



Legislation Passed January 9, 2024

The Tacoma City Council, at its regular City Council meeting of January 9, 2024, 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. 41328

A resolution awarding a contract to MESA Products, Inc., in the amount of \$745,229.00, plus applicable taxes, plus a 20 percent contingency, budgeted from the Wastewater Fund, for construction of the Central Wastewater Treatment Plant Outfall Cathodic Protection Improvements project, for a projected contract total of \$894,274.80 - Specification No. ES23-0244F.

[Max Drathman, P.E., Senior Engineering Project Manager;
Michael P. Slevin III, P.E., Director, Environmental Services]

Resolution No. 41329

A resolution nominating and electing Council Member John Hines to the office of Deputy Mayor to serve a one-year term to expire December 31, 2024.

[Mayor Woodards]

Resolution No. 41330

A resolution appointing City Council Members to various national, state, regional, and local committees, boards, and commissions, including the City Council's Standing Committees, through December 31, 2024.

[Mayor Woodards]

Resolution No. 41331

A resolution authorizing an increase to the contract with Continuant, Inc., in the amount of \$2,050,000, plus applicable taxes, for a cumulative total of \$2,550,000, budgeted from various funds, for conference room improvements - Specification No. IT22-0270F.

[John Lake, Division Manager; Daniel Key, Director, Information Technology]

Resolution No. 41332

A resolution awarding a contract to Global Contractors, LLC, in the amount of \$2,989,539, plus applicable taxes, plus a 10 percent contingency, budgeted from various departmental funds, for concrete panel and pedestrian curb ramp work at various locations within the City, for a projected contract total of \$3,288,493 - Specification No. PW23-0203F.

[Jon Kulju, PMP, Project Manager; Ramiro A. Chavez, P.E. PgMP, Director, Public Works]

Resolution No. 41333

A resolution relating to Tacoma Venues and Events; authorizing an interim contract extension with Staff Pro Inc. d.b.a. Allied Universal Security Services, in the amount of \$2,250,000, plus applicable taxes, budgeted from the Tacoma Dome and Convention Center Operations Funds, for provisions of security and guest services for the Tacoma Dome and Greater Tacoma Convention Center, retroactive from December 31, 2023, to June 1, 2024, for a cumulative total of \$15,350,000, plus applicable taxes, pursuant to Specification No. PF16-0328F, to maintain essential services while a competitive selection process is completed for a longer-term services contract. [Josh Kropf, Assistant Director Facilities Operations; Adam Cook, Director, Tacoma Venues and Events]

Resolution No. 41334

A resolution authorizing the execution of an interest-free loan agreement with the Washington State Department of Transportation, in the amount of \$408,000, accepting and depositing said sum into the Tacoma Rail Fund, and further authorizing matching funds in the amount of \$399,877, to partially fund a railroad track rehabilitation project. [Kyle Kellem, Roadmaster; Dale King, Rail Superintendent]

Resolution No. 41335

A resolution authorizing the execution of an interest-free loan agreement with the Washington State Department of Transportation, in the amount of \$1,622,000, accepting and depositing said sum into the Tacoma Rail Fund, and further authorizing matching funds in the amount of \$1,118,625, to partially fund a railroad rehabilitation project. [Kyle Kellem, Roadmaster; Dale King, Rail Superintendent]

Resolution No. 41336

A resolution authorizing the execution of a Multi-Family Housing 12-Year Limited Property Tax Exemption Agreement with Star Communities Inc, for the development of ten multi-family market and regulated rate rental housing units, located at 2108 S "J" Street, in the Downtown Regional Growth Center. [Debbie Bingham, Project Manager; Jeff Robinson, Director, Community and Economic Development]

Resolution No. 41337

A resolution authorizing the execution of a cooperative agreement with the Environmental Protection Agency, in the amount of \$500,000, and accepting and depositing said sum into the Local Employment and Apprenticeship Training Program Fund, for the Brownfields Job Training Program. [Deborah Trevorow, Contract and Program Auditor; Jeff Robinson, Director, Community and Economic Development]

Ordinance No. 28931

An ordinance amending Chapter 1.07 of the Municipal Code, relating to Equity in Contracting, by amending various sections, and by repealing Section 1.07.050, entitled "Approval as a Certified Business", to replace outdated elements of the former Small Business Enterprise Program and clarify expectations for review of the program.

[Kacee Woods, Program Manager; Jeff Robinson, Director,
Community and Economic Development]



RESOLUTION NO. 41328

1 A RESOLUTION related to the purchase of materials, supplies or equipment, and
2 the furnishing of services; authorizing the execution of a contract with MESA
3 Products, Inc., in the amount of \$745,229.00, plus applicable taxes, plus a
4 20 percent contingency, budgeted from the Wastewater Fund, for
5 construction of the Central Wastewater Treatment Plant Outfall Cathodic
6 Protection Improvements project, for a projected contract total of
7 \$894,274.80, pursuant to Specification No. ES23-0244F.

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, Therefore,

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

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

18 Section 2. That the proper officers of the City are hereby authorized to
19 enter into a contract with MESA Products, Inc., in the amount of \$745,229.00, plus
20 applicable taxes, plus a 20 percent contingency, budgeted from the Wastewater
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1 Fund, for construction of the Central Wastewater Treatment Plant Outfall Cathodic
2 Protection Improvements project, for a projected contract total of \$894,274.80,
3 pursuant to Specification No. ES23-0244F, consistent with Exhibit "A."
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5 Adopted _____
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7 _____
8 Mayor

9 Attest:
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11 _____
12 City Clerk

13 Approved as to form:
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15 _____
16 City Attorney
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RESOLUTION NO. 41329

1 BY REQUEST OF MAYOR WOODARDS

2 A RESOLUTION related to the organization of City government; nominating and
3 electing Council Member John Hines to the office of Deputy Mayor to serve a
4 one-year term through December 31, 2024.

5 WHEREAS Kristina Walker's term as Deputy Mayor expired on
6 December 31, 2023, and

7 WHEREAS, pursuant to Ordinance No. 26767, the Deputy Mayor shall be a
8 member of the City Council and shall be elected by the Council at its first meeting
9 after such office becomes vacant, or as soon thereafter as is practical, and

10 WHEREAS Council Member John Hines has been nominated and elected to
11 fill the vacancy of Deputy Mayor for a one-year term through December 31, 2024;

12 Now, Therefore,

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

14 That John Hines is hereby nominated and elected as Deputy Mayor of the
15 City of Tacoma for a term through December 31, 2024, and continuing until such
16 time as a successor is elected.
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18 Adopted _____

19 _____
20 Mayor

21 Attest:

22 _____
23 City Clerk

24 Approved as to form:

25 _____
26 City Attorney



RESOLUTION NO. 41330

1 BY REQUEST OF MAYOR WOODARDS

2 A RESOLUTION relating to committees, boards, and commissions; appointing
3 members of the City Council to various national, state, regional, and local
4 committees, boards, and commissions, including the City Council's
5 standing committees, effective through December 31, 2024.

6 WHEREAS the Mayor and City Council Members are called upon to
7 serve on a number of local, regional, state, and national committees, boards,
8 and commissions, and

9 WHEREAS vacancies presently exist on certain committees, boards, and
10 commissions, and

11 WHEREAS, pursuant to the Tacoma City Charter and the rules,
12 regulations, and procedures of the City Council, the City Council Members
13 named on Exhibit "A" have been nominated to serve on said committees,
14 boards, and commissions listed thereon; Now, Therefore,

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

16 That those nominees to the committees, boards, and commissions listed
17 on Exhibit "A" are hereby confirmed, and the City Council Members designated
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1 thereon shall be appointed as members of such committees, boards, and
2 commissions, as set forth on said Exhibit "A," through December 31, 2024.

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4 Adopted _____

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7 Mayor

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9 Attest: _____
10 City Clerk

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12 Approved as to form: _____
13 City Attorney

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EXHIBIT "A"

2024 CITY COUNCIL APPOINTMENTS

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1. Association of Washington Cities Board – ~~Hines~~Blocker
2. Association of Washington Cities Large City Advisory Committee – ~~Blocker, Hines, Ushka~~Bushnell, Vacant (alternate)
3. Association of Washington Cities Legislative Priorities Committee – Ushka, ~~Daniels~~Vacant (alternate)
4. City Manager Performance Review Committee – Woodards, ~~Blocker~~, Hines, Ushka, Walker (~~alternate~~)
5. Community Council Liaison – Bushnell, Diaz (alternate)
6. Community Vitality and Safety Committee – ~~Blocker, Daniels~~, Rumbaugh, Scott, Walker, Ushka, Hines (alternate)
7. Community's Police Advisory Committee – Woodards, Bushnell (alternate)
- ~~8~~7. Cross District Association of Tacoma – Rumbaugh, Bushnell (alternate)
- ~~9~~8. Crystal Judson Family Justice Center – Hines, Rumbaugh, ~~VACANT~~Scott (alternate)
- ~~10~~910. Economic Development Board Executive Committee – Woodards
- ~~11~~10. Economic Development Committee – ~~Blocker~~, Bushnell, Daniels, Diaz, Scott, Rumbaugh (alternate)
- ~~12~~1124. Firemen's Pension Fund Board of Trustees – Woodards, Hines (alternate)
- ~~13~~1232. ForeverGreen Trails – Walker
- ~~14~~1343. Foundation for Tacoma Students~~Schools~~ – ~~Daniels~~, Woodards, Rumbaugh (alternate)
- ~~15~~1454. Government Performance and Finance Committee – Bushnell, Daniels, Hines, Rumbaugh, Walker, ~~Daniels~~ (alternate)
- ~~16~~1565. Infrastructure, Planning, and Sustainability Committee – Diaz, Hines, Ushka, Walker, Bushnell (alternate)



176. Investment and Finance Committee – Woodards
- 1 187. Joint Municipal Action Committee –~~Daniels~~, Rumbaugh, Walker,
2 Bushnell (alternate)
- 3 198. Law and Justice Council – Ushka
- 4 ~~2019~~. Law and Justice Community Oversight Subcommittee – Ushka
- 5 210. National League of Cities –~~Blocker~~, Walker, Ushka (alternate)
- 6 22. Opioid Abatement Council – Hines, Ushka (alternate)
- 7
- 8 234. Parks Policy Group – Daniels, Walker
- 9 242. Pierce County Commission Against Domestic Violence – Rumbaugh, ~~Hines~~
10 Scott (alternate)
- 11 253. Pierce County Flood Control Zone District Advisory Committee – Diaz
- 12 264. Pierce County Regional Council –~~Blocker~~, Vacant, Diaz, Hines,
13 Bushnell (alternate)
- 14 275. Pierce Transit Board – Diaz, Hines, Walker
- 15 28. Pierce County Select Committee on Homelessness – Hines, Rumbaugh
- 16 296. Police Disability and Pension Fund Board – Woodards, Walker (alternate)
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- 18 ~~3027~~. Puget Sound Clean Air Agency Board/Board of Directors – Bushnell,
Walker (alternate)
- 19 ~~3128~~. Puget Sound Regional Council/Executive Board – Walker, ~~Blocker~~
20 Woodards (alternate)
- 21 ~~3229~~. Puget Sound Regional Council/Economic Development District Board –
22 Bushnell, ~~Blocker~~ Daniels (alternate)
- 23 330. Puget Sound Regional Council/Growth Management Policy
24 Board – Bushnell, Rumbaugh (alternate)
- 25 341. Puget Sound Regional Council/Transportation Policy Board – Walker, Diaz
26 (alternate)



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- 352. Puyallup Tribe Community Contribution Committee [2 percent] – Woodards, Ushka (alternate)
- 363. Regional Access Mobility Partnership – Walker
- 374. Safe Streets Board – Hines
- 385. Sound Transit Board – Walker
- 396. South Sound 911 – Bushnell, Rumbaugh, Diaz (alternate)
- 4037. South Sound Housing Affordability Partners ~~Executive Board~~ – Woodards, Walker Daniels (alternate)
- 4138. Tacoma Arts Commission – ~~Hines~~ Scott, Diaz (alternate)
- 4239. Tacoma Council of PTA/City Government Liaison – Bushnell
- 430. Tacoma Employees’ Retirement System Board of Administration – Woodards
- ~~41 Tacoma Gang Reduction Project Executive Steering Committee – Ushka (Chair), Daniels (Vice-~~
- 442. Tacoma-Pierce County Board of Health – Daniels, Ushka, Bushnell (alternate)
- 453. Tidel flats Subarea Planning Steering Committee – Woodards, Walker, Rumbaugh (alternate)
- 464. Urban Waters Board of Directors – Diaz, Hines (alternate)
- 475. U.S. Conference of Mayors – Woodards
- 486. WorkForce Central – Woodards, Daniels, Diaz (alternate for Council Member only)
- 49. Youth and Young Adult Violence Reduction Executive Steering Committee – Woodards (Chair), Daniels (Vice-Chair)
- 5047. Zoo Trek Authority – Hines, Rumbaugh



RESOLUTION NO. 41331

1 A RESOLUTION related to the purchase of materials, supplies or equipment, and
2 the furnishing of services; authorizing the increase of Contract No. C2703
3 with Continuant, Inc., in the amount of \$2,050,000, plus applicable taxes, for
4 a cumulative total of \$2,550,000, budgeted from various funds, for
5 conference room improvements.

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

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

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

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

16 Section 2. That the proper officers of the City are hereby authorized to
17 increase Contract No. C2703 with Continuant, Inc., by \$2,050,000, plus applicable
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taxes, for a cumulative total of \$2,550,000, budgeted from various funds, for
conference room improvements, consistent with Exhibit "A."

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

City Attorney



RESOLUTION NO. 41332

1 A RESOLUTION related to the purchase of materials, supplies or equipment, and
2 the furnishing of services; authorizing the execution of a contract with Global
3 Contractors, LLC, in the amount of \$2,989,539, plus a 10 percent
4 contingency, for a projected contract amount of \$3,288,493, plus applicable
5 taxes, budgeted from various departmental funds, for concrete panel and
pedestrian curb ramp work at various locations within the City, pursuant to
Specification No. PW23-0203F.

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

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

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

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

17 Section 2. That the proper officers of the City are hereby authorized to
18 enter into a contract with Global Contractors, LLC, in the amount of \$2,989,539,
19 plus a 10 percent contingency, for a projected contract amount of \$3,288,493,
20 plus applicable taxes, budgeted from various departmental funds, for concrete
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panel and pedestrian curb ramp work at various locations within the City, pursuant to Specification No. PW23-0203F, consistent with Exhibit "A."

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

City Attorney



RESOLUTION NO. 41333

1 A RESOLUTION relating to Tacoma Venues and Events; authorizing an interim
2 contract extension with Staff Pro Inc. d.b.a. Allied Universal Security
3 Services, in the amount of \$2,250,000, plus applicable taxes, budgeted from
4 the Tacoma Dome Fund and Convention Center Operations Funds, for
5 provisions of security and guest services for the Tacoma Dome and Greater
6 Tacoma Convention Center, retroactive from December 31, 2023, to June 1,
7 2024, for a cumulative total of \$15,350,000, plus applicable taxes, pursuant
8 to Specification No. PF16-0328F, to maintain essential services while a
9 competitive selection process is completed for a longer-term services
10 contract.

11 WHEREAS, following a competitive selection process in 2016, Staff Pro, Inc.
12 d.b.a. Allied Universal Security Services has provided 24-hour security and guest
13 services/peer security services for the Tacoma Dome and Greater Tacoma
14 Convention Center, and
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16 WHEREAS, those services are critical to the safety and security of events at
17 the Tacoma Dome and Greater Tacoma Convention Center, and employ hundreds
18 of local and regional residents, and
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20 WHEREAS, in 2023, Tacoma issued a competitive Request for Proposals
21 PF23-0245F to select a contactor for new longer-term agreement, but the
22 competitive selection process is not complete and the contract with Staff Pro, Inc.
23 d.b.a. Allied Universal Security Services expired on December 31, 2023, and
24

25 WHEREAS, to provide for the uninterrupted provision of essential services,
26 the Tacoma Venues and Events Department is seeking an interim extension of the
agreement with Staff Pro, Inc. d.b.a. Allied Universal Security Services through
June 1, 2024, to allow for completion of the competitive selection process under
Request for Proposals PF23-0245F, and any resulting transition, and



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

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

That the City Manager or designee is hereby authorized to enter into an interim extension of Contract No. CW2234042 with Staff Pro Inc., d.b.a. Allied Universal Security Services, in the amount of \$2,250,000, plus applicable taxes, for a cumulative contract amount of \$15,350,000, plus applicable taxes, budgeted from the PAF Dome and Convention Center & Bicentennial Pavilion Funds, for provisions of security and guest services for the Tacoma Dome & Greater Tacoma Convention Center, and extend the term retroactively from December 31, 2023, to June 1, 2024, consistent with Exhibit "A."

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

City Attorney



RESOLUTION NO. 41334

1 A RESOLUTION relating to the Department of Public Utilities, Beltline Division,
2 (d.b.a. "Tacoma Rail"); authorizing the execution of an interest-free loan
3 agreement with the Washington State Department of Transportation, in
4 the amount of \$408,000, accepting and depositing said sum into the
Tacoma Rail Fund, and further authorizing matching funds in the amount
of \$399,877, to partially fund a railroad track rehabilitation project.

5 WHEREAS the City of Tacoma, Department of Public Utilities, Beltline
6 Division, (d.b.a. "Tacoma Rail"), track infrastructure in the Tidelands area is
7 heavily used and in need of periodic upgrades in order to safely enable the
8 switching of railcars destined for, or originating from, the Port of Tacoma and
9 other industrial customers, and
10

11 WHEREAS Tacoma Rail was awarded interest-free Loan Agreement
12 RRB-1296 by the Washington State Department of Transportation, in the
13 amount of \$408,000, for the purpose of upgrading six track switches located on
14 the Blair Peninsula, and
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16 WHEREAS the Loan Agreement is for a ten-year term, with annual
17 payments of \$40,800 beginning August 1, 2025, requires Tacoma Rail to
18 contribute \$399,877 in matching funds towards the completion of the project
19 and includes an \$8,000 administrative fee, and
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21 WHEREAS Section 4.11 of the Tacoma City Charter requires that all
22 matters under the jurisdiction of the Public Utility Board relating to the "incurring
23 of indebtedness . . . shall be initiated by the Board, subject to approval by the
24 Council, and executed by the Board," prior to acceptance of the Loan
25 Agreement, and
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WHEREAS, by adoption of Public Utility Board Resolution No. U-11427 on December 13, 2023, the proposed Loan Agreement was approved, pending approval and authorization by the City Council; Now, Therefore,

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

That the request of the Department of Public Utilities, Beltline Division (d.b.a. "Tacoma Rail"), to enter into interest-free Loan Agreement RRB-1296 with the Washington State Department of Transportation, in the amount of \$408,000, for deposit into the Tacoma Rail Fund, with matching funds in the amount of \$399,877 contributed by Tacoma Rail and an \$8,000 administrative fee, to partially fund a railroad track rehabilitation project, is hereby approved, and the proper officers are authorized to execute said agreements substantially in a form as approved by the City Attorney.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney

Requested by Public Utility Board
Resolution No. U-11427



RESOLUTION NO. 41335

1 A RESOLUTION relating to the Department of Public Utilities, Beltline Division,
2 (d.b.a. "Tacoma Rail"); authorizing the execution of an interest-free loan
3 agreement with the Washington State Department of Transportation, in
4 the amount of \$1,622,000, accepting and depositing said sum into the
Tacoma Rail Fund, and further authorizing matching funds in the amount
of \$1,118,625, to partially fund a railroad track rehabilitation project.

5 WHEREAS the City of Tacoma, Department of Public Utilities, Beltline
6 Division (d.b.a. "Tacoma Rail"), was awarded interest-free Loan Agreement
7 RRB-1297 by the Washington State Department of Transportation, in the
8 amount of \$1,622,000, for the purpose of upgrading two heavily used tracks
9 connected to the North and South intermodal yards, and

11 WHEREAS the Loan Agreement is for a ten-year term, with annual
12 payments of \$162,200 beginning December 1, 2025, requires Tacoma Rail to
13 contribute \$1,118,625 in matching funds towards the completion of the project
14 and includes a \$32,000 administrative fee, and

16 WHEREAS Section 4.11 of the Tacoma City Charter requires that all
17 matters under the jurisdiction of the Public Utility Board relating to the "incurring
18 of indebtedness . . . shall be initiated by the Board, subject to approval by the
19 Council, and executed by the Board," prior to acceptance of the Loan
20 Agreement, and

22 WHEREAS, by adoption of Public Utility Board Resolution No. U-11428
23 on December 13, 2023, the proposed Loan Agreement was approved, pending
24 approval and authorization by the City Council; Now, Therefore,

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

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That the request of the Department of Public Utilities, Beltline Division (d.b.a. "Tacoma Rail"), to enter into interest-free Loan Agreement RRB-1297 with the Washington State Department of Transportation, in the amount of \$1,622,000, for deposit into the Tacoma Rail Fund, with matching funds in the amount of \$1,118,625 contributed by Tacoma Rail and a \$32,000 administrative fee, to partially fund a railroad track rehabilitation project, is hereby approved, and the proper officers are authorized to execute said agreements substantially in a form as approved by the City Attorney.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney

Requested by Public Utility Board
Resolution No. U-11428



RESOLUTION NO. 41336

1 A RESOLUTION relating to the multi-family property tax exemption program;
 2 authorizing the execution of a Multi-Family Housing 12-Year Limited Property
 3 Tax Exemption Agreement with Star Communities Inc for the development of
 4 10 multi-family market-rate and affordable rental housing units to be located
 5 at 2108 South "J" Street in the Downtown Regional Growth 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 Star Communities Inc is proposing to develop 10 new market-
 15 rate and affordable rental housing units to consist of:

Number of Units	Type of Unit	Average Size
Market Rate		
7	Studio	509 Square Feet
1	Two bedroom, two bath	941 Square Feet
Affordable Rate		
2	Studio	509 Square Feet

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

21 WHEREAS the project will also include three parking stalls, and



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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 2108 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 Star Communities Inc for the property located at 2108 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 Star Communities 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"

PROJECT DESCRIPTION

Number of units	Type of Unit	Average Size	Expected Rental Rate
<i>Market Rate</i>			
7	Studio	509	\$1500
1	2 Bedroom, 2 Bathroom	941	\$2300
<i>Affordable Rate</i>			
2	Studio	509	\$1379 (including utility allowance)

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. The project will include three parking stalls.

LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 08, TOWNSHIP 20 NORTH, RANGE 03 EAST, W. M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF LOT 3 AND ALL OF LOT 4, IN BLOCK 18, MAP OF SMITH AND FIFE'S ADDITION TO NEW TACOMA, W.T., ACCORDING TO THE PLAT RECORDED IN VOLUME 1 OF PLATS AT PAGE 63, RECORDS OF PIERCE COUNTY AUDITOR;

SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON.



RESOLUTION NO. 41337

1 A RESOLUTION authorizing the execution of a cooperative agreement with the
2 Environmental Protection Agency, in the amount of \$500,000, accepting
3 and depositing said sum into the Local Employment and Apprenticeship
4 Training Program Fund, for the Brownfields Job Training Program.

4 WHEREAS the Community and Economic Development Department's
5 Local Employment and Apprenticeship Training Program (LEAP) has
6 successfully managed eight EPA-funded Brownfields Job Training Programs
7 over the past 22 years, and

8
9 WHEREAS, on December 14, 2022, notice was received that the City of
10 Tacoma was chosen to begin negotiations to receive funding via a Cooperative
11 Agreement, and

12 WHEREAS staff presented before the Economic Development
13 Committee on July 26, 2023, noting a grant proposal would be submitted for a
14 2023 EPA Brownfields Job Training Grant, and

15
16 WHEREAS the City's program workplan was accepted in October of 2023
17 and the Cooperative Agreement was finalized, and

18 WHEREAS under the grant process guidelines, the City Council must
19 approve acceptance of grant funding; Now, Therefore,

20
21 BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

22 Section 1. That the proper officers of the City are hereby authorized to
23 accept grant funding from the EPA in the amount of \$500,000, to support a
24 Brownfields Job Training Program.

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Section 2. That the proper officers of the City are hereby authorized to

execute the Cooperative Agreement for the administration of the funding
accepted pursuant to Section 1.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney