



TO: Elizabeth A. Pauli, City Manager
FROM: Joseph Romero, Senior Real Estate Specialist, Real Property Services, Public Works
Vicky McLaurin, Division Manager, Neighborhood and Community Services
Allyson Griffith, Director, Neighborhood and Community Services
COPY: City Council and City Clerk
SUBJECT: Resolution – Lease Amendments with Tacoma Community College and Operation and Use Agreement Amendments with Tacoma Area Coalition of Individuals with Disabilities and Tacoma Learning Communities (PAVE and HopeSparks) – Council date: April 9, 2024
DATE: March 14, 2024

SUMMARY AND PURPOSE:

A resolution authorizing the execution of amendments to the Lease Agreements with Tacoma Community College (TCC) for two buildings located on the TCC Campus, and the execution of amendments to the Operation and Use Agreement with Tacoma Area Coalition of Individuals with Disabilities Center (TACID) and Tacoma Learning Community (TLC)(PAVE and HopeSparks)(a.k.a. Operating Agencies) for continued use of same buildings, and to extend the leases through April 15, 2029.

BACKGROUND:

This Department’s Recommendation is Based On: The City of Tacoma and TCC entered into two ground leases (leases) in 1982 and 1985 with a lease amount of \$1 per year. The leases allowed the City to construct two buildings on the TCC Campus. The buildings were then leased for use by TACID and TLC (PAVE and HopeSparks) for operation of learning facilities for adults and children with disabilities under operating agreements. The City owns the buildings while TCC retains ownership of the land.

The Leases and Operation and Use Agreements were amended in 2019 and will expire on April 15, 2024. In the event the City and TCC do not extend the terms of the Leases and Operation and Use Agreements, they will terminate automatically per the contracts. City and TCC staff have been working together to negotiate the Lease Amendments and City staff have been working with each Operating Agency to extend the Operation and Use Agreements.

TCC has plans for future campus expansion and has notified the City of its intent. While the recommended Leases and Operations and use agreements will allow use through April 15, 2029 if at any time during the term of the Operation and Use Agreement or upon expiration of the agreements, should the Operating Agencies vacate or request relocation assistance, the City intends to provide such assistance to the extent feasible.

COMMUNITY ENGAGEMENT/ CUSTOMER RESEARCH:

The TCC Campus has provided a central location with ease of access via public transportation for the community to access services. The Operating Agencies have indicated that they would like a continued presence on TCC campus for the time being and TCC has agreed by allowing the City a ground lease extension which allows the City to negotiate extensions of the Operation and Use Agreements with the Operating Agencies.

2025 STRATEGIC PRIORITIES:

Equity and Accessibility:

Approval of this action would support the City’s Equity and Accessibility priorities by allowing continued subsidized support of the Operating Agencies that provide services to vulnerable and marginalized members of the community, including individuals with disabilities.



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

Increase the availability of industry-specific education programs to support identified growth sectors.

Education: *Equity Index Score:* High Opportunity

Increase the availability and accessibility of early childhood education programs.

Increase the number of quality out of school time learning opportunities distributed equitably across the city.

Livability: *Equity Index Score:* High Opportunity

Improve health outcomes and reduce disparities, in alignment with the community health needs assessment and CHIP, for all Tacoma residents

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

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

Continuing access and support of programs that directly affect the welfare, livability, and access to additional assistance for individuals who are at risk, disabled, disadvantaged, and vulnerable is a primary tenant of equity and inclusion.

ALTERNATIVES:

Alternative(s)	Positive Impact(s)	Negative Impact(s)
Council could deny resolution.	Neutral	The Operating Agencies would likely be faced with increased costs for building operations and/or would need to relocate operations.

STAFF/SPONSOR RECOMMENDATION:

Neighborhood and Community Services requests that the City Council approve the Lease Amendments with TCC for two buildings located on the TCC Campus, and further approve the Operation and Use Agreement Amendments for continued use of same buildings to TACID and TLC (PAVE and HopeSparks). The amendments will not have any term extending beyond April 15, 2029.

ATTACHMENTS:

- TCC Ground Lease for 6316 S 12th ST
- TCC Ground Lease for 6315 S 12th ST
- Fourth Amendment to Operation and Use Agreement (HopeSparks and PAVE)
- Third Amendment to Operation and Use Agreement (TACID)