



TO: Elizabeth Pauli, City Manager
FROM: Jennifer Hines, Public Works Assistant Division Manager, Facilities Management, Public Works
Mark Lauzier, City Manager’s Office
COPY: City Council and City Clerk
SUBJECT: Resolution to Authorize Consent and Ratification Agreement with the Metropolitan Park District of Tacoma – October 3, 2017
DATE: September 14, 2017

SUMMARY:

The City Manager’s Office recommends the City Council authorize a consent and ratification agreement with the Metropolitan Park District of Tacoma related to the lease agreement between the Metropolitan Park District of Tacoma and the Tacoma Public Schools for the operation of the Environmental Learning Center.

STRATEGIC POLICY PRIORITY:

- Encourage thriving residents with abundant opportunities for life-long learning.

Ratification of this lease will ensure the continued operation of the Environmental Learning Center.

BACKGROUND:

In 1907, the State of Washington granted to the City of Tacoma (“City”) fee ownership of the tidelands and shore lands abutting upon and contiguous to the Point Defiance Park (the “Park”) lands transferred by the federal government. This transfer included a covenant on the land restricting all use to public park purposes. Later that same year, the voters of the City of Tacoma approved the formation of the Metropolitan Park District of Tacoma (“Metro Parks”). Metro Parks, under various agreements with the City, has historically managed and maintained Point Defiance Park.

Metro Parks has since 2009 leased to Tacoma Public Schools a portion of the Park property for its operation of the Science and Math Institute (“SAMI”). In 2016 Metro Parks successfully obtained voter approval for the issuance of \$200M in bonds which is being in part to construct significant improvements within the Park resulting in displacement of the physical location of SAMI. Metro Parks Tacoma and Tacoma Public Schools in 2017 entered into a 50-year ground lease (the “Lease”), providing for Tacoma Public School’s construction of a new learning center (the “Environmental Learning Center”) to replace SAMI and for joint use by Metro Parks. However, because the City is the owner of the park, it is necessary for the City to consent to and ratify the lease. The City is willing to consent to and ratify the lease so as to ensure Tacoma Public Schools will be in a position to obtain use and occupancy of the ELC. The City and Metro Parks have further agreed to negotiate in good faith a mutually agreeable and beneficial method of allocating and documenting each party’s respective responsibility relating to the control, management and operation of the Park.

ISSUE:

The current agreement between Metro Parks and the Tacoma School District must be ratified by the property owner (City of Tacoma) in order to provide valid property rights.

RECOMMENDATION:

Staff recommends Council approve the Consent and Ratification Agreement



FISCAL IMPACT:

There is no fiscal impact.