



Legislation Passed January 24, 2017

The Tacoma City Council, at its regular City Council meeting of January 24, 2017, adopted the following resolutions and/or ordinances. The summary of the contents of said resolutions and/or ordinances are shown below. To view the full text of the document, click on the bookmark at the left of the page.

Amended Resolution No. 39633

A resolution appointing an individual to the City Council At-Large No. 6 position, for a term to be effective January 25, 2017, through December 31, 2017.
[Mayor Strickland]

Resolution No. 39634

A resolution authorizing an increase to the contract with Northrop Grumman Systems Corporation, in the amount of \$63,982.07, plus sales tax, for a total of \$720,067.87, budgeted from the General Fund, for maintenance and repair services for the Computer Aided Dispatch System through June 30, 2017.
[Michael Fitzgerald, Assistant to the Chief; Jim Duggan, Fire Chief]

Resolution No. 39635

A resolution authorizing an increase to the contract with GovDelivery, Inc., in the amount of \$132,222.10, plus sales tax, for a total of \$213,807.10, budgeted from the General Fund, for continued licensing and maintenance support of a computerized emergency notification system for an additional four-year period through January 28, 2021.
[Michael Fitzgerald, Assistant to the Chief; Jim Duggan, Fire Chief]

Resolution No. 39636

A resolution authorizing the execution of a Multi-Family Housing Eight-Year Limited Property Tax Exemption Agreement with 6th & Alder Partners, LLC, for the development of 110 multi-family market-rate housing units located at 3118 6th Avenue in the 6th Avenue Mixed-Use Center.
[Debbie Bingham, Economic Development Specialist;
Ricardo Noguera, Director, Community and Economic Development]

Resolution No. 39637

A resolution authorizing the execution of a Multi-Family Housing 12-Year Limited Property Tax Exemption Agreement with David Foster, for the development of 14 multi-family market-rate and affordable housing units located at 612 Tacoma Ave South in the Downtown Mixed-Use Center.
[Debbie Bingham, Economic Development Specialist;
Ricardo Noguera, Director, Community and Economic Development]

Resolution No. 39638

A resolution authorizing the execution of a Multi-Family Housing 12-Year Limited Property Tax Exemption Agreement with Schuur Brothers, Inc., for the development of seven multi-family market-rate and affordable housing units located at 4337 South Cedar Street in the Tacoma Mall Mixed-Use Center.

[Debbie Bingham, Economic Development Specialist;
Ricardo Noguera, Director, Community and Economic Development]

Resolution No. 39639

A resolution authorizing the acquisition of two parcels of real property located at 5401 South Tacoma Way and 5402 South Puget Sound Avenue, from Stuart and Susan Simon, for the amount of \$850,000, plus closing costs, budgeted from the Mental Health Fund, for the Youth and Young Adult Drop-In Center and Shelter for youth between the ages of 12 and 24 years old experiencing homelessness.

[Jennifer Hines, Assistant Division Manager, Public Works;
Nadia Chandler Hardy, Director, Neighborhood and Community Services]



RESOLUTION NO. 39633

1 A RESOLUTION appointing an individual to the City Council At-Large No. 6
2 position, for a term to be effective January 25, 2017, through December 31,
3 2017.

4 WHEREAS Victoria Woodards was elected as a representative for the City
5 Council At-Large No. 6 position, for a term beginning on January 1, 2014, and
6 ending on December 31, 2017, and

7 WHEREAS Council Member Woodards resigned as the representative for
8 the City Council At-Large No. 6 position, effective December 28, 2016, and

9 WHEREAS applications for the vacancy were accepted for the period of
10 December 22, 2016, through January 6, 2017, and 55 applications were received,
11 and
12

13 WHEREAS the City Council discussed the process for filling the vacancy at
14 the January 3, 2017, Study Session, and discussed the desired qualifications for
15 the At-Large Position No. 6 at the January 10, 2017, Study Session, followed by an
16 Executive Session to evaluate applicant qualifications, and
17

18 WHEREAS, on January 18, 2017, the Government Performance and
19 Finance Committee reviewed applications and narrowed the candidates to eight, to
20 be interviewed at the January 24, 2017, Study Session, and

21 WHEREAS Lauren Walker has been nominated for appointment to the City
22 Council At-Large No. 6 position, for a term beginning January 25, 2017, and
23 ending on December 31, 2017, and
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25 WHEREAS it is in the best public interest that this individual be appointed
26 to the City Council At-Large No. 6 position, for said period; Now, Therefore,



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

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That, in accordance with Tacoma City Charter 2.7, the City Council does hereby appoint Lauren Walker to the City Council At-Large No. 6 position, for a term to be effective January 25, 2017, through December 31, 2017.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

City Attorney



RESOLUTION NO. 39634

1 A RESOLUTION related to the purchase of materials, supplies or equipment, and
2 the furnishing of services; authorizing the increase of Contract
3 No. 4600004739 with Northrop Grumman Systems Corporation, in the
4 amount of \$63,982.07, plus sales tax, for a cumulative contract amount of
5 \$720,067.87, budgeted from the General Fund, for maintenance and repair
6 services for the Tacoma Fire Department's Computer Aided Dispatch
7 System (CADS) through June 30, 2017.

8 WHEREAS the City has complied with all applicable laws and processes
9 governing the acquisition of those supplies, and/or the procurement of those
10 services, inclusive of public works, as is shown by the attached Exhibit "A,"
11 incorporated herein as though fully set forth, and

12 WHEREAS the Board of Contracts and Awards has concurred with the
13 recommendation for award as set forth in the attached Exhibit "A"; Now,

14 Therefore,

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

16 Section 1. That the Council of the City of Tacoma concurs with the
17 Board of Contracts and Awards to adopt the recommendation for award as set
18 forth in the attached Exhibit "A."

19 Section 2. That the proper officers of the City are hereby authorized to
20 increase Contract No. 4600004739 with Northrop Grumman Systems
21 Corporation, in the amount of \$63,982.07, plus sales tax, for a cumulative
22 contract amount of \$720,067.87, budgeted from the General Fund, for
23 maintenance and repair services for the Tacoma Fire Department's Computer
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1 Aided Dispatch System (CADS) through June 30, 2017, consistent with

2 Exhibit "A."

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4 Adopted _____

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Mayor

7 Attest:

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City Clerk

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11 Approved as to form:

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City Attorney

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RESOLUTION NO. 39635

1 A RESOLUTION related to the purchase of materials, supplies or equipment, and
2 the furnishing of services; authorizing the increase of Contract
3 No. 4600009490 with GovDelivery, Inc., in the amount of \$132,222.10,
4 plus sales tax, for a cumulative contract amount of \$213,807.10, budgeted
5 from the General Fund, for continued licensing and maintenance support
6 of a computerized emergency notification system for an additional
7 four-year period, to expire January 28, 2021.

8 WHEREAS the City has complied with all applicable laws and processes
9 governing the acquisition of those supplies, and/or the procurement of those
10 services, inclusive of public works, as is shown by the attached Exhibit "A,"
11 incorporated herein as though fully set forth, and

12 WHEREAS the Board of Contracts and Awards has concurred with the
13 recommendation for award as set forth in the attached Exhibit "A"; Now,

14 Therefore,

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

16 Section 1. That the Council of the City of Tacoma concurs with the
17 Board of Contracts and Awards to adopt the recommendation for award as set
18 forth in the attached Exhibit "A."

19 Section 2. That the proper officers of the City are hereby authorized to
20 increase Contract No. 4600009490 with GovDelivery, Inc., in the amount of
21 \$132,222.10, plus sales tax, for a cumulative contract amount of \$213,807.10,
22 budgeted from the General Fund, for continued licensing and maintenance
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1 support of a computerized emergency notification system for an additional
2 four-year period, to expire January 28, 2021, consistent with Exhibit "A."

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4 Adopted _____

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Mayor

7 Attest:

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City Clerk

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Approved as to form:

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City Attorney

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RESOLUTION NO. 39636

1 A RESOLUTION relating to the multi-family property tax exemption program;
2 authorizing the execution of a Multi-Family Housing Eight-Year Limited
3 Property Tax Exemption Agreement with 6th & Alder Partners, LLC, for the
4 development of 110 multi-family market-rate rental housing units to be
5 located at 3118 6th Avenue in the Sixth Avenue Mixed-Use Center.

6 WHEREAS the City has, pursuant to chapter 84.14 of the Revised Code of
7 Washington, designated several Residential Target Areas for the allowance of a
8 limited property tax exemption for new multi-family residential housing, and

9 WHEREAS the City has, through Ordinance No. 25789, enacted a program
10 whereby property owners in Residential Target Areas may qualify for a Final
11 Certificate of Tax Exemption which certifies to the Pierce County
12 Assessor-Treasurer that the owner is eligible to receive a limited property tax
13 exemption, and

14 WHEREAS 6th and Alder Partners, LLC is proposing to develop 110 new
15 market-rate rental units to consist of 41 studio units, ranging in size from
16 375-639 square feet and renting for \$995-\$1,295 per month; 52 one-bedroom,
17 one-bath units, ranging in size from 599-681 square feet and renting for
18 \$1,400-\$1,600 per month; and 17 two-bedroom, two-bath units, ranging in size
19 from 880-1,010 square feet and renting for \$2,100-\$2,250 per month, as well as
20 113 on-site residential parking stalls and 6,490 square feet of retail space, and

21 WHEREAS the Director of Community and Economic Development has
22 reviewed the proposed property tax exemption and recommends that a conditional
23 property tax exemption be awarded for the property located at 3118 6th Avenue, as
24 more particularly described in the attached Exhibit "A"; Now, Therefore,
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BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

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Section 1. That the City Council does hereby approve and authorize a conditional property tax exemption, for a period of eight years, to 6th & Alder Partners, LLC, for the property located at 3118 6th Avenue in the Sixth Avenue Mixed-Use Center, as more particularly described in the attached Exhibit "A."

Section 2. That the proper officers of the City are authorized to execute a Multi-Family Housing Eight-Year Limited Property Tax Exemption Agreement with 6th & Alder Partners, LLC, said document to be substantially in the form of the proposed agreement on file in the office of the City Clerk.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney

Legal description approved:

Chief Surveyor
Public Works Department



EXHIBIT "A"

LEGAL DESCRIPTION

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Tax Parcel Nos: 3245003030, 3245003040, 3245003050, 3245003060

Legal Description:

That portion of the Northeast quarter of the Northwest quarter of Section 06, Township 20 North, Range 03 East, W.M., more particularly described as follows:

Lots 1 through 10, inclusive, Block 24, Coulter's Addition to New Tacoma as per the Plat recorded in Volume 1 of Plats at Pages 47 and 114, records of Pierce County Auditor;

Except those portions conveyed to the City of Tacoma for street purposes by instrument recorded August 6, 1969, under recording number 2307060, records of Pierce County Auditor;

Situate in the City of Tacoma, County of Pierce, State of Washington.



RESOLUTION NO. 39637

1 A RESOLUTION relating to the multi-family property tax exemption program;
2 authorizing the execution of a Multi-Family Housing 12-Year Limited
3 Property Tax Exemption Agreement with David Foster, for the development
4 of 14 multi-family market-rate and affordable housing units to be located at
5 612 Tacoma Avenue South in the Downtown Mixed-Use Center.

6 WHEREAS the City has, pursuant to chapter 84.14 of the Revised Code of
7 Washington, designated several Residential Target Areas for the allowance of a
8 limited property tax exemption for new multi-family residential housing, and

9 WHEREAS the City has, through Ordinance No. 25789, enacted a program
10 whereby property owners in Residential Target Areas may qualify for a Final
11 Certificate of Tax Exemption which certifies to the Pierce County
12 Assessor-Treasurer that the owner is eligible to receive a limited property tax
13 exemption, and

14 WHEREAS David Foster is proposing to develop 14 new market-rate and
15 affordable housing units to consist of 14 one-bedroom, one-bath units ranging in
16 size from 580-850 square feet and renting for \$925-\$1,550 per month, as well as
17 four on-site residential parking stalls and 1,550 square feet of retail space, and

18 WHEREAS the Director of Community and Economic Development has
19 reviewed the proposed property tax exemption and recommends that a conditional
20 property tax exemption be awarded for the property located at 612 Tacoma Avenue
21 South, as more particularly described in the attached Exhibit "A"; Now, Therefore,

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

23 Section 1. That the City Council does hereby approve and authorize a
24 conditional property tax exemption, for a period of 12 years, to David Foster for the
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property located at 612 Tacoma Avenue South in the Downtown Mixed-Use Center,
as more particularly described in the attached Exhibit "A."

Section 2. That the proper officers of the City are authorized to execute a
Multi-Family Housing 12-Year Limited Property Tax Exemption Agreement with
David Foster, said document to be substantially in the form of the proposed
agreement on file in the office of the City Clerk.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney

Legal description approved:

Chief Surveyor
Public Works Department



EXHIBIT "A"

LEGAL DESCRIPTION

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Tax Parcel: 2006120020

Legal Description:

A portion of the Northeast quarter of the Northeast quarter of Section 05, Township 20 North, Range 03 East, W.M., more particularly described as follows:

Lots 6 and 7, Block 612, Map of New Tacoma, Washington Territory, according to plat filed of record February 3, 1875, in the office of the County Auditor, Pierce County, Washington.

Together with the easterly 10 feet of the alley abutting thereon vacated by Ordinance No. 1587 of the City of Tacoma.

Situate in the City of Tacoma, County of Pierce, State of Washington.



RESOLUTION NO. 39638

1 A RESOLUTION relating to the multi-family property tax exemption program;
2 authorizing the execution of a Multi-Family Housing 12-Year Limited
3 Property Tax Exemption Agreement with Schuur Brothers, Inc., for the
4 development of seven multi-family market-rate and affordable housing units
to be located at 4337 South Cedar Street in the Tacoma Mall Mixed-Use
Center.

5 WHEREAS the City has, pursuant to chapter 84.14 of the Revised Code of
6 Washington, designated several Residential Target Areas for the allowance of a
7 limited property tax exemption for new multi-family residential housing, and
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9 WHEREAS the City has, through Ordinance No. 25789, enacted a program
10 whereby property owners in Residential Target Areas may qualify for a Final
11 Certificate of Tax Exemption which certifies to the Pierce County
12 Assessor-Treasurer that the owner is eligible to receive a limited property tax
13 exemption, and
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15 WHEREAS Schuur Brothers, Inc., is proposing to develop seven new
16 market-rate and affordable housing units to consist of seven two-bedroom,
17 two-bath units, 1,200 square feet in size and renting for \$1,250 per month, as well
18 as seven on-site residential parking stalls, and
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20 WHEREAS the Director of Community and Economic Development has
21 reviewed the proposed property tax exemption and recommends that a conditional
22 property tax exemption be awarded for the property located at 4337 South Cedar
23 Street, as more particularly described in the attached Exhibit "A"; Now, Therefore,
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BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

Section 1. That the City Council does hereby approve and authorize a conditional property tax exemption, for a period of 12 years, to Schuur Brothers, Inc., for the property located at 4337 South Cedar Street in the Tacoma Mall Mixed-Use Center, as more particularly described in the attached Exhibit "A."

Section 2. That the proper officers of the City are authorized to execute a Multi-Family Housing 12-Year Limited Property Tax Exemption Agreement with Schuur Brothers, Inc., said document to be substantially in the form of the proposed agreement on file in the office of the City Clerk.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney

Legal description approved:

Chief Surveyor
Public Works Department



EXHIBIT "A"

LEGAL DESCRIPTION

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Tax Parcel: 2890001540

Legal Description:

That portion of the Southeast quarter of the Southwest quarter of Section 18, Township 20 North, Range 03 East, W.M., more particularly described as follows:

Lots 1, 2, and 3 in Block 29 of Cascade Park Addition to Tacoma, W.T., as per the Plat recorded in Volume 1 of Plats at Page 120, records of Pierce County Auditor;

Situate in the City of Tacoma, County of Pierce, State of Washington.



RESOLUTION NO. 39639

1 A RESOLUTION relating to the acquisition of real property; authorizing the
2 acquisition of two parcels of real property, located at 5401 South Tacoma
3 Way and 5402 South Puget Sound Avenue, from Stuart and Susan Simon
4 for the amount of \$850,000, plus closing costs, budgeted from the Mental
Health Fund, for the Youth and Young Adult Drop-In Center and Shelter for
youth between the ages of 12 and 24 years old experiencing homelessness.

5 WHEREAS, for almost 30 years, the City and Pierce County have lacked a
6 dedicated facility to provide services and overnight shelter for youth and young
7 adults experiencing homelessness, and

8
9 WHEREAS, since January 1, 2016, 74 youth and young adults have
10 entered the homeless services system, of which 59 percent have a documented
11 disability or mental health issue, and

12 WHEREAS, for these youth and young adults, homelessness creates
13 trauma and stress in addition to the loss of family, community, possessions,
14 privacy, and security, and

15
16 WHEREAS youth and young adults exposed to trauma are often vulnerable
17 to victimization, sexual exploitation, and trafficking, furthering adverse childhood
18 effects that will negatively affect them into adulthood, and

19
20 WHEREAS the City currently uses the Beacon Senior Center during its
21 non-operating hours to serve as a temporary overnight shelter for these young
22 adults, and

23 WHEREAS, since opening in December 2015, the Beacon overnight shelter
24 services an average of 30-40 young adults each night, and

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1 WHEREAS, over the past three years, City staff has researched over
2 200 properties to find a suitable site for the Youth and Young Adult Drop-In Center
3 and Shelter, but the sites have been incompatible due to issues including, but not
4 limited to, zoning, cost-prohibitive building rehabilitation, distance from transit,
5 distance from other services, and environmental hazards, and

6 WHEREAS the City's Neighborhood and Community Services Department
7 is requesting approval to purchase real property located at 5401 South Tacoma
8 Way and 5402 South Puget Sound Avenue, from Stuart and Susan Simon for the
9 amount of \$850,000, plus closing costs, budgeted from the Mental Health Fund, to
10 provide services and overnight shelter for youth and young adults experiencing
11 homelessness, and
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13 WHEREAS 5401 South Tacoma Way is an 11,000 square-foot parcel with
14 an 11,444 square-foot building consisting of a vacant retail unit on the ground
15 level, office space on the upper level, and an adjacent retail unit currently being
16 occupied; and 5402 South Puget Sound Avenue is an 11,000 square-foot parking
17 lot, and
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19 WHEREAS the property will require rehabilitation; however, it has a transit
20 stop at the front door, is relatively close to other community services, and is close
21 to a library, schools and activities for youth and young adults, and
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23 WHEREAS a Phase I and Phase II Environmental Study was performed,
24 and no prohibitive environmental factors were found onsite, and

25 WHEREAS there is ample parking and potential for future growth due to the
26 parking lot parcel included in the sale, and



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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 NCS 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, Neighborhood and Community Services Department, to purchase two parcels of real property, located at 5401 South Tacoma Way and 5402 South Puget Sound Avenue, from Stuart and Susan Simon for the amount of \$850,000, plus closing costs, budgeted from the Mental Health Fund, for the Youth and Young Adult Drop-In Center and Shelter, for youth between the ages of 12 and 24 years old experiencing homelessness, is hereby approved.

Section 2. That the proper officers of the City are hereby authorized to close on the transaction memorialized in that certain Purchase and Sale Agreement entered into with Stuart and Susan Simon for the purposes hereinabove enumerated, with said document being on file in the office of the City Clerk.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney