



# Council Resolution 40291

City of Tacoma | Public Works and Neighborhood and  
Community Services Departments  
**City Council Study Session**

**April 9, 2019**

**ITEM # 19-0367**





# OVERVIEW



- Staff are requesting Council approval to execute two amended ground leases with Tacoma Community College (TCC) for Tacoma Area Coalition for Individuals with Disabilities (TACID) and the Tacoma Learning Center (TLC) which is comprised of HopeSparks and PAVE
- Staff are requesting Council approval to execute amended Operation and Use Agreements with TACID and TLC.

# AERIAL





# LEASE BACKGROUND



- The City and TCC entered into two ground leases in 1982 and 1985 for property located on the TCC campus for \$1 per year
- Buildings were constructed using Referendum 37 funding, and remain in City ownership
- The ground leases specify that the buildings were to be used for services for those with disabilities
- Leases and Operation and Use Agreements amended in 2005 to extend the Term and align the expiration dates





# LEASE BACKGROUND



- New lease amendments will change the Initial Term back to 5 years, with 5 year extensions
- All extensions must be by mutual written agreement by both the City and TCC

## ● ● ● OPERATION AND USE BACKGROUND



- The City entered into an Operation and Use Agreement with TACID in 1984
- The City entered into an Operation and Use Agreement with TLC in 1987



# SERVICES



- TACID is a multi-service center for the disabled.
- TLC is a learning center for developmentally delayed children.



# ISSUES



- The ground leases and Operation and Use Agreements expire on April 15, 2019
- TCC is allowing the City to remain in holdover status until amendments have been approved by Council, TCC Board and the State Board for Community and Technical Colleges





# NEXT STEPS



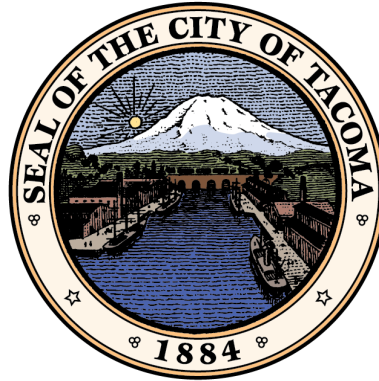
- City Council Consideration – April 9, 2019
- TCC Board Consideration – April 10, 2019
- State Board for Community and Technical Colleges  
Consideration – TBD



# RECOMMENDATIONS



- Staff recommends Council approve amendments to the ground leases and Operation and Use Agreements



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