



RESOLUTION NO. 41381

1 A RESOLUTION authorizing the execution of an agreement with the Asia
2 Pacific Cultural Center (APCC), in the amount of \$1,250,000, budgeted
3 from the General Fund, to support the APCC's redevelopment project at
4 4851 South Tacoma Way.

4 WHEREAS the planned project will be a commercial facility that will offer
5 expanded services and the redevelopment is contingent on securing sufficient
6 funds to complete the project; and, subject to the terms and conditions in the
7 attached amended agreement herein stating the deliverables and consideration
8 required in return for the City's investment, and
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10 WHEREAS the APCC serves as an interactive cultural crossroads
11 between local and international communities, and
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13 WHEREAS the APCC is a 501(c)3 non-profit organization formed in
14 November 1996 from the vision of a small group of citizens representing three
15 generations of Americans from Asian and Pacific Islanders heritage, and
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16 WHEREAS the APCC represents 47 countries and cultures, offering
17 programs and services honoring their distinct artistry, business protocols,
18 history and social practices, and
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20 WHEREAS Asian American, Native Hawaiian, and Pacific Islander
21 communities are some of the fastest growing in the Puget Sound area, and
22 these households within our diverse communities will need resources and
23 representation for decades to come, and
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24 WHEREAS the Board of Directors at APCC consists of numerous
25 community leaders and cultural advocates from around the region, and
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WHEREAS the APCC provides interactive arts and culture activities that engage the community, promote a greater understanding of the Asian and Pacific Islander culture, and help people embrace the rich diversity of our city; and they also provide a wide range of activities including hands-on workshops, classes, and educational booths, as well as large-scale cultural exhibitions and festivals, and

WHEREAS participants learn from and interact with Cultural Interpreters who are from these countries, speak the language and are highly experienced and knowledgeable, providing authentic teachings that are true and respectful of the culture and people in our community, and

WHEREAS, in 2019, the City Council, by Resolution 40450, invested funding in APCC's planning efforts for a new cultural center, and

WHEREAS the initial phases of the redevelopment of the site have begun at the current cultural center located at 4851 South Tacoma Way, Tacoma, WA 98409 (formerly the South Park Community Center), and

WHEREAS the new commercial facility will offer expanded services and additional cultural education offerings and meeting space, and it will revitalize the neighborhood and support local residents by continuing to provide enhanced programs to encourage cultural awareness dialogue to improve the quality of life for the citizens of Tacoma, and

WHEREAS the total project cost is estimated at \$18,500,000 and \$16,241,000 has been raised, with a balance of \$2,259,000 remaining, and



1 WHEREAS additional redevelopment funding sources being pursued by
2 APCC include state grants, private contributions and fundraising, new market
3 tax credits if available, and an EB5 investment, and

4 WHEREAS a financial commitment from the City of Tacoma for the
5 project's development costs will help to secure future funding from additional
6 partners and is critical to APCC's ability to reach the project fundraising goal,
7 and

8 WHEREAS the APCC is requesting authorization from City of Tacoma
9 officials to provide a one-time investment in support of APCC's project, subject
10 to the terms and conditions stated in the attached Agreement, and

11 WHEREAS this one-time investment amount of \$1,250,000 designated
12 for development costs was included and approved in the fiscal years 2023-2024
13 budget, and

14 WHEREAS this funding may only be used for development costs
15 associated with market studies, architectural, engineering, and environmental
16 and geotechnical services as well as actual construction; however, the funding
17 may not be used for appraisals or legal fees, developer or project management
18 fees, or any soft cost contingencies, and

19 Now, Therefore,

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

21 Section 1. That the City Council hereby finds that the consideration to be
22 received from the Asia Pacific Cultural Center in exchange for the City's
23 investment as described in the agreement on file in the office of the City Clerk,
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constitutes good and valuable consideration to the City and its residents and is equivalent in value to the City's investment.

Section 2. That the City Manager or designee is hereby authorized to enter into an agreement with the Asia Pacific Cultural Center, in the amount of \$1,250,000, for the one-time investment from the General Fund to support the costs of the Asia Pacific Cultural Center's redevelopment project at 4851 South Tacoma Way, substantially in the form of the agreement on file in the office of the City Clerk.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney