



TO: Elizabeth A. Pauli, City Manager  
FROM: Jeff H. Capell, Hearing Examiner *JHC*  
Ralph K. Rodriguez, LID Administrator, Public Works Engineering Division *RKR*  
COPY: City Council and City Clerk  
SUBJECT: Ordinance Request No. 25-0524 – LID No. 8644 Final Assessment – June 17, 2025  
DATE: June 2, 2025

---

**SUMMARY AND PURPOSE:**

An ordinance approving and confirming the Final Assessment Roll for Local Improvement District No. 8644, which provided for the construction of asphalt concrete alley pavement, with storm drainage at the following locations:

- 1) The alley between North 28th Street and North 29th Street, from Starr Street easterly approximately 256 feet, more or less;
- 2) The alley between North 8th Street and North 9th Street, from Adams Street to Proctor Street;
- 3) The alley between L Street and M Street, from South 17th Street to South 19th Street;
- 4) The alley between Sheridan Avenue and Cushman Avenue, from South 25th Street to South 28th Street; and
- 5) The alley between Martin Luther King Jr. Way and L Street from South 25th Street to South 27th Street.

As just numbered, these areas of the overall LID are referred to as Segments 1 through 5 respectively.

**BACKGROUND:**

The Hearing Examiner's recommendation to confirm and approve the Final Assessment Roll for Local Improvement District No. 8644 ("LID 8644" or the "LID") is based on the evidence and testimony presented at the public hearing held on March 26, 2025. The construction of asphalt concrete alley pavement, with storm drainage in all LID Segments has been completed in accordance with the plans and specifications for the work. The final project cost is \$1,486,219.27, of which \$266,604.90 is assessed to the benefitted property owners. The City contributed \$280,103.94 to the total project cost. In addition to that general amount, the City's Wastewater Utility fund contributed \$569,887.87, the City's Surface Water fund contributed \$346,059.97, and Tacoma Public Utilities, through its Tacoma Power Division, contributed \$23,562.59. The LID is intended to be a 10-year assessment roll and the final assessments are based on a cost per Assessable Unit of Frontage (AUF) of \$27.00. The evidence presented demonstrates that the Final Assessment Roll conforms to applicable legal requirements, and the Examiner recommends approval of the Assessment Roll for LID 8644.

**COMMUNITY ENGAGEMENT/ CUSTOMER RESEARCH:**

All property owners within the boundary of the LID were notified of the public hearing, held on March 26, 2025, at which they could attend to express their concerns and voice support for, or opposition to, the Final Assessment Roll of LID 8644. Several owners of real property within the boundaries of LID 8644 were present at the hearing; however, none took the opportunity to testify. Property owners within the LID boundary have benefitted (a) from the improvements, (b) from the option of receiving long-term financing from the City, and (c) from the City's contribution to the LID.



## 2025 STRATEGIC PRIORITIES:

### Equity and Accessibility:

Positive impacts on equity and accessibility result from the benefit the improvements provide to the property owners within the LID that now enjoy safer alleyways and better drainage.

### Economy/Workforce: *Equity Index Score: Moderate Opportunity*

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

### 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.

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

The confirmation of the Final Assessment Roll for LID 8644 recognizes public improvements made to the LID area and the benefit property owners within the LID boundary experience from these same improvements.

## ALTERNATIVES:

Alternative(s)	Positive Impact(s)	Negative Impact(s)
1. The Council could approve the LID Final Assessment Roll under different terms than those recommended.	Any positive impact arising from varying from the Examiner's recommendation would depend on what those variations would be.	Any variation from the current recommendation could potentially delay finalization of the Assessment Roll, which could potentially postpone obtaining permanent financing and repayment by the property owners (and the City) for the Improvements.
2. The Council could reject the Final Assessment Roll of the LID.	The most positive impacts come from approving the LID 8644 Final Assessment Roll. The Improvements (financing) must be repaid in any event.	The most positive impacts come from approving the LID 8644 Final Assessment Roll, initiating reimbursement to the City for the owner's share of the improvements.



**EVALUATION AND FOLLOW UP:**

All evaluation and follow up should be coordinated between the appropriate City department and property owners within the LID.

**STAFF/SPONSOR RECOMMENDATION:**

The Hearing Examiner recommends that the Assessment Roll for Local Improvement District No. 8644 be approved and finalized.

**FISCAL IMPACT:**

Fund Number & Name	COST OBJECT (CC/WBS/ORDER)	Cost Element	Total Amount
1. LID Assessments	LID-8644R-FS-AD-06	6398645	\$266,604.90
2. Transportation Capital Fund, 1060	LID-8644R-FS-AD-02	6311010	\$280,103.94
3. ES Surface Water Utility	LID-8644S	4300020	\$346,059.97
4. ES Wastewater Utility	LID -8644W	4300020	\$569,887.87
5. Tacoma Power	PWR-00610		\$23,562.59
<b>TOTAL</b>			<b>\$1,486,219.27</b>

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

Funding was approved and authorized with the adoption of Ordinance No. 27727.

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

YES

Funding was approved and authorized with the adoption of Ordinance No. 27727.

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

YES

The costs remain with the department until replaced with reimbursable long term financing.

**Will the legislation have an ongoing/recurring fiscal impact?**

No

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

No

**ATTACHMENTS:**

- The Hearing Examiner's City Council Action Memorandum, dated June 2, 2025.
- The Hearing Examiner's Findings of Fact, Conclusions of Law, and Recommendation, with Attachment 1, issued on April 8, 2025.
- The City's Witness List, Exhibit List, and Exhibits C-1 through C-9.
- Verbatim electronic recording from the hearing held on March 26, 2025.