



Pierce County

Office of the County Council

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STATE OF WASHINGTON)
)
COUNTY OF PIERCE)

I, Denise D. Johnson, Clerk of the Pierce County Council, do hereby certify that the attached is a full, true, and correct copy of the following document:

RESOLUTION NO. R2015-55

The original of this document is currently located in the Office of the County Council, 930 Tacoma Avenue South, Room 1046, Tacoma, Washington 98402.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of Pierce County, Washington, this 30th day of April, 2015.

PIERCE COUNTY COUNCIL
PIERCE COUNTY, WASHINGTON

Denise D. Johnson, CMC
Clerk of the Council



1 Sponsored by: Councilmembers Dan Roach and Jim McCune
2 Requested by: Pierce County Council

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6 **RESOLUTION NO. R2015-55**
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8

9 **A Resolution of the Pierce County Council Calling for an Advisory Ballot**
10 **Proposition to Be Placed before the Voters of Pierce County**
11 **at the August 4, 2015, Election Concerning the Financing**
12 **and Construction of a New Pierce County General Services**
13 **Building; and Requesting the Prosecuting Attorney to Draft**
14 **an Appropriate Ballot Title.**
15

16 **Whereas**, on February 17, 2015, the Council passed Ordinance No. 2015-2s
17 thereby approving a 63-20 project for a new Pierce County General Services Building,
18 authorizing the issuance of bonds by PCA Properties on behalf of Pierce County,
19 authorizing the execution of a Ground Lease from the County to PCA Properties and a
20 Project lease by PCA Properties back to the County of a new General Services
21 Building, approving the form of a bond purchase contract, and approving a plan for the
22 development and financing for PCA Properties; and
23

24 **Whereas**, the following findings and determinations were made in Ordinance No.
25 2015-2s:
26

- 27 (a) The County is in need of a new general services building and has entered
28 into a Pre-Development Agreement, awarded based on competitive
29 proposals received, for a lease and lease back arrangement for construction
30 of a new general services building (including related parking and site
31 improvements) on certain real property owned by the County.
32
- 33 (b) The County is authorized to enter into such lease and lease back
34 arrangement pursuant to RCW 36.34.205 and the Municipal Leasing Act.
35
- 36 (c) Pursuant to the Pre-Development Agreement, the County has proceeded to
37 negotiate agreements with PCA Properties and the Developer to develop
38 and finance the Project, in the form of a Ground Lease, Project Lease and
39 Development Agreement.
40
- 41 (d) The County Council has determined that it is in the County's best interest to
42 approve the forms of the Ground Lease and Project Lease, and to approve
43 the issuance by PCA Properties of the PCA Bonds on behalf of the County
44 for the purpose of financing the Project.
45



1 (e) The County Council finds, in compliance with RCW 35.42.070(2), that (i)
2 based on the report of the County Facilities Management Department to the
3 Executive, the prevailing rental rates under a 30 year lease for space
4 comparable to the Premises currently would be approximately \$36.00 per
5 year per square foot of rentable space, or greater; and (ii) the County has
6 otherwise met or complied with the other requirements under RCW
7 35.42.070.

8
9 (f) The maximum principal amount of indebtedness authorized to be created by
10 the Project Lease is not to exceed \$142,500,000. When added to the
11 outstanding nonvoted general obligation indebtedness of the County
12 (\$169,977,915), such amount shall not result in a total indebtedness
13 (computed in accordance with RCW 39.36.030) in excess of
14 \$1,160,750,761, which is one and one-half percent of the value of the
15 taxable property in the County as determined for taxes to be collected in
16 2015 (\$77,383,384,063); and
17

18 **Whereas**, the Executive signed Ordinance No. 2015-2s on February 24, 2015,
19 and the Ordinance became effective on March 6, 2015; and
20

21 **Whereas**, on February 23, 2015, a referendum proposal was filed concerning
22 Ordinance No. 2015-2s; and
23

24 **Whereas**, a lawsuit has been filed challenging the propriety of the referendum
25 filed on Ordinance No. 2015-2s; and
26

27 **Whereas**, it is uncertain at this time whether the referendum effort will be
28 successful; and
29

30 **Whereas**, the Council has received citizens' comments and concerns about the
31 lack of public outreach and the limited opportunities for obtaining information and
32 expressing a voice in the decision to approve the development and financing of the
33 General Services Building project; and
34

35 **Whereas**, to date, no actions have been taken to implement the operative
36 provisions, authorities and approvals granted under Sections 3-8 of Ordinance No.
37 2015-2s; and
38

39 **Whereas**, the Pierce County Council seeks the advice of the voters of Pierce
40 County concerning the development and financing of a new Pierce County General
41 Services Building; **Now Therefore**,

42
43 **BE IT RESOLVED** by the Council of Pierce County:
44
45

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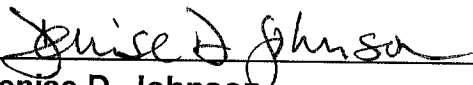
1 Section 1. The Auditor is hereby requested to place an advisory ballot
2 proposition before the voters of Pierce County on the August 4, 2015, election on the
3 question of whether Pierce County should finance and construct a new General
4 Services Building for Pierce County to be located within the City of Tacoma.
5


6 Section 2. The Prosecuting Attorney is hereby requested to draft an appropriate
7 ballot title.
8

9
10 ADOPTED this 28th day of April, 2015.
11

12 ATTEST:

PIERCE COUNTY COUNCIL
Pierce County, Washington

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16 
17 **Denise D. Johnson**
18 Clerk of the Council
19
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Dan Roach
Council Chair

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