



**TO:** Elizabeth Pauli, City Manager  
**FROM:** Melanie Harding, Chief Policy Analyst to the Mayor, City Manager’s Office  
**COPY:** City Council and City Clerk  
**SUBJECT:** Resolution on the Intergovernmental Agreement concerning Cost Sharing for the Subarea Planning in the Tacoma Tideflats – September 25, 2018  
**DATE:** September 18, 2018

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**SUMMARY:**

Mayor Woodards requested that a resolution be prepared approving the City of Tacoma entering into an Intergovernmental Agreement concerning cost sharing for the Tideflats Subarea planning. The resolution shall also direct the City Manager to work with the indicated partners to develop a mutually satisfactory subarea planning and approval process no later than 60 days after the agreement is signed by all indicated parties.

**COUNCIL SPONSORS:**

Mayor Victoria Woodards  
Councilmember Conor McCarthy  
Councilmember Ryan Mello

**STRATEGIC POLICY PRIORITY:**

- Strengthen and support a safe city with healthy residents.
- Foster a vibrant and diverse economy with good jobs for all Tacoma residents.
- Assure outstanding stewardship of the natural and built environment.
- Encourage and promote an efficient and effective government, which is fiscally sustainable and guided by engaged residents.

**BACKGROUND:**

The Tacoma Tideflats area is of great significance to the Tribe, the Port, the City, the County, and the entire region and state for reasons of economics, employment and the preservation and protection of natural and cultural resources. The Tacoma Tideflats area is one of nine designated Manufacturing Industrial Centers in the Puget Sound Regional Council’s regional development plan, VISION 2040. The State Growth Management Act requires that local comprehensive plans comply with VISION 2040, and directs local jurisdictions having one or more regionally designated centers to prepare a subarea plan for each such center.

The 1990 Land Claims Settlement requires the City to consult with the Puyallup Tribe on land use matters such as the Tideflats Subarea Planning process. Additionally, the Port Container Element statute (RCW 36.70A.085) requires a level of collaboration between the City and the Port of Tacoma on land use planning within the port area.

On May 9, 2017, the Tacoma City Council adopted Resolution No. 39723 initiating a subarea planning process for the Port of Tacoma/Tideflats area. Since then, the City has been in discussions with the Port of Tacoma and the Puyallup Tribe of Indians regarding an Interlocal Agreement (ILA) that would outline the project partnership, including roles, responsibilities, and funding for the project.

As part of these discussions, Mayor Woodards convened the Port of Tacoma, the Puyallup Tribe of Indians, and Pierce County in a public meeting on September 10, 2018 where an alternative Intergovernmental Agreement concerning Cost Sharing for the Subarea Planning in the Tacoma Tideflats



was refined and received consensus of the participating government representatives. Additionally, the proposed Intergovernmental Agreement was presented as a discussion item in Study Session on September 18, 2018.

**ISSUE:**

Subarea planning allows for the establishment of a shared, long-term vision, and a more coordinated approach to development, environmental review, and strategic capital investments in a focused area. Completion of a subarea plan will support the ongoing eligibility for and prioritization of transportation funding in the Port of Tacoma Manufacturing/Industrial Center, and the parties to the agreement acknowledge that a well-developed Plan for the Tideflats will provide mutual benefit and wish to share in the costs of the Plan.

The proposed Intergovernment Agreement is contingent on the development of a mutually satisfactory subarea planning and approval process (“Work Plan”) no later than 60 days after the agreement is signed by all indicated parties. The Work Plan will include, at a minimum: A timeline, budget, deliverables, and an input/outreach process. The proposed Intergovernmental Agreement on cost sharing replaces the ILA previously discussed by the Port of Tacoma and the Puyallup Tribe of Indians, and it would spur the creation of a mutually agreeable Work Plan for moving forward on the planning process for the Tideflats Subarea Plan.

**ALTERNATIVES:**

The City Council could choose not to approve the agreement and decline funding from community partners. This course of action would result in a greater financial commitment from the City in order to complete the subarea planning process and/or potentially reduce the scope/depth of the Tideflats Subarea Planning process.

**RECOMMENDATION:**

It is recommended that the City enter into an Intergovernmental Agreement and that the City Manager be directed to work with the indicated partners to develop a mutually satisfactory Work Plan which meets the terms of the agreement.

**FISCAL IMPACT:**

The agreement proposes that the City and the Port each provide up to \$500,000 and the Tribe provides up to \$200,000, for a total of up to \$1,200,000 for a subarea process and plan that meets the requirements of the Puget Sound Regional Council and the Growth Management Act. The City Council already approved the City’s portion of this partnership funding in Substitute Ordinance No. 28427 (adopted May 9, 2017). Expenditures and revenues are anticipated to occur in the 2019-2020 biennium.



**EXPENDITURES:**

FUND NUMBER & FUND NAME *	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
General Fund, PDS, Planning Services	170000	5330100	Up to \$1,200,000
<b>TOTAL</b>			

\* General Fund: Include Department

**REVENUES:**

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
Port of Tacoma	170000	4337102	Up to \$500,000
Puyallup Tribe of Indians	170000	4337100	Up to \$200,000
City of Tacoma, General Fund, PDS, Planning Services	170000	6311010	Up to \$500,000
<b>TOTAL</b>			

**FISCAL IMPACT TO CURRENT BIENNIAL BUDGET:** None.

**ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED?** See below.

**IF EXPENSE IS NOT BUDGETED, PLEASE EXPLAIN HOW THEY ARE TO BE COVERED.**

The Council approved the City’s portion of this partnership funding in Substitute Ordinance No. 28427 (adopted May 9, 2017). This agreement formally recognizes the funding partnership commitments of the Port of Tacoma and the Puyallup Tribe of Indians, allowing the City to accept and expend their partnership funding for this project.