



City of Tacoma

City Council Study Session Minutes

733 Market Street, Tacoma WA 98402

Conference Room 16

July 24, 2018

12:00 PM

Call to Order

Deputy Mayor Ibsen called the study session to order at 12:06 p.m.

Present: 6 - Beale, Camarata, Ibsen, McCarthy, Mello and Ushka

Absent: 3 - Blocker, Hunter and Mayor Woodards

Council Member Mello participated telephonically.

Council Member Blocker arrived at 12:09 p.m.

Briefing Items

1. [18-0852](#) Emerald Queen Casino Project Update

At approximately 12:06 p.m., Bill Sterud, Chair, Puyallup Tribe of Indians, made opening remarks.

Council Member Blocker arrived here, at 12:09 p.m.

David Bean, Vice Chair, Puyallup Tribe of Indians, provided an update on the Emerald Queen Casino (EQC) project, including an overview, noting project rationale and new casino highlights. Mr. Frank Wright, General Manager, EQC, further reviewed the project overview, including background and details of the gaming locations. Brett Ewing, Principal, Cuningham Group Architecture, presented the project vision by describing the site plans, exterior and west entrance views, main casino floor, high limit area, event center, circle bar, sports bar, and buffet; and reviewed the four phases of the project. Mr. Bean described the project impact. Mr. Sterud concluded by presenting the project team and partners.

Discussion ensued regarding co-hosting on sharing of this information to the immediate community, size comparison between the EQC and other casinos, expansion options, opportunity to host specific shows in the event center, opportunity for partnerships with the City or companies in assisting or hosting events, and hotel franchising.

Deputy Mayor Ibsen stated as a prelude to the 2018 Paddle to Puyallup Canoe Journey, the City of Tacoma will be flying the flag of the Puyallup Nation over City Hall starting this Friday. There will be a ceremony on Friday at 11:00 a.m., which the Mayor will preside over, between St. Helens and Market Streets and everyone is welcome to join. Deputy Mayor Ibsen invited Mr. Sterud to speak on the details of the 2018 Paddle to Puyallup Canoe Journey.

2. [18-0853](#) Final Affordable Housing Action Strategy Report

At approximately 12:47 p.m., Daniel Murillo, Housing Division Manager, Community and Economic Development, made opening remarks and introduced Laura Searfoss, Program Director, Enterprise Community Partners. Ms. Searfoss provided an overview of the Affordable Housing Action Strategy report, including the project timeline and update; and reviewed key housing needs, noting experiences from residents, impressions from stakeholder interviews, housing costs from 1990-2016, and a snapshot of housing market conditions and needs. She presented Tacoma's four strategic approaches to housing investments, including No. 1 create more homes for more people, No. 2 keep homes affordable and in good repair, No. 3 help people stay in their homes or communities, and No. 4 reduce barriers for people who often encounter them; and 10-year targets and investments for each strategy. She continued by describing the strategic objectives and number of supporting actions, and actions targeting unmet needs and people at 0-50 percent Area Median Income (AMI). Ms. Searfoss reviewed a snapshot of what Council led-actions can be over the next ten years, including a summary of investment by the four strategic objectives and the associated ten-year targets; and immediate and short-term supporting actions for each strategy. She presented actions the City Council can take in the next one to two years; immediate actions to seed the Housing Trust Fund and modify inclusionary zoning provisions, noting what they are and the recommended approaches; and ongoing monitoring through an online dashboard. She concluded on an immediate action to create resources for households experiencing housing crisis, other opportunities for City Council leadership, and next steps.

Discussion ensued throughout regarding strategic approach No. 1 and its immediate and short-term supporting actions, if the 10-year targets take into account projected future growth and net gain, inclusionary zoning provisions, Community Development Block Grant funding, what value capture to other neighborhoods is, recognizing that the Infill Housing Pilot Program is part of strategic approach No. 1, vacant properties in the City, supporting non-profit partners, establishing a benchmark of current affordable housing units in the

City and how many the City still needs as of today, strategic approach No. 2 immediate supporting action, and opportunity zones. Discussion continued on the Housing Trust Fund and market conditions. Discussion concluded on next steps.

Other Items of Interest

There were no other items of interest.

Committee Reports

There were no Committee reports given.

Agenda Review and City Manager's Weekly Report

3. [18-0854](#) Weekly Report to the City Council, July 19, 2018

City Manager Pauli stated there are no ceremonials and no expected changes to tonight's agenda.

Adjournment

On proper motion, the study session was adjourned at 1:56 p.m.

Victoria R. Woodards, Mayor

Doris Sorum, City Clerk