



TO: Elizabeth A. Pauli, City Manager
FROM: Susie Rogers, Senior Real Estate Officer, Public Works Department *GMS MPS*
Michael P. Slevin, III, P.E., Environmental Services Director
COPY: City Council and City Clerk
SUBJECT: Resolution – Lease Agreement – Urban Agriculture Pilot Program on Environmental Services
Solid Waste Property – October 19, 2021
DATE: September 20, 2021

SUMMARY AND PURPOSE:

A resolution authorizing the execution of a new lease agreement with Pierce Conservation District for use of approximately 0.49 acres of Environmental Services Solid Waste property located generally at 4326 South 36th Street, Tacoma, WA (comprising parcels 0220132050 and 0220132051) for the purpose of implementing Urban Agriculture Pilot Program to leverage public lands to increase urban food security. Initial term of lease will be for three (3) years with option for two (2) one-year extensions. Site is currently in use under a temporary land use permit until a formal lease can be executed.

BACKGROUND:

This Department’s Recommendation is Based On: Furtherance of September 2020 Infrastructure, Planning, and Sustainability Committee (IPS) proposal to leverage public lands to increase urban food security and City Council support of the same.

COMMUNITY ENGAGEMENT/ CUSTOMER RESEARCH:

Due to the COVID-19 pandemic-recession, many more of Tacoma’s community members are suffering from reduced income or savings, so a more significant portion of their remaining budget is spent on essentials like food. By May 2020, local food banks reported that food demand doubled or tripled and the number of people seeking food assistance increased by 40 percent, while State employees reported a doubling in the state residents seeking food assistance.^{1,2,3,4} Statewide analysis completed in early 2021 suggests material hardship continues, particularly for renters, households with kids, people of color, and low-income households, even as economic growth returns.⁵ Based on recent community input (2016 EAP, 2018 Just and Healthy Food System Report, and 2019 UFMP), City staff is exploring food growing opportunities, including commercial agriculture, on public lands.

¹ <https://medium.com/@livhicks00/food-insecurity-efforts-grow-following-covid-19-6bdb282db36>

² <https://www.nytimes.com/interactive/2020/05/19/multimedia/coronavirus-food-banks-washington-state.html>

³ <https://www.seattletimes.com/seattle-news/homeless/from-peanut-butter-to-applesauce-washington-state-stockpiles-tons-of-food-for-the-need-ahead/>

⁴ [Statistics - Emergency Food NetworkEmergency Food Network \(efoodnet.org\)](https://www.efoodnet.org/)

⁵ Freitag, Callie and Jennifer Romich. 2021. Material Hardship in Washington State During the COVID-19 Pandemic. West Coast Poverty Center. University of Washington. March 5, 2021.



2025 STRATEGIC PRIORITIES:

Equity and Accessibility:

The positive impact of approving this legislation will allow the City to help address food insecurity issues and support further implementation of food security strategies by activating under-utilized City property to serve urban agriculture programming and deliver fresh, healthy produce as well as provide educational opportunities for aspiring farmers and the public.

Economy/Workforce: *Equity Index Score:* High Opportunity

Increase the number of infrastructure projects and improvements that support existing and new business developments.

Increase positive public perception related to the Tacoma economy.

Education: *Equity Index Score:* Moderate Opportunity

Demonstrate community support for education by increasing support for school levies and bonds; volunteering and mentoring youth.

Civic Engagement: *Equity Index Score:* Moderate Opportunity

Increase the percentage of residents who believe they are able to have a positive impact on the community and express trust in the public institutions in Tacoma.

Livability: *Equity Index Score:* Moderate Opportunity

Improve access and proximity by residents to diverse income levels and race/ethnicity to community facilities, services, infrastructure, and employment.

Increase positive public perception of safety and overall quality of life.

Explain how your legislation will affect the selected indicator(s)

This Urban Agriculture Pilot Project (Pilot) will deliver fresh, healthy produce to local low-income communities, activate a publicly owned property until it is developed for utility purposes, incubate local food growing businesses, provide community education about irrigation, composting, and food and inform improvement of Municipal Code, programming, and administrative policies and processes to promote food production in public and other spaces.

ALTERNATIVES:

Alternative(s)	Positive Impact(s)	Negative Impact(s)
1. Council could deny resolution.	Neutral	Existing permittee and pilot project participant will be ejected from site and pilot program will cease on the property without potential of recognizing or recouping pilot project program benefits and staff resources spent to date.



EVALUATION AND FOLLOW UP:

Under the terms of the lease agreement, Tenant will provide a report every six (6) months to document operational costs, the number of community educational and demonstration events or tours, the pounds of food donated to the poor or infirm, and lessons learned. Beneficial activation of this site reduces City ongoing maintenance operations.

STAFF/SPONSOR RECOMMENDATION:

Staff recommends authorization for the execution of the lease agreement for an initial term of three (3) years with Pierce Conservation District with effective date of September 1, 2021.

FISCAL IMPACT:

This is a lease agreement in which lease payments are being made to the City. Therefore, City expenditure related to the lease agreement is not anticipated other than City administrative support related to tracking of lease payments, insurance, and property management. The expected revenue from this lease agreement is \$464.88 per year.

Fund Number & Name	COST OBJECT (CC/WBS/ORDER)	Cost Element	Total Amount
1.ES Solid Waste Fund 4200	512000	6221010	\$464.88
TOTAL			\$464.88

What Funding is being used to support the expense?

NONE

Are the expenditures and revenues planned and budgeted in this biennium's current budget?

YES

Are there financial costs or other impacts of not implementing the legislation?

YES

Will the legislation have an ongoing/recurring fiscal impact?

YES

Will the legislation change the City's FTE/personnel counts?

NO

ATTACHMENTS:

- Commercial Ground Lease [City of Tacoma (Landlord) – Pierce Conservation District (Tenant)]