



Legislation Passed April 8, 2025

The Tacoma City Council, at its regular City Council meeting of April 8, 2025, 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. 41654

A resolution authorizing the execution of an interlocal agreement with the Washington State Department of Commerce, in the amount of \$339,500, and accepting and depositing said sum into the Power Fund, for a pumped storage feasibility study at Mossyrock Dam.

[Aimee Higby, Principal Power Energy Portfolio Analyst; Chris Robinson, Power Superintendent, Tacoma Power]

Resolution No. 41655

A resolution setting Tuesday, April 22, 2025, 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 2025 Annual Action Plan for housing, community and economic development, and public services.

[Felicia Medlen, Housing Division Manager; Tanja Carter, Director, Community and Economic Development; Katie Johnston, Interim Director, Neighborhood and Community Services]

Resolution No. 41656

A resolution authorizing the execution of an amendment to the Harold E. LeMay Museum Option Agreement to establish a 120-day notice period for exercise of the Option and support the Museum's request for state funding to develop a state-of-the-art robotics lab in partnership with the Tacoma School District.

[Adam Cook, Director, Tacoma Venues and Events; Tanja Carter, Director, Community and Economic Development]

Resolution No. 41657

A resolution authorizing the execution of a Multi-Family Housing 12-Year Limited Property Tax Exemption Agreement with 2502 South Yakima LLC, for the development of 16 multi-family market and regulated rate rental housing units, located at 2502 Yakima Avenue in the Downtown Regional Growth Center.

[Paul Bakker, Business and Economic Development Analyst; Tanja Carter, Director, Community and Economic Development]

Resolution No. 41658

A resolution authorizing the execution of an agreement with The Rescue Mission, in the amount of \$3,500,000, budgeted from the General Fund, to support the men's shelter expansion.

[Caleb Carbone, Homeless Strategy, Systems and Services Program Manager; Katie Johnston, Interim Director, Neighborhood and Community Services]

Resolution No. 41659

A resolution authorizing the execution of an agreement with Sound Transit, to establish a task order process to reimburse the City for costs not covered by various fee schedules during the planning, design, and construction phase of the Tacoma Dome Link Extension project.

[Stephanie Brock, Engineering Manager; Peter Huffman, Director,
Planning and Development Services]



RESOLUTION NO. 41654

1 A RESOLUTION relating to the Department of Public Utilities, Light Division
2 (d.b.a "Tacoma Power"); authorizing the execution of an interlocal agreement
3 with the Washington State Department of Commerce, in the amount of
4 \$339,500, and accepting and depositing said sum into the Power Fund, for a
5 pumped storage feasibility study at Mossyrock Dam.

6 WHEREAS the City of Tacoma, Department of Public Utilities, Power
7 Division, (d.b.a. "Tacoma Power") is requesting authorization to enter into an
8 interlocal agreement with the Washington State Department of Commerce
9 ("Department of Commerce") for a pumped storage feasibility study at
10 Mossyrock Dam, as part of the two-year action plan to assess supply-side
11 resources, and

12 WHEREAS the 2024 State of Washington legislative session appropriated
13 \$350,000 from the Climate Commitment Account to Tacoma Power to complete
14 a study to assess the feasibility of pumped storage at Mossyrock Dam, and

15 WHEREAS the contracted amount will be \$339,500 after the Department
16 of Commerce's 3 percent administration fee is assessed, and

17 WHEREAS Tacoma Power's 2024 Integrated Resource Plan ("IRP") update
18 to the 2022 IRP included the recommendation to make incremental investments in
19 existing resource infrastructure where cost-effective, and

20 WHEREAS the pumped storage feasibility study was included as part of
21 the two-year action plan to assess supply-side resources, and the work, which is
22 already underway, will be conducted by a contracted third party, and
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WHEREAS the Department of Commerce is responsible for contracting
1 with Tacoma Power to disburse the funds that were allocated to Tacoma Power
2 by the budget proviso and from the Climate Commitment Account, and
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WHEREAS by adoption of Public Utility Board Resolution No. 11519 on
4 March 26, 2025, the proposed agreement was approved, pending confirmation
5 for the City Council: Now, Therefore,
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7 BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

8 Section 1. That the request of the Department of Public Utilities, Light Division
9 (d.b.a. "Tacoma Power"), to enter into an interlocal agreement with the
10 Washington State Department of Commerce, in the amount of \$339,500, and
11 accepting and depositing said sum into the Power Fund, for a pumped storage
12 feasibility study at Mossyrock Dam, is hereby approved.
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Section 2. That the proper officers of the City of Tacoma are authorized to
execute said agreement substantially in a form on file with the City Clerk and as
approved by the City Attorney's Office.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney

Requested by Public Utility Board
Resolution No. U-11519



RESOLUTION NO. 41655

1 A RESOLUTION setting Tuesday, April 22, 2025, upon completion of Regular
2 Agenda Items, no earlier than 5:15 p.m., as the date for a public hearing by
3 the City Council on the Draft Tacoma-Lakewood HOME Consortium 2025
4 Consolidated Plan for Housing, Community and Economic Development,
5 and public services.

6 WHEREAS the City is obligated to submit a Consolidated Plan to receive
7 entitlement funding from the United States Department of Housing and Urban
8 Development ("HUD"), and

9 WHEREAS the Consolidated Plan outlines a five-year strategy to address
10 housing, human services, and economic development needs and also includes
11 a Housing Needs Assessment, a Market Analysis, a Strategic Plan, and an
12 Annual Action Plan ("AAP") with the following goals: (1) prevent/reduce
13 homelessness and housing instability by supporting a wide range of services
14 and facilities intended to prevent residents from becoming homeless and serving
15 those experiencing homelessness; (2) support diverse rental and
16 homeownership opportunities by supporting down payment and other related
17 costs to homebuyers and the city's Affordable Housing Trust Fund, which
18 facilitates the development or rehabilitation of rental and homeownership
19 properties; and (3) advance economic opportunity by supporting the growth and
20 sustainability of small businesses and microenterprises and investing in
21 community-driven economic initiatives, and

22 WHEREAS the Consolidated Plan outlines the uses of Community
23 Development Fund Grant ("CDBG"), HOME Investment Partnerships ("HOME"),
24 and Emergency Solutions Grant ("ESG") funds, and the Consolidated Plan also



includes the distribution of funds to the City's HOME Consortium partner, the City of Lakewood, and

WHEREAS the City has drafted a spending plan for the following estimated grant amounts to be received from HUD for program year 2025: CDBG funds in the amount of \$2,358,374, ESG funds in the amount of \$210,394, and HOME funds in the amount of \$1,084,060, and

WHEREAS funding recommendations for the allocations stated above are incorporated into the Consolidated Plan, and the Consolidated Plan is required by HUD in order for the City to receive its entitlement funding, and

WHEREAS on May 6, 2025, staff will present the Consolidated Plan to the City Council and seek final action on its submittal to HUD, and prior to seeking final action from the City Council on submitting the Consolidated Plan to HUD, the City is required to provide the opportunity for public comment, and

WHEREAS the draft plan will be available for public review for a period of 30 days, beginning March 31, 2025, and ending on May 1, 2025; Now, Therefore,

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

Section 1. That Tuesday, April 22, 2025, upon completion of Regular Agenda Items, no earlier than 5:15 p.m., is hereby fixed as the time, and the City Council Chambers on the First Floor of the Tacoma Municipal Building, 747 Market Street, Tacoma, Washington, or alternatively, and may be offered in a hybrid format that includes a remote option, as the place when and where a public hearing shall be held on the Draft Tacoma-Lakewood HOME Consortium 2025



Consolidated Plan for Housing, Community and Economic Development, and
public services.

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

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney



RESOLUTION NO. 41656

1 BY REQUEST OF MAYOR WOODARDS

2 A RESOLUTION relating to student learning opportunities; authorizing the
3 execution of an amendment to the Option Agreement with the
4 Harold E. LeMay Museum to establish a 120-day notice period for exercise
5 of the Option and supporting the Museum's request for state funding to
6 develop a state-of-the-art robotics lab in partnership with the
7 Tacoma School District No. 10.

8 WHEREAS in 2002, the City Council approved an Option and Development
9 Agreement ("Agreement") for the Harold E. LeMay Museum ("Museum") to be
10 developed on property adjacent to the Tacoma Dome, and

11 WHEREAS under the Agreement, the Museum was required to close on
12 the first phase of property within five years, develop and open the Museum, and
13 meet other criteria, all of which have been satisfied, and

14 WHEREAS the remaining future phase property remains under option to
15 the Museum through 2029, and the notice period to the City for exercise of a
16 second phase option is two (2) years advance notice, and

17 WHEREAS the two years' notice period was set to ensure that the Museum
18 facility was constructed, and all other first phase requirements would be met before
19 the Museum could exercise the second phase option, and

20 WHEREAS the Museum is in operation, all other first phase requirements
21 are met, and the Museum is now prepared to exercise its second phase option,
22 and
23

24 WHEREAS the Museum plans to partner with Tacoma School District No. 10
25 ("District") to develop a state-of-the-art robotics lab, with robotics classes to be held
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1 on site, on the second phase site, which would continue, enhance, and expand the
2 Museum's collaboration with the District, and

3 WHEREAS the second phase is directly adjacent to the Museum's show
4 field and would allow outdoor and aerial robotics experiences, and would also
5 directly connect to East, South, and Central Tacoma for convenient access for
6 students from these communities, making the City a regional hub for primary and
7 secondary robotics education, and
8

9 WHEREAS the District has funds available for its portion of the project and
10 the Museum will seek the balance of funds necessary for the project from the state
11 legislature this year, and
12

13 WHEREAS an amendment of the Museum's Agreement to reduce the
14 notice period for exercise of the option to 120-days will support the Museum's
15 request for state funding and meet the School District's timing needs for
16 development of the state-of-the-art robotics lab; Now, Therefore,
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18 BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

19 Section 1. That the proper officers of the City are hereby authorized to
20 execute an amendment to the Option Agreement with the Harold E. LeMay
21 Museum to reduce the notice period to 120-days for exercise of the second phase
22 option to facilitate the development of a state-of-the-art robotics lab in partnership
23 with the Tacoma School District No. 10, substantially as set forth in the Fourth
24 Amendment to Option Agreement ("Amendment") on file in the office of the City
25 Clerk.
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Section 2. That the City Manager, or designee, is hereby authorized to
execute the Amendment.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Chief Deputy City Attorney



RESOLUTION NO. 41657

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 2502 South Yakima LLC, for the
4 development of 16 multi-family market-rate and affordable rental housing
units to be located at 2502 Yakima Avenue in the Downtown Regional
Growth Center.

5 WHEREAS the City has, pursuant to chapter 84.14 of the Revised Code of
6 Washington, designated several Residential Target Areas for the allowance of a
7 limited property tax exemption for new multi-family residential housing, and
8

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

15 WHEREAS 2502 South Yakima LLC, is proposing to develop 16 new
16 market-rate and affordable rental housing units to consist of:

Number of Units	Type of Unit	Average Size
Market Rate		
12	One bedroom, one bath	450 Square Feet
Affordable Rate		
4	One bedroom, one bath	450 Square Feet

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20 WHEREAS the affordable units will be rented to households whose income
21 is at or below 70 percent of Pierce County Area Median Income, adjusted for
22 household size, as determined by the Department of Housing and Urban
23 Development on an annual basis, and rent will be capped at 30 percent of those
24 income levels, adjusted annually, and
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1 WHEREAS the project will also include two on-site residential parking stalls,
2 and

3 WHEREAS the Director of Community and Economic Development has
4 reviewed the proposed property tax exemption and recommends that a conditional
5 property tax exemption be awarded for the property located at
6 2502 Yakima Avenue in the Downtown Regional Growth Center, as more
7 particularly described in the attached Exhibit "A"; Now, Therefore,

8
9 BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

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11 Section 1. That the City Council does hereby approve and authorize a
12 conditional property tax exemption, for a period of 12 years, to
13 2502 South Yakima LLC, for the property located at 2502 Yakima Avenue in the
14 Downtown Regional Growth Center, as more particularly described in the attached
15 Exhibit "A."
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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 2502 South Yakima LLC, said document to be substantially in the form of the proposed agreement on file in the office of the City Clerk.

Adopted _____

Attest:

City Clerk

Approved as to form:

Deputy City Attorney

Mayor

Legal description approved:

Chief Surveyor
Public Works Department



EXHIBIT "A"

PROJECT DESCRIPTION

Address: 2502 Yakima Avenue

Tax Parcel: 2025160010

Number of Units	Type of Unit	Average Size	Expected Rental Rate
Market Rate			
12	One bedroom, one bath	450 Square Feet	\$1,600
Affordable Rate			
4	One bedroom, one bath	450 Square Feet	\$1,425 (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. Rent will be capped at 30 percent of those income levels, adjusted annually.

LEGAL DESCRIPTION

Legal Description:

LOTS 1 AND 2, BLOCK 2516, REED'S ADDITION TO NEW TACOMA, W.T., ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGES 58, IN PIERCE COUNTY, WASHINGTON;

AND THE NORTHELY 15 FEET OF LOT 3, BLOCK 2516, MAP OF P.H. LEWIS' ADDITION TO THE CITY OF TACOMA, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGES 38, IN PIERCE COUNTY, WASHINGTON;

TOGETHER WITH THE EASTERLY 10 FEET OF ALLEY ADJOINING SAID NORTHERLY 15 FEET OF LOT 3, AS VACATED BY ORDINANCE 19188 OF THE CITY OF TACOMA, RECORDED UNDER RECORDING NUMBER NO. 2360532.

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



RESOLUTION NO. 41658

1 A RESOLUTION relating to homelessness; authorizing the execution of an
2 agreement with The Rescue Mission, in the amount of \$3,500,000,
3 budgeted from the General Fund, for the purpose of supporting The
4 Rescue Mission's men's shelter expansion of 100 beds, to reduce the
number of individuals residing in unauthorized encampments and areas
unfit for human habitation.

5 WHEREAS the City Council has identified homelessness and housing
6 stability as a top priority, emphasizing the need to create sustainable solutions to
7 address unsheltered homelessness, expand affordable housing opportunities, and
8 ensure equitable access to essential services, and
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10 WHEREAS The Rescue Mission ("TRM") was established in 1912, and
11 offers meals, shelter, recovery, and faith formation to people experiencing
12 homelessness, and TRM's Shelter Expansion Project ("Project") is a critical
13 initiative developed to address the increased demand for emergency shelter in the
14 City, and
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16 WHEREAS the City is facing a critical shortage of shelter capacity resulting
17 in growing encampments and an increased burden on existing resources and
18 emergency response services, and this shortage negatively impacts public health,
19 safety, stability, and wellbeing, and exacerbates issues related to unsheltered
20 homelessness including poor health outcomes, higher rates of mental illness and
21 substance abuse, and an increased need for support from law enforcement,
22 emergency response, and medical services, and
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24 WHEREAS there are currently 1,099 shelter beds available in the City for
25 single adults, families, youth, young adults, and survivors of domestic violence
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experiencing homelessness, and

1 WHEREAS the Pierce County comprehensive plan to end homelessness
2 has projected a need for an additional 200 shelter beds in the City of Tacoma, and

3 WHEREAS, through this Project, TRM will increase its capacity by 100
4 permanent shelter beds to provide basic emergency shelter and services for
5 additional persons experiencing homelessness in the City of Tacoma by
6 expanding capacity in the men's wing congregate shelter space on TRM's
7 downtown campus, which will help to address this urgent need for year-round
8 availability and access to supportive services to help individuals transition to
9 stable housing with a commitment to continue doing so for at least five years after
10 completion, and

11 WHEREAS the City has been operating under a state of emergency in
12 response to the rising number of people experiencing homelessness since May
13 2017, and

14 WHEREAS given the growing urgency to expand emergency shelter
15 capacity, the City is committed to providing \$3,500,000 to increase shelter
16 capacity and supportive services for people experiencing homelessness, and

17 WHEREAS this Project is in partnership with Pierce County and in
18 alignment with the Comprehensive Plan to End Homelessness shelter plan, and
19 the \$3,500,000 budgeted from the General Fund will become available to TRM
20 after the City has finalized its contract with the United States Department of
21 Housing and Urban Development to deposit \$4,000,000 into the Federal Housing
22



and Urban Development Fund and pass thru those funds to TRM thru the execution of a separate contract as an additional contribution to the Project, and

WHEREAS the total cost for the Project is \$19,101,267, to be funded as follows: (1) City of Tacoma, in the amount of \$3,500,000; (2) United States Department of Housing and Urban Development, in the amount of \$4,000,000 passed thru the City of Tacoma to TRM thru the execution of a separate contract; (3) Pierce County, in the amount of \$5,500,000; (4) Washington State Commerce, in the amount of \$5,000,000, and (5) The Rescue Mission, in the amount of \$1,101,267; 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 Rescue Mission, in the amount of \$3,500,000, budgeted from the General Fund for the purpose of supporting The Rescue Mission's Men's Shelter expansion of 100 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. 41659

1 A RESOLUTION relating to transit; authorizing the execution of an agreement
2 with Sound Transit, to establish a task order process to reimburse the City
3 for costs not covered by various fee schedules during the planning, design,
4 and construction phase of the Tacoma Dome Link Extension project.

5 WHEREAS the Tacoma Dome Link Extension ("TDLE") project is part of the
6 Sound Transit 3 package, which was approved by voters in 2016, and

7 WHEREAS in 2018, through Resolution No. 39981, the City Council
8 approved a Partnership Agreement with Sound Transit to facilitate collaboration
9 and incorporate City goals and guidance early in the project planning process to
10 ensure the integration of local issues into the process, and

11 WHEREAS the TDLE will add nearly ten miles of mostly elevated track
12 between Federal Way and Tacoma, and

13 WHEREAS the TDLE will also add two new stations in the City, located at
14 the Tacoma Dome and on the eastside of Portland Avenue, and will provide
15 connections to other regional transit services like the Sounder, Tacoma Link,
16 ST Express, King County Metro, Pierce Transit, Intercity Transit, and Amtrak, and
17 will expand diverse transportation options to the eastside of the City, and

18 WHEREAS when the TDLE begins, it will offer fast and frequent travel to
19 destinations across the region including from the Federal Way Transit Center to
20 the Tacoma Dome Station in 20 minutes, and the Tacoma Dome Station to
21 Seattle-Tacoma International Airport in 35 minutes, and

22 WHEREAS the TDLE project is currently in the environmental review phase
23 of planning, and as part of this phase, Sound Transit is developing a conceptual
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1 design and preparing an Environmental Impact Statement ("EIS") that evaluates
2 the potential impacts of the project, and

3 WHEREAS Sound Transit provided the draft EIS for public comment in
4 Fall 2024, and revenue service is anticipated to begin in 2035, and
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6 WHEREAS Sound Transit has actively engaged local stakeholders, partners,
7 and community members regularly, quarterly to monthly, to provide feedback on the
8 development of project alternatives for further study in the environment review
9 phase of the project, and the Project Administration Agreement enhances the City's
10 ability to support Sound Transit's future public outreach processes; Now, Therefore,
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12 BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

13 Section 1. That the proper officers of the City are hereby authorized to
14 enter into an agreement with Sound Transit, to establish a task order process to
15 reimburse the City for costs not covered by various fee schedules during the
16 planning, design, and construction phase of the Tacoma Dome Link Extension
17 project, as more specifically set forth in the document on file in the office of the
18 City Clerk.
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Section 2. That the City Manager, or designee, is hereby directed to negotiate and execute an agreement with Sound Transit, outlining the scope of work and deliverables outlined in Section 1.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Chief Deputy City Attorney