



TO: Elizabeth Pauli, City Manager
FROM: Linda Stewart, Director, Neighborhood and Community Services
Jennifer Hines, Public Works, Assistant Division Manager
Vicky McLaurin, Program Manager, Neighborhood and Community Services
COPY: City Council and City Clerk
SUBJECT: Resolution – Amended Leases with Tacoma Community College and Operation Use Agreement with Tacoma Area Coalition of Individuals with Disabilities Center (“TACID”) and Tacoma Learning Communities (“TLC”) (Pave and HopeSparks)– April 9, 2019
DATE: March 18, 2019

SUMMARY:

Neighborhood and Community Services requests that the City Council authorize the Amended Leases with Tacoma Community College (“TCC”) for two buildings located on the TCC Campus, and Amended Operation Use Agreements for continued use by Tacoma Area Coalition of Individuals with Disabilities Center (“TACID”) and Tacoma Learning Communities (“TLC”) (Pave and HopeSparks).

STRATEGIC POLICY PRIORITY:

- Strengthen and support a safe city with healthy residents.
- Ensure all Tacoma residents are valued and have access to resources to meet their needs.
- Encourage thriving residents with abundant opportunities for life-long learning.

BACKGROUND:

The City of Tacoma (“City”) and TCC entered into two ground leases in 1985 with a lease amount of \$1 per year. These leases allowed the City to construct two buildings on the TCC Campus. The buildings were built specifically for use by TACID and TLC (Pave and HopeSparks) for operation of learning facilities for adults and children with disabilities. The City owns the structures, while TCC retains ownership of the land.

The leases and operation use agreements were amended in 2005, and will expire on April 15, 2019. In the event the City and TCC do not extend the Terms of the leases and operation use agreements, the leases and operation use agreements will terminate automatically per the contracts. City staff began contacting TCC in 2018 to discuss these amendments. TCC was in the process of hiring a new President and a new Vice President of Administrative Services, and requested the City wait to negotiate new terms until those individuals were in place.

ISSUE:

The Leases and Operation Use Agreement for the buildings operated by TACID and TLC will terminate on April 15, 2019, unless otherwise amended and extended.

ALTERNATIVES:

The City could terminate these Leases and Operation Use Agreements, however this would require TACID, Pave and HopeSparks to seek alternative locations for their continued operations.

RECOMMENDATION:

Neighborhood and Community Services recommends Council approve the Amended Leases with Tacoma Community College.



FISCAL IMPACT:

There is no fiscal impact.