Tacoma School District, Bates Technical College and City of Tacoma)
Affordable Housing Policies (Anders Ibsen / Lauren Walker)
Earth Economics (Metro Parks Tacoma)

NEXT MEETING

October 9, 2015 Regular Meeting

The next meeting will be held on Friday, October 9th at 8:00 a.m. in Conference Room 248 at the Municipal Building. Minutes for the October meeting are to be taken by the Tacoma School District.

ADJOURNMENT

The meeting adjourned at 9:00 a.m.