The Tacoma City Council, at its regular City Council meeting of January 28, 2020, 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. 40538**
A resolution authorizing the execution of an Interlocal Agreement with the Washington State Department of Transportation, in the amount of $631,322, and accepting and depositing said sum into the Transportation Capital Fund, for the construction of new curb ramps along South 56th Street and Tacoma Mall Boulevard at the I-5 Interchange.
[Jonathan Kulju, Project Manager; Kurtis D. Kingsolver, P.E., Director, Public Works]

**Resolution No. 40539**
A resolution awarding a contract to Northeast Electric LLC, in the amount of $507,090, plus applicable taxes, plus a 10 percent contingency, for a cumulative total of $557,799, budgeted from the Transportation Capital Fund, for intersection safety improvements along South Tacoma Way between South “M” Street and East “G” Street - Specification No. PW19-0371F.
[Mazedur Hossain, P.E., Project Manager; Kurtis D. Kingsolver, P.E., Director, Public Works]

**Resolution No. 40540**
A resolution approving multiple minor municipal boundary line adjustments between the cities of Tacoma and Fife, associated with the parcel located at 5205 8th Street East and the right-of-way boundaries of 12th Street East and 8th Street East.
[Lihuang Wung, Senior Planner; Peter Huffman, Director, Planning and Development Services]

**Resolution No. 40541**
A resolution authorizing the execution of a Multi-Family Housing Eight-Year Limited Property Tax Exemption Agreement with Oakes Landing LLC, for the development of 44 multi-family market-rate rental housing units, located at 2702 and 2708 North 8th Street, in the Sixth Avenue Mixed-Use Center.
[Debbie Bingham, Project Manager; Jeff Robinson, Director, Community and Economic Development]

**Resolution No. 40542**
A resolution authorizing the execution of a Multi-Family Housing 12-Year Limited Property Tax Exemption Agreement with NMWC-1402, LLC, for the development of six multi-family market-rate and affordable rental housing units, located at 641 North Pine Street, in the Sixth Avenue Mixed-Use Center.
[Debbie Bingham, Project Manager; Jeff Robinson, Director, Community and Economic Development]
Resolution No. 40543
A resolution authorizing the execution of a Multi-Family Housing 12-Year Limited Property Tax Exemption Agreement with MacKinnon Design and Development Corp., for the development of four multi-family market-rate and affordable rental housing units, located at 1009 South 14th Street, in the Downtown Regional Growth Center. [Debbie Bingham, Project Manager; Jeff Robinson, Director, Community and Economic Development]

Resolution No. 40544
A resolution expressing support of the National League of Cities’ Leading Together 2020 Cities Agenda. [Mayor Woodards]
RESOLUTION NO. 40538

A RESOLUTION relating to public works; authorizing the execution of an Interlocal Agreement with the Washington State Department of Transportation, in the amount of $631,322, accepting and depositing said sum into the Transportation Capital Fund, for the construction of new curb ramps along South 56th Street and Tacoma Mall Boulevard at the I-5 Interchange.

WHEREAS as part of the Washington State Department of Transportation’s (“WSDOT”) I2 Safety/Collision Prevention Program, WSDOT and the City wish to upgrade existing and install new curb ramps where needed at the South 56th Street Interchange with Interstate 5 (“I-5”), and

WHEREAS both WSDOT and the City agree that the City is in the best position to design and manage the construction of the Americans with Disabilities Act (“ADA”) compliant curb ramps, and

WHEREAS WSDOT will be responsible for the cost of the project, including the cost and acquisition of any property for right-of-way required to install the curb ramps, and has committed $631,322 towards the project, and

WHEREAS there will be a total of 28 total curb ramps included in the project, including upgrading 16 existing curb ramps, and the construction of 12 new curb ramps, and

WHEREAS the limits of the project will be the curb ramps at the I-5 on/off ramps along South 56th Street between Alaska Street and Tacoma Mall Boulevard, and on Tacoma Mall Boulevard near South 56th Street; 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 execute an Interlocal Agreement with the Washington State Department of Transportation, in the amount of $631,322, accepting and depositing said sum into the Transportation Capital Fund, for the construction of new curb ramps along South 56th Street and Tacoma Mall Boulevard at the Interstate 5 (“I-5”) Interchange.

Section 2. 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 by this Resolution, and the intent of this Resolution.

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 Northeast Electric LLC, in the amount of $507,090, plus a 10 percent contingency, for a cumulative total of $557,799, plus applicable taxes, budgeted from the Transportation Capital Fund, for intersection safety improvements along South Tacoma Way between South “M” Street and East “G” Street, pursuant to Specification No. PW19-0371F.

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 Northeast Electric LLC, in the amount of $507,090, plus a 10 percent contingency, for a cumulative total of $557,799, plus applicable taxes, budgeted from the Transportation Capital Fund, for intersection safety
improvements along South Tacoma Way between South “M” Street and East “G” Street, pursuant to Specification No. PW19-0371F, consistent with Exhibit “A.”

Adopted ________________

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Mayor

Attest:

__________________________
City Clerk

Approved as to form:

__________________________
City Attorney
RESOLUTION NO. 40540

A RESOLUTION relating to Land Use; approving multiple minor municipal boundary line adjustments between the cities of Tacoma and Fife, associated with the parcel located at 5205 8th Street East and the right-of-way boundaries of 12th Street East and 8th Street East.

WHEREAS the City, the City of Fife (“Fife”), and the Port of Tacoma (“Port”) have worked collaboratively on the review of minor municipal boundary line adjustments between the cities of Tacoma and Fife for three areas; namely, a parcel located at 5205 8th Street East (“Parcel”), the boundaries within the right-of-way of 12th Street East, and the right-of-way of 8th Street East at its western terminus at the Port property, and

WHEREAS the Parcel is mostly located within Fife, but includes a small portion located within the City, and

WHEREAS pursuant to RCW 35.13.340 (“RCW”), the Parcel owner, Portland at St. Paul, LLC (“Portland”), petitioned the City and Fife for a boundary line adjustment so the entire Parcel is within the City of Fife, and

WHEREAS pursuant to the RCW, the proposed boundary line adjustment is not subject to potential review by the Pierce County Boundary Review Board, and in order for it to be effective, the petition must be approved by both the City and Fife, and

WHEREAS the Fife City Council approved the petition on April 23, 2019, by adopting Resolution No. 1868, and

WHEREAS, a recent collaborative review concerning the right-of-way boundaries of 12th Street East and 8th Street East was conducted by the Port,
Fife, and the City regarding development of a warehouse/distribution center at an
industrial site in the City, and

WHEREAS this review resulted in an agreement that 12th Street East would
be widened and moved north away from a residential neighborhood in Fife, and
partially into the City, and that a major, landscaped buffer would be added to the
southern boundary of the industrial site, and

WHEREAS, the widening of 12th Street East between 52nd Avenue East
and 46th Avenue East has resulted in the common boundary between Fife and the
City being located within the right-of-way, rather than at the edge of the right-of-
way, and

WHEREAS, the location of the right-of-way within the boundary makes it
burdensome and inefficient for both Fife and the City to have to provide law
enforcement, street maintenance, and other services to only a portion of the
right-of-way, and

WHEREAS, a similar right-of-way concern has also been identified on
8th Street East at its western terminus at the intersection with a private road,
resulting from the widening of 8th Street East, and

WHEREAS, both Fife and the City agree that it is in the best interest of both
cities to eliminate these situations by entering into an agreement to adjust the
common boundaries within the referenced rights-of-way, and

WHEREAS the Fife City Council has adopted Resolution No. 1869 on
April 23, 2019, authorizing the City Manager to execute an agreement with the City
to adjust the common boundaries within the 12th Street East and 8th Street East rights-of-way; Now, Therefore,

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

Section 1. That the City Council approves the petition of Portland at St. Paul, LLC, to adjust the boundaries between the City and the City of Fife ("Fife") pursuant to RCW 35.13.340 so that the entire parcel of 5205 8th Street East is located within Fife.

Section 2. That the proper officers of the City are hereby authorized to execute an agreement with Fife, for the purpose of multiple minor municipal boundary line adjustments between the City and Fife, associated with the right-of-way boundaries of 12th Street East and 8th Street East.

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 by this Resolution, and the intent of this Resolution.

Adopted ____________________________

______________________________
Mayor

Attest:

______________________________
City Clerk

Approved as to form:

______________________________
Deputy City Attorney
RESOLUTION NO. 40541

A RESOLUTION relating to the multi-family property tax exemption program; authorizing the execution of a Multi-Family Housing Eight-Year Limited Property Tax Exemption Agreement with Oakes Landing LLC, for the development of 44 multi-family market-rate rental housing units to be located at 2702 and 2708 North 8th Street in the Sixth Avenue Mixed-Use 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 Oakes Landing LLC, is proposing to develop 44 market-rate rental units to consist of 17 studio units, with an average size of 450 square feet and renting for approximately $975-$1,100 per month; 22 one-bedroom, one-bath units with an average size of 575 square feet and renting for approximately $1,200-$1,700 per month; and five two-bedroom, two-bath units with an average size of 825 square feet and renting for approximately $2,200-$2,400, as well as 19 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 2702 and 2708
North 8th Street in the Sixth Avenue 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 Oakes Landing LLC, for the property located at 2702 and 2708 North 8th Street 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 Oakes Landing 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:  Legal description approved:

____________________________________________________
Deputy City Attorney  Chief Surveyor

Public Works Department
EXHIBIT “A”

LEGAL DESCRIPTION

Tax Parcel: 9100000-460 & -470

Legal Description:

A portion of the Northwest Quarter of the Northeast Quarter of Section 06, Township 20 North, Range 3 East, Willamette Meridian, Pierce County, Washington, more particularly described as follows:

Lots 1 through 4, inclusive, Block 4, Tisdale Addition to New Tacoma, according to the plat thereof recorded in Volume 1 of Plats, page 49, records of Pierce County, Washington.

Situate in the City of Tacoma, County of Pierce, State of Washington.
RESOLUTION NO. 40542

A RESOLUTION relating to the multi-family property tax exemption program; authorizing the execution of a Multi-Family Housing 12-Year Limited Property Tax Exemption Agreement with NMWC-1402, LLC, for the development of six multi-family market-rate and affordable housing units to be located at 641 North Pine Street in the Sixth Avenue Mixed-Use 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 NMWC-1402, LLC, is proposing to develop six new market-rate housing units to consist of four studio units, with an average size of 450 square feet and renting for approximately $900 per month; and two affordable-rate studio units with an average size of 450 square feet, and renting for approximately $900 per month, as well as one on-site residential parking stall, and

WHEREAS, although at this time, the expected market-rate rents and the affordable rents are the same and are deemed “affordable,” over the 12-year exemption period, as the market-rate rents increase, the two affordable units will continue to comply with the allowable and affordable rates tied to the 80 percent of the Pierce County Area Median income as published annually by the United States Department of Housing and Urban Development (“HUD”), 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 641 North Pine Street in the Sixth Avenue 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 12 years, to NMWC-1402, LLC, for the property located at 641 North Pine Street 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 12-Year Limited Property Tax Exemption Agreement with NMWC-1402, 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: Legal description approved:

______________________________________
Deputy City Attorney Chief Surveyor

Public Works Department

Res20-0028.doc-DEC/ak
EXHIBIT “A”

LEGAL DESCRIPTION

Tax Parcel: 9100000010

Legal Description:

A portion of the Northwest Quarter of the Northeast Quarter of Section 06, Township 20 North, Range 3 East, Willamette Meridian, Pierce County, Washington, more particularly described as follows:

The South 44 feet of the North 87.5 feet of Lots 1, 2, 3 and 4, Block 1, Tisdale Addition to New Tacoma, according to the plat thereof recorded in Volume 1 of Plats, page 49, records of Pierce County, Washington;

Situate in the City of Tacoma, County of Pierce, State of Washington.
RESOLUTION NO. 40543

A RESOLUTION relating to the multi-family property tax exemption program; authorizing the execution of a Multi-Family Housing 12-Year Limited Property Tax Exemption Agreement with MacKinnon Design & Development Corp., for the development of four multi-family market-rate and affordable housing units to be located at 1009 South 14th Street 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 MacKinnon Design & Development Corp., is proposing to develop three new market-rate housing units to consist of one market-rate one-bedroom, one-bath unit with an average size of 450 square feet and renting for approximately $800 per month and two market-rate three-bedroom, two-bath units with an average size of 1700 square feet and renting for approximately $2,200 per month; and one affordable-rate one-bedroom, one-bath unit with an average size of 450 square feet, and renting for approximately $800 per month, as well as two on-site residential parking stalls, and

WHEREAS, although at this time, the expected market-rate rents and the affordable rents are nearly the same and are deemed “affordable,” over the 12-year
exemption period, as the market-rate rents increase, the affordable unit will continue to comply with the allowable and affordable rates, 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 1009 South 14th Street in the Downtown Regional Growth 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 12 years, to MacKinnon Design & Development Corp., for the property located at 1009 South 14th Street 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 execute a Multi-Family Housing 12-Year Limited Property Tax Exemption Agreement with
MacKinnon Design & Development Corp., said document to be substantially in the form of the proposed agreement on file in the office of the City Clerk.

Adopted ___________________

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Mayor

Attest:

____________________________
City Clerk

Approved as to form: Legal description approved:

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Deputy City Attorney Chief Surveyor

Public Works Department
EXHIBIT “A”

LEGAL DESCRIPTION

Tax Parcel: 2013200100

Legal Description:

A portion of the Northwest Quarter of the Southeast Quarter of Section 05, Township 20 North, Range 3 East, Willamette Meridian, Pierce County, Washington, more particularly described as follows:

The West 44 feet of the South 15 feet of Lot 11, and the West 44 feet of Lot 12, Block 1320, Map of New Tacoma, Washington Territory, according to the plat recorded February 13, 1875, in Pierce County, Washington;

Together with that part of alley vacated by City of Tacoma Ordinance No. 1967 abutting thereon.

Situate in the City of Tacoma, County of Pierce, State of Washington.
RESOLUTION NO. 40544

BY REQUEST OF MAYOR WOODARDS, DEPUTY MAYOR BLOCKER, AND COUNCIL MEMBER USHKA

A RESOLUTION expressing support of the National League of Cities’ Leading Together 2020 Cities Agenda.

WHEREAS the 2020 U.S. Presidential Election will be historic in scope, consequence, and in determining the future direction of intergovernmental relations in the United States, and

WHEREAS the next President will be tasked with governing more than 330 million Americans, and

WHEREAS the City of Tacoma is home to more than 210,000 of those Americans, and is one of the 19,000 municipalities represented by the National League of Cities (“NLC”), and

WHEREAS the NLC has launched its Leading Together 2020 Cities Agenda in advance of the upcoming presidential election, and

WHEREAS the agenda was created by a bipartisan task force, composed of 28 local leaders from around the country, between June and November 2019, and accepted by the NLC Board in November 2019, and

WHEREAS the four pillars of the agenda – building sustainable infrastructure, creating a skilled workforce, ending housing instability and homelessness, and reducing gun violence – reflect items prioritized by the Tacoma City Council, as well as concerns that have consistently been included in the NLC’s annual advocacy agenda, and
WHEREAS the agenda reflects local leaders’ strong understanding of Americans’ top priorities and concerns, and represents an agenda for a strong, safe, and fair nation; Now, Therefore,

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

Section 1. That the City of Tacoma supports the Leading Together 2020 Cities Agenda created by the National League of Cities.

Section 2. That the City of Tacoma urges all national leaders to support the Leading Together 2020 Cities Agenda.

Section 3. That the City Manager is directed to provide a copy of this Resolution to the National League of Cities for distribution in 2020, as it deems appropriate.

Adopted ______________________

______________________________
Mayor

Attest:

______________________________
City Clerk

Approved as to form:

______________________________
City Attorney