Resolution No. 40316
A resolution authorizing the execution of an amendment to the Development Agreement with HQC USA LLC, to outline steps to restart a mixed-use project, located at 1210 Tacoma Avenue South.
[Jeff Robinson, Director, Community and Economic Development]

Resolution No. 40317
A resolution authorizing the execution of an amendment to the Multi-Family Housing Eight-Year Limited Property Tax Exemption Agreement with HQC USA LLC, for the development of 186 multi-family market-rate rental housing units, located at 1210 Tacoma Avenue South in the Downtown Regional Growth Center.
[Debbie Bingham, Project Manager; Jeff Robinson, Director, Community and Economic Development]

Resolution No. 40319
A resolution authorizing the execution of an Interlocal Agreement with the City of Fircrest establishing maintenance responsibilities for South 19th Street medians between the entrance to the Tacoma Area Coalition of Individuals with Disabilities and Mildred Street West.
[Josh Diekmann, Assistant Division Manager; Kurtis D. Kingsolver, P.E., Director, Public Works]

Resolution No. 40320
A resolution awarding a contract to KONE Inc., in the amount of $306,000, plus applicable taxes, budgeted from the Municipal Building Acquisition and Operation Fund, for elevator maintenance and repair services at the Tacoma Municipal Building (TMB), TMB North, Lighthouse Senior Center, and Fleet Administration, for an initial contract period of three years, with the option to renew for two additional one-year periods, for a projected contract total of $510,000 - U.S. Communities Contract EV2516.
[Jeff Paradee, Operations Manager; Kurtis D. Kingsolver, Director, Public Works]
Resolution No. 40321
A resolution authorizing submittal of the 2019-2020 Annual Action Plan to the U.S. Department of Housing and Urban Development; authorizing the execution of two agreements with the Tacoma Community Redevelopment Authority (TCRA) for housing development programs; a Subrecipient Agreement under the HOME Program with the City of Lakewood and TCRA to administer the HOME Program; and an agreement with Rebuilding Together South Sound, in the amount of $310,000, for the Tacoma Home Repair Program.
[Linda Stewart, Director, Neighborhood and Community Services; Daniel Murillo, Housing Division Manager; Jeff Robinson, Director, Community and Economic Development]

Resolution No. 40322
A resolution approving the retention service and severance payment agreements with Click! non-represented employees.
[Tom Morrill, Chief Deputy City Attorney; Bill Fosbre, City Attorney]

Resolution No. 40323
A resolution authorizing an agreement with the Tacoma Rescue Mission, in the amount of $1,600,000, budgeted from various departmental funds, to expand their emergency shelter by 50 beds.
[Erica Azcueta, Homelessness and Household Stability Manager; Linda Stewart, Director, Neighborhood and Community Services]

Resolution No. 40324
A resolution authorizing the execution of a Collective Bargaining Agreement with the International Brotherhood of Electrical Workers, Local 483, Court Clerks Unit, consisting of approximately 28 budgeted full-time positions, retroactive to January 1, 2019, through December 31, 2021.
[Dylan Carlson, Senior Labor Relations Manager; Bill Fosbre, City Attorney]
A RESOLUTION relating to economic development; authorizing the execution of the Third Amendment to the Development Agreement with HQC USA LLC, for the development of a mixed-use project located at 1210 Tacoma Avenue South.

WHEREAS, on July 27, 2016, the Community and Economic Development Department (“CEDD”) issued a Request for Developer Interest to build a mixed-use development at 1210 Tacoma Avenue South, a City-owned parcel which was declared surplus by the City, and

WHEREAS, pursuant to that process, HQC USA LLC (“HQC”) was chosen as the developer for the site, and

WHEREAS, on December 22, 2016, a Development Agreement was entered into between the City and HQC and, since that time, has been amended twice in order to accommodate the first multi-family investment from Vietnam in the United States, and

WHEREAS, due to the complexity of the foreign financing, construction stopped in July 2018, and

WHEREAS the proposed Third Amendment to the Development Agreement outlines the steps necessary to restart the project in a way that better meets the needs of the community, provides greater flexibility with the development plan, and extends the project schedule, and

WHEREAS key amendments are as follows: (1) HQC must provide a fully executed commitment letter from a lender or equity partner, demonstrating that 100 percent of funding has been secured to complete the project, no later than
April 30, 2019; (2) Increase the number of units from 150 to a minimum of 180;
(3) Due to project redesign, HQC shall submit for permit revisions by June 4, 2019;
(4) Construction shall recommence by September 3, 2019; and (5) HQC shall
complete construction and commence operating, having obtained a certificate of
occupancy, by December 31, 2020, which is 15 months later than anticipated, and
WHEREAS CEDD staff is recommending that the proposed amendment be
approved to allow HQC to complete development of the project; 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 the
Third Amendment to the Development Agreement with HQC USA LLC, for the
development of a mixed-use project located at 1210 Tacoma Avenue South, 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:
______________________________
Deputy City Attorney

-2-
RESOLUTION NO. 40317

A RESOLUTION relating to the multi-family property tax exemption program; authorizing an amendment to the Multi-Family Housing Eight-Year Limited Property Tax Exemption Agreement with HQC USA LLC, for the development of 186 multi-family market-rate rental housing units to be located at 1210 Tacoma Avenue South in the Downtown Regional Growth Center.

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

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

WHEREAS, pursuant to Resolution No. 39800, adopted on August 29, 2017, HQC USA LLC executed a Twelve-Year Limited Property Tax Exemption Agreement for the development of 166 multi-family market-rate affordable rental units, and

WHEREAS HQC USA LLC now desires to amend the agreement to change from a Twelve-Year Limited Property Tax Exemption Agreement to an Eight-Year Limited Property Tax Exemption Agreement, and to revise the terms of the proposed development, and

WHEREAS HQC USA LLC, is proposing to develop 186 market-rate rental units to consist of 13 studio units, with an average size of 450-500 square feet and
renting for approximately $1,200-$1,400 per month; 143 one-bedroom, one-bath units with an average size of 490-1150 square feet and renting for approximately $1,500-$1,700 per month; 14 two-bedroom, one-bath units with an average size of 950 square feet and renting for approximately $2,200 per month; and 16 two-bedroom, two-bath units with an average size of 1,090 square feet and renting for approximately $2,400 per month, as well as 174 on-site residential parking stalls, and

WHEREAS the Director of Community and Economic Development has reviewed the proposed property tax exemption and recommends that a conditional property tax exemption be awarded for the property located at 1210 Tacoma Avenue South in the Downtown Regional Growth Center Mixed-Use Center, as more particularly described in the attached Exhibit “A”; Now, Therefore,

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 eight years, to HQC USA LLC, for the property located at 1210 Tacoma Avenue South in the Downtown Regional Growth Center, as more particularly described in the attached Exhibit “A.”

Section 2. That the proper officers of the City are authorized to amend the existing Multi-Family Housing Twelve-Year Limited Property Tax Exemption
Agreement with HQC USA LLC, to authorize an Eight-year Property Tax Exemption, 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: Legal description approved:

__________________________________  ________________________________
Deputy City Attorney Chief Surveyor

__________________________________
Public Works Department
EXHIBIT “A”

LEGAL DESCRIPTION

Tax Parcel: 2012120011

Legal Description:

That portion of the Southeast Quarter of the Northeast Quarter of Section 5, Township 20 North, Range 3 East, W. M., more particularly described as follows:

Lots 1 through 10, inclusive, Block 1212, Map of New Tacoma, according to the Plat thereof 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.

Situate in the City of Tacoma, County of Pierce, State of Washington.
RESOLUTION NO. 40319

A RESOLUTION relating to public works; authorizing the execution of an interlocal agreement with the City of Fircrest for the purpose of establishing maintenance responsibilities for South 19th Street medians between the entrance to the Tacoma Area Coalition of Individuals with Disabilities and Mildred Street West.

WHEREAS the City of Tacoma ("Tacoma") and City of Fircrest ("Fircrest") each own half of South 19th Street, including the center lane on South 19th Street between Pearl Street and Mildred Street West, and

WHEREAS both cities desire to make improvements along the shared corporate boundary, including the installation and maintenance of raised median islands, and

WHEREAS the construction and maintenance of the planned improvements would be more efficiently accomplished by using a predetermined maintenance approach, and

WHEREAS, pursuant to RCW 39.34, the Interlocal Cooperation Act, two or more public entities may contact with one another to perform government services which each by law is authorized to perform, and

WHEREAS the proposed interlocal agreement provides that Fircrest will maintain the new median island at approximately the westerly entrance to Tacoma Community College ("TCC") on South 19th Street, and Tacoma will maintain the recently refurbished median island at the easterly driveway to TCC, and

WHEREAS, on January 22, 2019, Fircrest adopted Resolution No. 1573, authorizing their City Manager to execute an Interlocal Agreement with Tacoma to establish maintenance responsibilities for the South 19th Street medians, and the
BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

That, pursuant to RCW 39.34, the proper officers of the City are hereby authorized to execute an Interlocal Agreement with the City of Fircrest for the purpose of establishing maintenance responsibilities for South 19th Street medians between the entrance to the Tacoma Area Coalition of Individuals with Disabilities and Mildred Street West, said document to be substantially in the form of the Interlocal Agreement on file in the office of the City Clerk.

Adopted ______________________

____________________________________
Mayor

Attest:

____________________________________
City Clerk

Approved as to form:

____________________________________
Deputy City Attorney
A RESOLUTION related to the purchase of materials, supplies or equipment, and the furnishing of services; authorizing the execution of a contract with KONE Inc., in the amount of $306,000, plus applicable taxes, budgeted from the Municipal Building Acquisition and Operation Fund, for elevator maintenance and repair services at the Tacoma Municipal Building (TMB), TMB North, Lighthouse Senior Center, and Fleet Administration, for an initial contract period of three years, with the option to renew for two additional one-year periods, for a projected contract total of $510,000, pursuant to U.S. Communities Contract EV2516.

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

WHEREAS the Board of Contracts and Awards has concurred with the recommendation for award as set forth in the attached Exhibit “A”; Now, Therefore,

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

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

Section 2. That the proper officers of the City are hereby authorized to enter into a contract with KONE Inc., in the amount of $306,000, plus applicable taxes, budgeted from the Municipal Building Acquisition and Operation Fund, for elevator maintenance and repair services at the Tacoma Municipal Building (TMB), TMB North, Lighthouse Senior Center, and Fleet Administration, for an initial contract period of three years, with the option to renew for two additional
one-year periods, for a projected contract total of $510,000, pursuant to U.S. Communities Contract EV2516, consistent with Exhibit “A.”

Adopted _________________

________________________________________
Mayor

Attest:

________________________________________
City Clerk

Approved as to form:

________________________________________
City Attorney
RESOLUTION NO. 40321

A RESOLUTION relating to community, economic development, neighborhood, and community services; authorizing the submittal of the 2019-2020 Annual Action Plan to the U.S. Department of Housing and Urban Development ("HUD"); authorizing the execution of two agreements with the Tacoma Community Redevelopment Authority ("TCRA") to fund housing development programs; authorizing a Subrecipient Agreement under the HOME Program with the city of Lakewood and the TCRA to administer the HOME Consortium; and authorizing an agreement with Rebuilding Together South Sound for the Tacoma Home Repair Program.

WHEREAS submittal of the 2019-2020 Annual Action Plan will ensure that the City receives federal funds to manage its housing, community and economic development, neighborhood improvement, homeless assistance, and social service programs, and

WHEREAS the Annual Action Plan outlines the City’s use of Community Development Block Grant ("CDBG"), HOME Investment Partnerships Program ("HOME"), and Emergency Solutions Grant ("ESG") funds, and

WHEREAS the Annual Action Plan is due to U.S. Department of Housing and Urban Development ("HUD") on or before the deadline of May 15, 2019, and

WHEREAS HUD notified staff of the City’s 2019-2020 funding award, and the City will receive entitlement grant allocations as follows: (1) CDBG, in the amount of $2,506,226; (2) HOME, in the amount of $1,349,770; and (3) ESG, in the amount of $208,750, and

WHEREAS, because the city of Lakewood ("Lakewood") does not qualify to apply for HOME funds independently, the City and Lakewood formed a consortium in 1999 for the HOME Program, and

-1-
WHEREAS the City’s share of the HOME program grant funds is expected to be $1,082,516, and Lakewood’s share is expected to be $267,254, and

WHEREAS, because of the uncertainty of final contract award amounts, staff would like the administrative authority to increase or decrease the funding of contracts based on the FY 2019 HOME Consortia Participating Members Percentage Report, and based on program need resulting from contract negotiations, and

WHEREAS the Tacoma Community Redevelopment Authority ("TCRA") and Human Services Commission reviewed applications for funding and prepared funding recommendations based thereon, and

WHEREAS the funding recommendations were presented to the City Council on April 9, 2019, during a regular Study Session, and

WHEREAS a public hearing on the recommendations was held on April 16, 2019, and the draft Annual Action Plan was available for public review for a period of 30 days, beginning on April 1, 2019, and ending on April 30, 2019, and

WHEREAS the City Council is now requested to make its final funding decisions for submittal to HUD, including authorizing the allocation of HOME grant funds to the TCRA on behalf of the Lakewood’s housing programs in the approximate amount of $267,254, and the allocation of CDBG funds to the TCRA Affordable Housing Fund and Economic Development Fund in the approximate amount of $893,524, and HOME funds to the TCRA Affordable Housing Fund and Community Housing Development Organization Set-Aside in the approximate amount of $947,538, and
WHEREAS, additionally, the City desires to enter into an agreement with
Rebuilding Together South Sound, in the approximate amount of $310,000, for the
Tacoma Home Repair Program; Now, Therefore,

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

Section 1. That the proper officers of the City are hereby authorized to
submit, on or before the deadline of May 15, 2019, the 2019-2020 Annual Action
Plan to the U.S. Department of Housing and Urban Development ("HUD") for
funding for various agencies, said plan to be substantially in the form of the
document on file in the office of the City Clerk.

Section 2. That the proper officers of the City are hereby authorized to
execute the following agreements with the Tacoma Community Redevelopment
Authority: (1) an agreement for the CDBG Program, and (2) an agreement for the
HOME Program, for the purpose of funding housing development programs
allocated under the City's Annual Action Plan, said agreements to be substantially
in the form of the documents on file in the office of the City Clerk.

Section 3. That the proper officers of the City are hereby authorized to
execute the HOME Consortium Subrecipient Agreement with the city of Lakewood
and the Tacoma Community Redevelopment Authority for the purpose of funding
housing development programs allocated under the Annual Action Plan, said
agreement to be substantially in the form of the document on file in the office of the
City Clerk.

Section 4. That the proper officers of the City are hereby authorized to
execute an agreement with Rebuilding Together South Sound, in the approximate
amount of $310,000, for the Tacoma Home Repair Program, said agreement to be
substantially in the form of the document on file in the office of the City Clerk.

Section 5. That the proper officers are hereby authorized to amend the draft
contracts as necessary to conform to the final PY 2019-2020 contract award
amounts and FY 2019 Consortia participating members percentages from HUD.

Adopted ______________________

________________________________
Mayor

Attest:

________________________________
City Clerk

Approved as to form:

________________________________
Deputy City Attorney
RESOLUTION NO. 40322

A RESOLUTION relating to the City of Tacoma, Department of Public Utilities, Light Division (d.b.a. “Tacoma Power”), Click! Network Unit; authorizing the execution of a Retention Agreement and Severance Agreement between the City and non-represented employees of the Click! Network Unit.

WHEREAS the City and the Click! Network Unit (Click!) have negotiated a Retention Agreement and Severance Agreement for non-represented employees, and

WHEREAS the proposed Retention Agreement applies to employees who have been deemed essential for the transition of Click! operations to a new partner, and

WHEREAS the proposed Retention Agreement provides for the specific definition and designation of essential employees who, upon completion of their time deemed as essential by the Director of Utilities or until Click! ceases operations as a City-owned entity, would be eligible for a one-time lump sum payment of $15,000 in compensation for their successful contribution under the Retention Agreement, and

WHEREAS, in addition, during the time period an employee is deemed essential under the terms of the Retention Agreement, the employee will receive one eight-hour floating holiday every two months during the time they are employed with Click!, with the first holiday to be awarded retroactive to April 1, 2019, and subsequent days awarded each two months thereafter, subject to customary usage and cash out restrictions consistent with Tacoma Municipal Code 1.12.200, and
WHEREAS the Severance Agreement provides severance payments for non-represented employees of Click! who lose their employment with the City through the layoff process, and

WHEREAS eligible employees who are subject to the layoff would be entitled to a lump sum severance payment equal to 80 hours at the employee’s base salary rate for each full year of employment, up to a maximum of 480 hours, and, in addition, would be eligible for the equivalent of four months of medical insurance premiums for COBRA coverage, including dental and vision, in a lump sum payment, and

WHEREAS it appears to be in the best interests of the City that the proposed agreements between the City and non-represented employees of Click! be approved, and

WHEREAS, by adoption of Public Utility Board Resolution No. U-11082 on April 24, 2019, the proposed agreements were approved, pending confirmation from the City Council; 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 the Retention Agreement and Severance Agreement between the City and non-represented employees of the Click! Network Unit for the purposes hereinabove
enumerated, said documents to be substantially in the form of the agreements on file in the office of the City Clerk.

Adopted __________________________

__________________________
Mayor

Attest:

__________________________
City Clerk

Approved as to form:

__________________________
Deputy City Attorney

Requested by Public Utility Board
Resolution No. U-11082
RESOLUTION NO. 40323

A RESOLUTION relating to the homeless emergency; authorizing the execution of an agreement with the Tacoma Rescue Mission in the amount of $1,600,000, budgeted from the Capital Projects Fund, for the purpose of supporting the Tacoma Rescue Mission’s emergency shelter expansion of 50 beds, to reduce the number of individuals residing in unauthorized encampments and areas unfit for human habitation.

WHEREAS there are currently 400 shelter beds available in the City for single adults, families, youth, young adults, and survivors of domestic violence experiencing homelessness, and

WHEREAS the City’s emergency shelters turn away 60-70 individuals and families each night due to limited availability of bed space, and

WHEREAS, in May 2017, the City declared a state of emergency in response to the growing number of people living in homeless encampments in Tacoma, and

WHEREAS, in order to address the emergency, a three-phase emergency response plan was developed, with Phases I and II implemented immediately to mitigate public health impacts of encampments and provide safe, hygienic, temporary shelter for those residing in them, and

WHEREAS Phase III was intended to identify short-term transitional housing, referred to as the “Readiness Site”; however, staff research determined that a transitional housing option such as the Readiness Site was not a financially feasible or sustainable option, and
WHEREAS staff is recommending the use of funding previously authorized for development of a Readiness Site for shelter expansion at the Tacoma Rescue Mission (“Rescue Mission”), and

WHEREAS the proposed expansion will transition an existing warehouse and storage facility located at the current Rescue Mission site to a permanent shelter, to provide temporary twenty-four hour shelter for adults, and

WHEREAS the total cost for the expansion project is $2,650,000, to be funded as follows: (1) the City of Tacoma, in the amount of $1,600,000; (2) two private donors, in the amount of $600,000, conditioned upon securing City funding; and (3) the Rescue Mission, in the amount of $450,000, and

WHEREAS approval of the proposed allocation of the second part Real Estate Excise Tax (REET 2) for this project by June 30, 2019, will constitute use of those funds to address homelessness and thereby will allow City to utilize the greater flexibility in REET 2 allocation afforded by recently enacted Engrossed House Bill 1219, and

WHEREAS the proposed Agreement to convert expansion an existing warehouse and storage facility located at the current Rescue Mission site to a permanent shelter is a measure taken pursuant to, and intended to address in part, the City's declared state of emergency regarding homelessness; Now, Therefore,

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

Section 1. That the foregoing Recitals are incorporated herein as the City Council's legislative findings.
Section 2. That the proper officers of the City are hereby authorized to enter into a Funding and Operations Agreement with the Tacoma Rescue Mission, in the amount of $1,600,000, budgeted from the Capital Projects Fund, for the purpose of supporting the Tacoma Rescue Mission’s emergency shelter expansion of 50 beds, to reduce the number of individuals residing in unauthorized encampments and areas unfit for human habitation, said document to be substantially in the form of the agreement on file in the office of the City Clerk.

Section 3. That the City Manager, or designee, is hereby authorized to take and execute any additional measures or documents that may be necessary to complete this transaction, which are consistent with the approved form of documents referenced in this Resolution, and the intent of this Resolution.

Adopted _______________________

______________________________
Mayor

Attest:

______________________________
City Clerk

Approved as to form:

______________________________
Deputy City Attorney
RESOLUTION NO. 40324

A RESOLUTION related to collective bargaining; authorizing the execution of a three-year Collective Bargaining Agreement between the City and the International Brotherhood of Electrical Workers, Local 483, Court Clerks Unit, effective retroactive to January 1, 2019, through December 31, 2021.

WHEREAS the City has, for years, adopted the policy of collective bargaining between the various labor organizations representing employees and the administration, and

WHEREAS this resolution allows for the execution of a three-year Collective Bargaining Agreement (“CBA”) between the City and the International Brotherhood of Electrical Workers, Local 483, Court Clerks Unit (“Union”), on behalf of the employees represented by said Union, and

WHEREAS the bargaining unit consists of approximately 28 budgeted, full-time equivalent (“FTE”) positions assigned to General Government, and

WHEREAS, effective retroactive to January 1, 2019, wages will increase by 2 percent and the pay scale will be modified by adding an incremental step of 5 percent to the top of the range and eliminating the current step 1; a 2 percent wage increase, effective January 1, 2020; and a 2 percent wage increase, effective January 1, 2021, and

WHEREAS other changes include: (1) an agreement between the parties to conduct labor management meetings to discuss the feasibility of piloting a 9/80 work schedule; (2) clarifying language around the use of paid leave; and (3) the inclusion of standard language to Appendix B, relating to time off and benefits, and
WHEREAS it appears in the best interests of the City that the CBA negotiated by said Union and the City be approved; 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 the three-year Collective Bargaining Agreement between the City and the International Brotherhood of Electrical Workers, Local 483, Court Clerks Unit, effective retroactive to January 1, 2019, through December 31, 2021, said document to be substantially in the form of the agreement on file in the office of the City Clerk.

Adopted ________________

__________________________
Mayor

Attest:

__________________________
City Clerk

Approved as to form:

__________________________
Deputy City Attorney