



**City of Tacoma**

**City Council Action Memorandum**

**TO:** Elizabeth A. Pauli, City Manager  
**FROM:** Joseph Romero, Senior Real Estate Specialist, Public Works Department  
Michael P. Slevin, III, P.E., Environmental Services Director  
**COPY:** City Council and City Clerk  
**SUBJECT:** Resolution – Lease Amendment – Urban Agriculture Pilot Program on Environmental Services Solid Waste Property - February 6, 2024  
**DATE:** January 12, 2024

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**SUMMARY AND PURPOSE:**

A resolution authorizing the execution of a lease amendment with Pierce Conservation District to extend the term from December 31<sup>st</sup>, 2024, to December 31<sup>st</sup>, 2025, and to add to the leased premises approximately 1.39 acres of Environmental Services Solid Waste property located at 4311 S 36<sup>th</sup> ST, Tacoma, WA (parcel 0220132016) for the purpose of continuing the Urban Agriculture Pilot Program to leverage public lands to increase urban food security.

**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:**

According to the National Young Farmer’s Coalition, “Fifty-nine percent of all young farmers named finding affordable land to buy as ‘very or extremely challenging.’ 65 percent of BIPOC farmers ranked finding affordable land to buy as ‘very or extremely challenging,’ including 68 percent of Indigenous respondents and 66 percent of Black respondents. Over half of all respondents (54 percent), and 75 percent of Black farmers, said that they currently need more access to land, whether to buy or lease.”

Since 2018, Pierce Conservation District Farm Foundations program has provided free on-farm training and education for community members interested in learning more about sustainable agriculture and whether pursuing a career in small farming will work for them. Over 44 individuals have graduated from the program since its inception, 19 of them identifying as BIPOC and 11 of them identifying as LGBTQ+ (with several having multiple marginalized identities). Over 14 new farm businesses have been created by Farm Foundations alumni. In 2020, we launched two new efforts to support graduates in the next steps of a successful farm business by creating an incubator farm and entering a partnership with the City of Tacoma to take under-utilized land and create an urban farm program.

**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 can 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 Program 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)
Council could deny resolution.	Neutral	The lease term will end on December 31, 2024, and the Urban Agriculture Program would have to cease operations on City property. Without utilization of site, City property will be vacant and possibly attract nuisance.

**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.

**STAFF/SPONSOR RECOMMENDATION:**

Staff recommends authorization for the execution of the lease amendment to extend the term with a new expiry of December 31, 2025, and to expand the current leased premises.



**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.

Fund Number & Name	COST (CC/WBS/ORDER)	OBJECT	Cost Element	Total Amount
1.ES Solid Waste Fund 4200	512000		6221010	\$655.76
<b>TOTAL</b>				\$655.76

**What Funding is being used to support the expense?**

N/A

**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 Amendment [City of Tacoma (Landlord) – Pierce Conservation District (Tenant)]
- Colibri Farms Urban Farmer Report 2021-2023