



REQUEST FOR

ORDINANCE **RESOLUTION**

RECEIVED

Request #:

13614


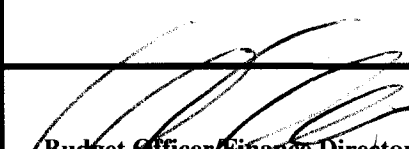
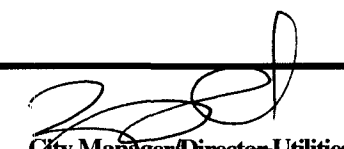
Ord./Res. #:

28172

1. DATE: August 29, 2013

AUG 29 2013

2. SPONSORED BY: COUNCIL MEMBER(S) N/A (If no sponsor, enter "N/A") **CITY CLERK'S OFFICE**

3a. REQUESTING DEPARTMENT/DIVISION/PROGRAM PDS/Historic Preservation 3b. "RECOMMENDED FOR ADOPTION" FROM Neighborhoods and Housing <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> To Committee as information only <input type="checkbox"/> Did not go before a Committee 3c. DID THIS ITEM GO BEFORE THE PUBLIC UTILITY BOARD? <input type="checkbox"/> Yes, on <input checked="" type="checkbox"/> Not required	4a. CONTACT (for questions): Reuben McKnight PHONE: 591-5220	
	4b. PERSON PRESENTING: Reuben McKnight PHONE: 591-5220	
	4c. ATTORNEY: Debra Casparian PHONE: 591-5887	
 FOR Department Director/Utility Division	 Budget Officer/Finance Director	 City Manager/Director Utilities

5. REQUESTED COUNCIL DATE: September 10, 2013

(If a specific council meeting date is required, explain why; i.e., grant application deadline, contract expiration date, required contract execution date, public notice or hearing required, etc.)

N/A

6. SUMMARY AGENDA TITLE: (A concise sentence, as it will appear on the Council agenda.)

Adopting an ordinance titled "Preventing Neglect of Historic Properties," as a new chapter in the Tacoma Municipal Code 8.35.

7. BACKGROUND INFORMATION/GENERAL DISCUSSION: (Why is this request necessary? Are there legal requirements? What are the viable alternatives? Who has been involved in the process?)

This is a new ordinance to be placed in Title 8 that is designed to provide the City additional enforcement tools to prevent ongoing neglect of Tacoma's most iconic historic buildings before it becomes cost prohibitive to do so. The new ordinance defines neglect of historic properties as a public nuisance, and provides the City the ability to intervene prior to the building becoming "derelict" or "dangerous," either through civil penalties, or, where appropriate, by seeking a warrant to enter and repair a neglected condition. This ordinance is designed to be compatible with and bolster the city's ability to protect Tacoma's iconic structures that already exists in code. Other alternatives include modifying the existing Minimum Buildings and Structures Code, but the staff recommendation is that the Nuisance Code provides the greatest flexibility. It is the intent of the City to work collaboratively with property owners and continue to utilize and expand existing development and financial incentives; however, in certain cases, options to protect a historic building are limited. The City will also establish an "Emergency Preservation Subfund" to provide financial resources to cover the costs of abatement, where such action becomes necessary. The code has been under review since June, involving members of the preservation community, citizen commissions, Neighborhoods and Housing Committee, and informal and public presentations with neighborhood groups and property owners.

REQUEST (CONT)

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8. LIST ALL MATERIAL AVAILABLE AS BACKUP INFORMATION FOR THE REQUEST AND INDICATE WHERE FILED:

Source Documents/Backup Material	Location of Document
Minutes of the Landmarks Preservation Commission (6/12, 6/26, 8/14)	PDS
Minutes of the Neighborhoods and Housing Committee (6/3)	Clerk

9. WHICH OF THE CITY'S STRATEGIC GOALS DOES THIS ITEM SUPPORT? (CHECK THE GOAL THAT BEST APPLIES)

- A. A SAFE, CLEAN AND ATTRACTIVE COMMUNITY
- B. A DIVERSE, PRODUCTIVE AND SUSTAINABLE ECONOMY
- C. A HIGH-PERFORMING, OPEN AND ENGAGED GOVERNMENT

10. IF THIS CONTRACT IS FOR AN AMOUNT OF \$200,000 OR LESS, EXPLAIN WHY IT NEEDS LEGISLATIVE APPROVAL:

11. FINANCIAL IMPACT: EXPENDITURE REVENUE

- A. NO IMPACT (NO FISCAL NOTE)
- B. YES, OVER \$100,000, Fiscal Note Attached
- C. YES, UNDER \$100,000, (NO FISCAL NOTE)
Provide funding source information below:

FUNDING SOURCE: (Enter amount of funding from each source)

Fund Number & Name:	State \$	City \$	Other \$	Total Amount
Fund 1145 - BLUS		\$250,000		\$250,000
If an expenditure, is it budgeted? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				Where? Cost Center: 481000
				Acct #: 5330100

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FISCAL NOTE

Each piece of legislation that has a financial impact or creates positions authority requires a fiscal note. After preparation by departmental staff, the Management and Budget Office will review the fiscal note and make any necessary revisions before transmittal to the City Attorney's Office for legislation preparation.

DEPARTMENT:	CONTACT PERSON/PHONE:	BUDGET CONSULTANT/PHONE:
Neighborhood and Community Services	Lisa Wojtanowicz/591-5267	Katie Johnston/591-5063

Is it currently budgeted? Yes No
 Is this a grant? Yes No If Yes, Operating Capital

EXPENDITURES:

FUND NAME & NUMBER *	COST CENTER	WBS	ACCOUNT	2013-2014 EXPENDITURES
1145-BDB	481000		5330100	\$250,000
TOTAL				

* General Fund: Include Department

Purpose: For the abatement of neglected historic properties.

REVENUES:

FUND NAME & NUMBER	COST CENTER	WBS	ACCOUNT	2013-2014 REVENUES
1145-BDB	481000		4300000	\$250,000
TOTAL				

Notes:

POSITION IMPACT:

POSITION TITLE	PERMANENT/PROJECT/ TEMPORARY POSITION	POSITION END DATE	2013-2014 FTE	FUTURE FTE

Total positions created or abrogated through this legislation, including FTE impact. FTE impact for temporary employees is estimated.

FISCAL NOTE (CONT)

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LONG-TERM FINANCIAL IMPACT OF LEGISLATION:

SPENDING PLAN & BUDGET	2013	2014	2015	2016	2017	TOTAL
Salaries/Benefits						
Start-up						
On-going						
Maintenance & Operations						
Capital						
TOTAL						

FUNDING SOURCE	2013	2014	2015	2016	2017	TOTAL
TOTAL						

The financial cost of not implementing the legislation:

Estimate the cost to the City if the legislation is not implemented, including the potential conflicts with regulatory requirements, cost avoidance, or other potential costs.

OTHER ISSUES: