



Legislation Passed June 20, 2017

The Tacoma City Council, at its regular City Council meeting of June 20, 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.

Resolution No. 39748

A resolution awarding a contract to Griffin & Strong, P.C., in the amount of \$313,005, sales tax not applicable, budgeted from the Small Business Enterprise Fund, for the completion of a Disparity Study, which will review the City of Tacoma projects, contracts, goods and services over the past five years - Specification No. ED17-0042F.
[Keith Armstrong, Supervisor; Ricardo Noguera, Director, Community and Economic Development]

Resolution No. 39749

A resolution authorizing the execution of an agreement with the Tacoma Community House/REACH Center, in the amount of \$308,375, budgeted from the Neighborhood and Community Services Special Revenue Fund, for services related to Summer Jobs 253, retroactive to April 1, 2017, through December 31, 2017.
[Pamela Duncan, Human Services Division Manager; Linda Stewart, Interim Director, Neighborhood and Community Services]

Resolution No. 39750

A resolution authorizing the execution of an agreement with the Tacoma Community Redevelopment Authority, in the amount of \$700,000, budgeted from the Mental Health and Substance Use Disorder Fund, to assist with the development of a Youth Crisis Residential Center.
[Pamela Duncan, Human Services Division Manager; Linda Stewart, Interim Director, Neighborhood and Community Services]

Resolution No. 39751

A resolution authorizing the execution of a Quit Claim Deed to convey 1120 and 1124 Martin Luther King Jr. Way, to the Tacoma Housing Authority.
[Ricardo Noguera, Director, Community and Economic Development]

Ordinance No. 28426

An ordinance vacating a portion of the air rights of Court E, lying between South 15th and South 17th Streets, for balconies in an apartment development. (Napoleon Group, LLC; File No. 124.1376)
[Phyllis Macleod, Hearing Examiner]



RESOLUTION NO. 39748

1 A RESOLUTION related to the purchase of materials, supplies or equipment,
2 and the furnishing of services; authorizing the execution of a contract
3 with Griffin & Strong, P.C., in the amount of \$313,005, plus applicable
4 sales tax, budgeted from the Small Business Enterprise Fund, for the
5 completion of a Disparity Study which will review the City of Tacoma
6 projects, contracts, goods and services over the past five years,
7 pursuant to Specification No. ED17-0042F.

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 enter into a contract with Griffin & Strong, P.C., in the amount of \$313,005, plus
21 applicable sales tax, budgeted from the Small Business Enterprise Fund, for
22 the completion of a Disparity Study which will review the City of Tacoma
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1 projects, contracts, goods and services over the past five years, pursuant to
2 Specification No. ED17-0042F, 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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11 Approved as to form:

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City Attorney

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RESOLUTION NO. 39749

1 A RESOLUTION relating to human services; authorizing the execution of an
2 Agreement with the Tacoma Community House/REACH Center, in the
3 amount of \$308,375, budgeted from the Neighborhood and Community
4 Services Special Revenue Fund, for services related to Summer Jobs 253,
5 retroactive to April 1, 2017, through December 31, 2017.

6 WHEREAS Summer Jobs 253 is a City of Tacoma-led summer youth
7 employment program that has been in operation since 2013, and

8 WHEREAS the City contracts with Tacoma Community House/REACH
9 Center for services related to the Summer Jobs 253 program, including payroll
10 services; case management services; and outreach to, and engagement of,
11 employers that host student participants, and

12 WHEREAS, for 2017, the total cost of the program is \$536,376, and the
13 City's portion of the program cost is \$308,375; Now, Therefore,

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

15 That the proper officers of the City are hereby authorized to execution of
16 an agreement with the Tacoma Community House/REACH Center, in the amount
17 of \$308,375, budgeted from the Neighborhood and Community Services Special
18 Revenue Fund, for services related to Summer Jobs 253, retroactive to April 1,
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1 2017, through December 31, 2017, said document to be substantially in the form
2 of the agreement on file in the Office of the City Clerk.

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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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Deputy City Attorney

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RESOLUTION NO. 39750

1 A RESOLUTION relating to funding for a crisis residential center; authorizing the
2 execution of an agreement with the Tacoma Community Redevelopment
3 Authority, in the amount of \$700,000, budgeted from the Mental Health and
4 Substance Use Disorder Fund, to assist with the development of a Youth
5 Crisis Residential Center.

6 WHEREAS the Tacoma Housing Authority (“THA”) owns a 3.5 acre parcel
7 adjacent to the Salishan neighborhood and buffered by First Creek Gulch, and

8 WHEREAS THA is proposing to use one acre of the said land to develop a
9 one story, 5,000 square-foot Youth Crisis Residential Center (“Project”), to include
10 12 dorm-style bedrooms, two common bathrooms, a staff office, kitchen and living
11 room space, and on-site parking, and

12 WHEREAS the Project is a result of a larger planning effort between the
13 City, Pierce County, Tacoma Community Redevelopment Authority (“TCRA”), and
14 THA, and

15 WHEREAS the Project will serve a limited clientele that meets the definition
16 of a public purpose for Community Development Block Grant (“CDBG”) funds, and
17 is consistent with the City’s Consolidated Plan for Housing and Community
18 Development 2015-2019, which is the implementation document for the City’s
19 Comprehensive Plan, and
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21 WHEREAS the Consolidated Plan places a high priority on the development
22 of affordable housing for low-income households, reducing homelessness, and
23 increasing stability for all residents, including support for self-sufficiency, and
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25 WHEREAS, on May 11, 2017, the TCRA Board authorized staff to negotiate
26 and execute a 30-year forgivable loan agreement, deed of trust, promissory note,



and regulatory agreement with the THA for \$1,000,000, for Project construction
1 and permanent financing costs, and

2 WHEREAS the \$1,000,000 agreement between the TCRA and THA is
3 proposed to be funded as follows: \$300,000 in TCRA CDBG funds and \$700,000
4 from the City, budgeted from the Mental Health and Substance Use Disorder Fund,
5 and
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7 WHEREAS City staff recommends the approval of this agreement with the
8 TCRA, in the amount of \$700,000, to assist in funding the Project; Now, Therefore,

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

10 That the proper officers of the City are hereby authorized to enter into an
11 agreement with the Tacoma Community Redevelopment Authority, in the amount of
12 \$700,000, budgeted from the Mental Health and Substance Use Disorder Fund, to
13 assist with the development of a Youth Crisis Residential Center, said agreement to
14 be substantially in the form of the document on file in the office of the City Clerk.
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16 Adopted _____
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19 Mayor

20 Attest:

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22 City Clerk

23 Approved as to form:

24 _____
25 Deputy City Attorney
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RESOLUTION NO. 39751

1 A RESOLUTION relating to City-owned surplus real property; authorizing the
2 execution of a Quit Claim Deed to convey 1120 and 1124 Martin Luther
3 King Jr. Way to the Tacoma Housing Authority in accordance with the
4 Purchase and Sale Agreement dated October 16, 2013, and approved
5 pursuant to Resolution No. 38718, adopted August 13, 2013.

6 WHEREAS, in 2005, as part of the James L. Walton Hilltop Renaissance
7 project, the City acquired the properties located at 1120 and 1124 Martin Luther
8 King Jr. Way ("Property"), and

9 WHEREAS, since 2011, the Property has been leased to and operated by
10 Morris McCollum, d/b/a Mr. Mac Ltd., at the current rate of \$720 per month, and

11 WHEREAS, in 2013, the City Council passed Resolution No. 38718,
12 approving the surplus and disposition of the Property to the Tacoma Housing
13 Authority ("THA") for development of its planned affordable housing project
14 ("Project"), and

15 WHEREAS this Property is being donated to ensure the creation of
16 affordable housing and preservation of mixed-income demographics in the Hilltop
17 neighborhood, and

18 WHEREAS THA has extended its Project timeline to 2018, as it continues to
19 pursue financing, and has agreed to take ownership and assume management of
20 the Property and existing lease in the interim, and

21 WHEREAS lease revenue from the Property will assist in covering the costs
22 of property management and maintenance, and

23 WHEREAS the conveyance will be subject to Covenants and Conditions
24 that establish development performance and sets dates for submitting permits and
25 starting construction, and
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WHEREAS the Property will revert back to the City if THA fails to meet the conditions of sale, and

WHEREAS the Community and Economic Development Department recommends approval of a Quit Claim Deed to convey the subject Property to the THA, subject to the Covenants and Conditions establishing development requirements and performance dates; 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 Quit Claim Deed to convey 1120 and 1124 Martin Luther King Jr. Way to the Tacoma Housing Authority in accordance with the Purchase and Sale Agreement dated October 16, 2013, and approved pursuant to Resolution No. 38718, adopted August 13, 2013, said deed 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:

City Attorney



ORDINANCE NO. 28426

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3 AN ORDINANCE related to the vacation of City right-of-way; vacating a portion
4 of the air rights of Court E, lying between South 15th and South 17th
5 Streets, for balconies in an apartment development; and adopting the
6 Hearing Examiner's Findings, Conclusions, and Recommendations
related thereto.

7 WHEREAS all steps and proceedings required by law and by
8 resolution of the City Council to vacate the portion of the right-of-way
9 hereinafter described have been duly taken and performed; Now, Therefore,
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11 BE IT ORDAINED BY THE CITY OF TACOMA:

12 Section 1. That the City Council hereby adopts the Hearing Examiner's
13 Findings, Conclusions, and Recommendations as contained in the Hearing
14 Examiner's Report and Recommendation to the City Council bearing File
15 No. 124.1376 and dated March 27, 2017, which Report is on file in the office of
16 the City Clerk.
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Section 2. That the portion of the air rights of Court E, lying between South 15th and South 17th Streets, legally described as follows:

The Easterly 4.00 feet of the Westerly 14.00 feet of that portion of Court E lying adjacent to Lots 10-16, inclusive, Block 1511, Map of New Tacoma, Washington Territory, according to the plat thereof on file with the State Department of Natural Resources, Olympia, Washington, and lying between the elevations of 221.50 feet NGVD29 and 285.54 feet NGVD29;

is hereby vacated, and the land so vacated is hereby surrendered and attached to the property bordering thereon, as a part thereof, and all right or title of the City in and to the portion of the right-of-way so vacated does hereby vest in the owners of the property abutting thereon, all in the manner provided by law.

Passed _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney

Property description approved:

Chief Surveyor
Public Works Department

Location: A portion of the air rights of Court E, lying between South 15th and South 17th Streets
Petitioner: Napoleon Group, LLC
Vacation Req. No. 124.1376