The Tacoma City Council, at its regular City Council meeting of November 29, 2022, 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. 41070**
A resolution setting Tuesday, December 13, 2022, upon completion of Regular Agenda Items, no earlier than 5:15 p.m., as the date for a public hearing by the City Council on the declaration of surplus and sale of approximately 22.07 acres of Tacoma Water property, located in the Federal Way vicinity of unincorporated King County, to King County, for the amount of $4,000,000.

[Greg Muller, Real Estate Officer; Scott Dewhirst, Water Superintendent]

**Resolution No. 41071**
A resolution authorizing the execution of Amendment No. 3 to the Legal Services Agreement with Tupper Mack Wells PLLC, in the amount of $300,000, budgeted from the Wastewater Fund, for a maximum compensation amount of $1,100,000, to provide legal services with respect to permit requirements imposed by the Washington State Department of Ecology - Contract No. 4600014190.

[Chris Bacha, Chief Deputy City Attorney; Bill Fosbre, City Attorney; Michael P. Slevin III, P.E., Director, Environmental Services]

**Resolution No. 41072**
A resolution authorizing the execution of a Multi-Family Housing 12-Year Limited Property Tax Exemption Agreement with SJ Apartments LLC, for the development of 20 multi-family market and regulated rate rental housing units, located at 1215 South “J” Street, in the Downtown Regional Growth Center.

[Debbie Bingham, Project Manager; Jeff Robinson, Director, Community and Economic Development]

**Resolution No. 41073**
A resolution authorizing the execution of a Multi-Family Housing 12-Year Limited Property Tax Exemption Agreement with Union Development Holdings, LLC, for the development of 86 multi-family market and regulated rate rental housing units, located at 1555 Tacoma Avenue South, in the Downtown Regional Growth Center.

[Debbie Bingham, Project Manager; Jeff Robinson, Director, Community and Economic Development]

**Resolution No. 41074**
A resolution authorizing the one-time use of Council Contingency Funds, in the amount of $5,000, to sponsor the 2022 Santa Parade.

[Council Member Diaz]
RESOLUTION NO. 41070

WHEREAS the City of Tacoma, through its Department of Public Utilities, Water Division (d.b.a. “Tacoma Water”), owns approximately 22.07 acres of unimproved real property located in a suburban location in unincorporated King County, Washington, in the Federal Way vicinity, identified under King County Assessor Tax Parcel Nos. 1021049017 and 1021049064 (“Property”), and

WHEREAS the Property is in a suburban location and is used for Pipeline No. 5 water supply, and was originally acquired in 1967 for possible development of a water reservoir, and

WHEREAS Tacoma Water has determined that there is no foreseeable need to retain ownership of the Property, as ownership entails additional management time and expense, and operational needs for Pipeline No. 5 can be met through permanent easement rights as are included in the proposed transaction, and thus Tacoma Water has determined that the Property is not essential for continued effective utility service, and

WHEREAS King County offered to purchase the Property for $4,000,000, which was deemed to represent fair market value and deemed acceptable by Tacoma Water, and

A RESOLUTION relating to utility-owned surplus property; setting Tuesday, December 13, 2022, upon completion of Regular Agenda Items, no earlier than 5:15 p.m., as the date for a public hearing by the City Council on the declaration of surplus and sale of approximately 22.07 acres of property, located in the Federal Way vicinity of unincorporated King County, Washington, owned by the City of Tacoma, through its Department of Public Utilities, Water Division, and now surplus to its needs, to King County for the amount of $4,000,000.
WHEREAS the sale price of $4,000,000 takes into consideration the reservation of an easement for continued operation of Pipeline No. 5, and King County will use Conservation Futures Funds for the acquisition, which will ensure ongoing environmental conservation of the property, and

WHEREAS the Department of Public Works proceeded with the negotiated disposition process pursuant to Tacoma Municipal Code ("TMC") 1.06.280.F, and

WHEREAS, on November 16, 2022, by adoption of Public Utility Board Resolution No. U-11364, the Property was declared surplus to the needs of Tacoma Water and Tacoma Public Utilities pending confirmation from the City Council, and

WHEREAS, pursuant to RCW 35.94.040 and TMC 1.06.280, the City Council shall conduct a public hearing on the proposed sale of City-owned real property; Now, Therefore,

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

Section 1. That a public hearing on the sale of approximately 22.07 acres of property, identified as King County Assessor Tax Parcel Nos. 1021049017 and 1021049064, located in a suburban location in unincorporated King County, Washington, in the Federal Way vicinity, owned by the City of Tacoma, through its Department of Public Utilities, Water Division (d.b.a. “Tacoma Water”) and now surplus to its needs, to King County for the amount of $4,000,000, shall be held
before the City Council in the Council Chambers on the first floor of the Tacoma Municipal Building, 747 Market Street, Tacoma, Washington, and may be offered in a hybrid format that includes a remote option, on Tuesday, December 13, 2022, upon completion of Regular Agenda Items, no earlier than 5:15 p.m. or as soon thereafter as the same may be heard.

Section 2. That the Clerk of the City of Tacoma shall give proper notice of the time and place of said hearing.

Adopted ____________________________

______________________________
Mayor

Attest:

______________________________
City Clerk

Approved as to form:

______________________________
Chief Deputy City Attorney

Requested by Public Utility Board Resolution No. U-11364
RESOLUTION NO. 41071

A RESOLUTION related to the purchase of materials, supplies or equipment, and the furnishing of services; authorizing the increase of Contract No. 4600014190 with Tupper Mack Wells, PLLC, in the amount of $300,000, plus applicable taxes, for a cumulative total of $1,100,000, budgeted from the Wastewater Fund, to provide legal services with respect to permit requirements imposed by the Washington State Department of Ecology.

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 increase Contract No. 4600014190 with Tupper Mack Wells, PLLC, in the amount of $300,000, plus applicable taxes, for a cumulative total of $1,100,000, budgeted
from the Wastewater Fund, to provide legal services with respect to permit requirements imposed by the Washington State Department of Ecology, consistent with Exhibit “A.”

Adopted ________________

__________________________
Mayor

Attest:

__________________________
City Clerk

Approved as to form:

__________________________
City Attorney
RESOLUTION NO. 41072

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 SJ Apartments LLC, for the development of 20 multi-family market-rate and affordable rental housing units to be located at 1215 South “J” 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 SJ Apartments LLC, is proposing to develop 20 new market-rate and affordable rental housing units to consist of:

<table>
<thead>
<tr>
<th>Number of Units</th>
<th>Type of Unit</th>
<th>Average Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>Market Rate</td>
<td></td>
<td></td>
</tr>
<tr>
<td>13 One bedroom, one bath</td>
<td>450 Square Feet</td>
<td></td>
</tr>
<tr>
<td>2 Two bedroom, two bath</td>
<td>900 Square Feet</td>
<td></td>
</tr>
<tr>
<td>Affordable Rate</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5 One bedroom, one bath</td>
<td>450 Square Feet</td>
<td></td>
</tr>
</tbody>
</table>

WHEREAS the affordable units will be rented to households whose income is at or below 70 percent of Pierce County Area Median Income, adjusted for household size, as determined by the Department of Housing and Urban Development on an annual basis, and rent will be capped at 30 percent of those income levels, adjusted annually, and
WHEREAS the project will also include three 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 1215 South “J”
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 SJ Apartments LLC,
for the property located at 1215 South “J” 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 SJ Apartments LLC, said document to be substantially in the form of the proposed agreement on file in the office of the City Clerk.

Adopted ______________________

Attest: ______________________

Mayor

City Clerk

Approved as to form: Legal description approved:

Deputy City Attorney Chief Surveyor

Public Works Department
EXHIBIT “A”

PROJECT DESCRIPTION

<table>
<thead>
<tr>
<th>Number of Units</th>
<th>Type of Unit</th>
<th>Average Size</th>
<th>Expected Rental Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Market Rate</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>13</td>
<td>One bedroom, one bath</td>
<td>450 Square Feet</td>
<td>$1,650</td>
</tr>
<tr>
<td>2</td>
<td>Two bedroom, two bath</td>
<td>900 Square Feet</td>
<td>$1,795</td>
</tr>
<tr>
<td>Affordable Rate</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>One bedroom, one bath</td>
<td>450 Square Feet</td>
<td>$1,425 (including utility allowance)</td>
</tr>
</tbody>
</table>

The affordable units will be rented to households whose income is at or below 70 percent of Pierce County Area Median Income, adjusted for household size, as determined by Department of Housing and Urban Development on an annual basis. Rent will be capped at 30 percent of those income levels, adjusted annually. The project will include three on-site residential parking stalls.

LEGAL DESCRIPTION

Tax Parcel: 2012190034

Legal Description:

LOTS 8 AND 9, BLOCK 1219, MAP OF NEW TACOMA, WASHINGTON TERRITORY, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 03, 1875, IN THE OFFICE OF PIERCE COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF ALLEY ABUTTING THEREON VACATED BY THE CITY OF TACOMA BY ORDINANCE NUMBER 1830, WHICH ATTACHED BY THE OPERATION OF LAW TO SAID PREMISES.

SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON.
RESOLUTION NO. 41073

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 Union Development Holdings, LLC, for the development of 86 multi-family market-rate and affordable rental housing units to be located at 1555 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 Union Development Holdings, LLC, is proposing to develop 86 new market-rate and affordable rental housing units to consist of:

<table>
<thead>
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</thead>
<tbody>
<tr>
<td>Market Rate</td>
<td></td>
<td></td>
</tr>
<tr>
<td>38</td>
<td>Studio</td>
<td>378 Square Feet</td>
</tr>
<tr>
<td>13</td>
<td>One bedroom, one bath</td>
<td>504 Square Feet</td>
</tr>
<tr>
<td>17</td>
<td>Two bedroom, one bath</td>
<td>811 Square Feet</td>
</tr>
<tr>
<td>Affordable Rate</td>
<td></td>
<td></td>
</tr>
<tr>
<td>11</td>
<td>Studio</td>
<td>378 Square Feet</td>
</tr>
<tr>
<td>3</td>
<td>One bedroom, one bath</td>
<td>504 Square Feet</td>
</tr>
<tr>
<td>4</td>
<td>Two bedroom, one bath</td>
<td>811 Square Feet</td>
</tr>
</tbody>
</table>

WHEREAS the affordable units will be rented to households whose income is at or below 70 percent of Pierce County Area Median Income, adjusted for household size, as determined by the Department of Housing and Urban
Development on an annual basis, and rent will be capped at 30 percent of those
income levels, adjusted annually, and

WHEREAS the project will also include four 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 1555 Tacoma
Avenue South 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 Union Development
Holdings, LLC, for the property located at 1555 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 execute a Multi-Family Housing 12-Year Limited Property Tax Exemption Agreement with Union Development Holdings, LLC, said document to be substantially in the form of the proposed agreement on file in the office of the City Clerk.

Adopted ____________________________

Attest: ____________________________

Mayor

City Clerk

Approved as to form: Legal description approved:

______________________________

Deputy City Attorney Chief Surveyor

Public Works Department

-3-
EXHIBIT “A”

PROJECT DESCRIPTION

<table>
<thead>
<tr>
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<td>504 Square Feet</td>
<td>$1,770</td>
</tr>
<tr>
<td>17</td>
<td>Two bedroom, one bath</td>
<td>811 Square Feet</td>
<td>$2,750</td>
</tr>
<tr>
<td>Affordable Rate</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>11</td>
<td>Studio</td>
<td>378 Square Feet</td>
<td>$1,247 (including utility allowance)</td>
</tr>
<tr>
<td>3</td>
<td>One bedroom, one bath</td>
<td>504 Square Feet</td>
<td>$1,425 (including utility allowance)</td>
</tr>
<tr>
<td>4</td>
<td>Two bedroom, one bath</td>
<td>811 Square Feet</td>
<td>$1,603 (including utility allowance)</td>
</tr>
</tbody>
</table>

The affordable units will be rented to households whose income is at or below 70 percent of Pierce County Area Median Income, adjusted for household size, as determined by Department of Housing and Urban Development on an annual basis. Rent will be capped at 30 percent of those income levels, adjusted annually. The project will include four on-site residential parking stalls.

LEGAL DESCRIPTION

Tax Parcels: 2015110-150 & -160

Legal Description:

That portion of the Northeast Quarter of the Southeast Quarter of Section 05, Township 20 North, Range 03 East of the Willamette Meridian, more particularly described as follows:

Lots 24, 25 and 26, Block 1511, Map of New Tacoma, Washington Territory, according to the plat thereof filed for record February 3, 1875 in the Office of the County Auditor, in Tacoma, Pierce County, Washington.

Situate in the City of Tacoma, County of Pierce, State of Washington.
RESOLUTION NO. 41074

BY REQUEST OF MAYOR WOODARDS AND COUNCIL MEMBERS BUSHNELL AND DIAZ

A RESOLUTION authorizing the one-time use of funds in the amount of $5,000, budgeted from the Council Contingency Fund, for the purpose of sponsoring the 2022 Santa Parade.

WHEREAS, over the last 10 years, Santa Al has been building the Santa Parade event, which has grown from a flatbed truck with Santa aboard to now broadcasting and announcing the largest parade in Tacoma, and

WHEREAS, in 2021, the parade had about 8,500 attend the event, with approximately 10,000 viewed digitally via broadcast, including viewers from four other states and three countries, and

WHEREAS over 1,000 participants are expected in the parade lineup this year, and, in addition, parade organizers will be giving out over 1,000 toys between the Wishing Well event on December 3rd and parade day, and

WHEREAS there will be close to 40 vendors, interviews, and performances before the parade, and

WHEREAS Council Member Diaz shared a Council Consideration Request to authorize the one-time use of $5,000 from the Council Contingency Fund for the purpose of sponsoring the 2022 Santa Parade, and

WHEREAS this sponsorship level will provide the following benefits:

(1) City logo displayed during live stream with thank you; (2) a half-page full color City logo in event program; (3) stage banner recognition; and (4) a pre-parade interview or commercial to play, and
WHEREAS RCW 35.34.250 and 35.34.260 authorize a withdrawal from the Council Contingency fund for any municipal expense, the necessity or extent of which could not have been foreseen or reasonably evaluated at the time of adopting the budget, and

WHEREAS Ordinance No. 22569 requires an affirmative vote of not less than six members of the Council in order to withdraw moneys from this fund; Now, Therefore,

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

That one-time funding in the amount of $5,000, budgeted from the Council Contingency Fund, is hereby approved for the purpose of sponsoring the 2022 Santa Parade.

Adopted _______________________

_________________________________________________
Mayor

Attest:

_________________________________________________
City Clerk

Approved as to form:

_________________________________________________
City Attorney