



City Council Regular Meeting Agenda

Refer to the bottom of the agenda for meeting information.

Tuesday, February 4, 2025

6:00 PM

Council Chambers and Online

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. Land Acknowledgement

We, the City of Lacey, are on the ancestral land of the Tribal People of the Treaty of Medicine Creek, including the Nisqually Indian Tribe and Squaxin Island Tribe. We acknowledge and remember those Tribal People not recognized today who were absorbed or relocated into other tribes for survival. We recognize the ancestors and their descendants who are still here. We recognize and respect the Tribal People of the Treaty of Medicine Creek as the traditional stewards of this land since time immemorial and their role today in taking care of these lands in perpetuity. We recognize and have the responsibility to call attention to the histories of dispossession, forced removal, and abridged treaty rights that allowed our nation, state, and city to develop as they have today. We recommend that community members read the Medicine Creek Treaty of 1854.

5. Approval of Agenda and Consent Agenda Items

- A. Approval of the Minutes of January 14, 2025
- B. Approval of the Minutes of January 21, 2025
- C. Approval of wages, claims, and transfers for January 10-24, 2025
- D. Approval of the Commission on Equity 2025 Work Plan
- E. Approval of the Historical Commission 2025 Work Plan
- F. Approval of the Parks, Culture, and Recreation Board 2025 Work Plan

6. Public Recognitions and Presentations

- A. Public Service Award: Daphne Retzlaff (Planning Commission)
- B. Public Service Award: Eddie Bishop (Planning Commission)

7. Proclamations

A. **Black History Month**

8. Public Comment

Refer to the bottom of the agenda for instructions on how to provide public comment.

9. Resolutions

A. **Resolution 1163: Memorial Roadway Designation - Fire Chief Steve Brooks**

Rick Walk, City Manager

10. Mayor's Report

11. City Manager's Report

A. **Regional Environmental Education Partnership Interlocal Agreement**

Doug Christenson, Senior Utility Engineer

B. **Comprehensive Plan Outreach and Survey Results**

Ryan Andrews, Planning Manager

C. **Award Contract PW2022-06: Greg Couio Park Phase 1A**

Brett Boogerd, Capital Project Engineer

D. **Black Home Initiative Overview**

Shannon Kelley-Fong, Assistant City Manager

12. Boards, Commissions and Committee Reports

A. Mayor Andy Ryder:

1. Mayors' Forum
2. Thurston Chamber Shared Legislative Committee
3. Transportation Policy Board (TPB)

B. Deputy Mayor Malcolm Miller:

1. Economic Development Council (EDC)
2. Lodging Tax Advisory Committee (LTAC)
3. Thurston County Coalition Against Trafficking (TCCAT)
4. Joint Animal Services Commission (JASCOM)

C. Councilmember Lenny Greenstein:

1. Emergency Medical Services (EMS)
2. TCOMM911
3. Opioid Abatement Council Independent Subcommittee

D. Councilmember Michael Steadman:

1. Nisqually River Council
2. Thurston County Law & Justice Council
3. Olympic Region Clean Air Agency (ORCAA)

E. Councilmember Carolyn Cox:

1. LOTT Clean Water Alliance

2. Regional Housing Council
 3. Intercity Transit Authority
- F. Councilmember Robin Vazquez:
1. Thurston Climate Mitigation Collaborative
 2. Thurston Regional Planning Council (TRPC)
- G. Councilmember Nicolas Dunning:
1. Thurston Thrives
 2. Solid Waste Advisory Committee (SWAC)
 3. Olympia-Lacey-Tumwater Visitor & Convention Bureau (VCB)

13. Adjourn

Attendance and Public Comment

Attend Remote or In-Person

The public may attend the meeting in-person, or you may view or listen to the meeting using one of the following platforms:

In-Person	Council Chambers at Lacey City Hall 420 College Street SE, Lacey, WA 98503
Zoom:	https://us02web.zoom.us/webinar/register/WN_0_hGoKC6SeeLKJuPQ-NtYw
Website:	https://cityoflacey.org/government/public-meetings/
Facebook:	https://www.facebook.com/cityoflacey
YouTube:	https://www.youtube.com/watch?v=uDGhRVW3w30
Cable:	Channel 77 with your local cable provider
Phone:	(888) 788-0099 or (877) 853-5247 (Webinar ID 883 5552 8821)

Verbal Public Comment

Each speaker is limited to three minutes. Comments are welcome on matters connected to City business or specific agenda items.

Prior to starting your comments, please provide your:

- a. Name
- b. City of residence or connection to the City
- c. Topic or subject matter of your comments

Those wishing to provide verbal public comment may do so in-person or by Zoom:

In-Person: Use the sign-up sheet located in the Council Chambers.
Zoom: Preregister using the following Zoom link no later than two hours prior to the meeting:
https://us02web.zoom.us/webinar/register/WN_0_hGoKC6SeeLKJuPQ-NtYw

Instructions and access details will be provided once registration is complete.

Written Public Comment

Public comments may also be submitted by email to PublicComment@cityoflacey.org. The commenting period will close two hours before the meeting time.

Written comments will be provided to the City Council electronically prior to the meeting. Comments will not be addressed during the Council meeting; however, comments received will be added to the official record.



Lacey City Council Worksession Minutes

Tuesday, January 14, 2025

6:00 PM

Council Chambers and Online

1. Call to Order

Mayor Ryder called the meeting to order at 6:00 p.m.

2. Roll Call

Council Present

Mayor Andy Ryder
Deputy Mayor Malcolm Miller
Councilmember Michael Steadman
Councilmember Carolyn Cox
Councilmember Robin Vazquez
Councilmember Nicolas Dunning

Council Excused

Councilmember Lenny Greenstein

Staff Present

Rick Walk, City Manager
Jen Burbidge, Parks, Culture, and Recreation Director
Scott Egger, Public Works Director
Dave Schneider, City Attorney
Troy Woo, Finance Director
Brandy Legomina, Deputy City Clerk

3. Land Acknowledgment

Mayor Ryder presented the abbreviated Land Acknowledgment.

4. Approval of the Agenda

Councilmember Cox moved to approve the agenda. Councilmember Vazquez seconded. The motion carried.

5. Public Comment

Verbal Public Comment

No one signed up to speak at the meeting.

One (1) person registered to speak remotely.

Jeff Prevost, Thurston County Pickleball Club, commented on the need for professional repair or resurfacing for the tennis courts.

Written Public Comment

Fifty-seven (57) written public comments were received.

6. Agenda Items

A. Parks Improvement Funding Workgroup Recommendation

Rick Walk, City Manager

Jen Burbidge, Parks, Culture, and Recreation Director

Troy Woo, Finance Director

Walk presented the current funding structure for the Parks, Culture, and Recreation (PCR) program, which includes PCR, the Regional Athletic Complex, and Community Buildings. An overview on reserves for maintenance and operations (M&O) for current infrastructures was provided.

Burbidge provided history on community engagement efforts since 2021. Through the community engagement review process, priorities for aquatic and indoor facilities, trails and preservation of outdoor spaces, outdoor facilities, and sports fields were identified. The priorities identified led Council to create the Parks Improvement Funding Workgroup (PIFW), which was tasked with recommending funding opportunities for PCR priorities.

Upon completion, the PIFW's recommendation was to create a Metropolitan Park District (MPD) and supplement funding with continued support of PCR and maintenance, consider benefits and limitations of debt issuance, allocate 40% of funds generated to M&O and 60% for new capital projects, allow ample time for community education, review existing parks reserves, and continue to seek other revenues.

A detailed project overview on potential Parks Capital Improvement Programs (PCIP) for new capital projects were discussed. These potential projects included:

- Meridian Neighborhood Park - pickleball courts, skate features, and/or pump track
- Spray Park #1 - Young Child & Family Center
- Pool and Indoor Playground (potential partnership)
- Greg Cuoio Park Phase 1B

- Meridian Neighborhood Park Sports Field Development
- Virgil S. Clarkson Senior Center

A detailed project overview on potential Parks Capital Improvement Programs (PCIP) for replacement / M&O projects were discussed. These potential projects included:

- Huntamer Park Playground Replacement
- Homann Park Picnic Area Renovation
- Wonderwood Park Trails Resurfacing
- RAC Infield Turf Replacements (Fields 1 & 2)
- RAC Baseball Complex Playground Replacement

Burbidge presented information on the MPD purpose being for the management, control, improvement, maintenance and acquisition of parks, parkways, boulevards and recreation facilities. The Property tax is authorized by RCW 35.61.210 and would have a maximum value levy rate of \$0.75 per \$1,000. The governance of the MPD could be simplified with a city boundary, would be passed by a simple majority vote, and could be used for both capital and M&O. The MPD is further up the list of junior taxing districts (pro-rationing) and would have no sunset. Discussion ensued.

Woo presented a 10-year projection on the impacts of the MPD levy, 1% revenue limit, new construction impacts, and levy rates. Discussion ensued.

Walk provided considerations regarding election preparation, community engagement, and possible election dates. Discussion ensued.

7. Adjourn

Mayor Ryder adjourned the meeting at 8:28 p.m.



City Council Regular Meeting Minutes Tuesday, January 21, 2025 - Council Chambers and Online

1. Call to Order

Mayor Andy Ryder called the meeting to order at 6:00 p.m.

2. Roll Call

Council Present

Mayor Andy Ryder
Deputy Mayor Malcolm Miller
Councilmember Lenny Greenstein
Councilmember Michael Steadman
Councilmember Carolyn Cox
Councilmember Robin Vazquez
Councilmember Nicolas Dunning (remote)

Staff Present

Rick Walk, City Manager
Shannon Kelley-Fong, Assistant City Manager
Dave Schneider, City Attorney
Vanessa Dolbee, Community and Economic Development Director
Ryan Andrews, Planning Manager
Peter Brooks, Water Resources Manager
Jennifer Adams, Housing Coordinator
Sarah Bartz, Assistant Planner
Hans Shepherd, Senior Planner
Jeannette Sieler, Recreation Supervisor
Chris Stolberg, Transportation Engineer
Elissa Fontaine, City Clerk

3. Pledge of Allegiance

Mayor Ryder led the flag salute.

4. Land Acknowledgment

Mayor Ryder presented the abbreviated Land Acknowledgment.

5. Approval of Amended Agenda and Consent Agenda Items

- A. Approval of the Council Minutes of January 7, 2025
- B. Approval of wages, claims, and transfers for December 11, 2024, through January 10, 2025

Mayor Ryder proposed amending the agenda to add Lacey Youth Council Reports, as the first item under 6. Public Recognitions and Presentations.

Mayor Ryder moved to approve the amended agenda and consent agenda. Councilmember Greenstein seconded. The motion carried.

6. Public Recognitions and Presentations

A. Lacey Youth Council Report

The following representatives presented reports:

Kieran Sills-Powell, Summit Virtual Academy
Luka Froehlich, Home School
Lydia Neat, Northwest Christian High School
Isabella Valerio, River Ride High School
Avani Kumar, Timberline High School
Joel Whipple, North Thurston High School
Elhadj Toure, Youth Council

B. Lacey Loves to Read Bookmark Winner's Recognition

Jeannette Sieler, Recreation Supervisor for Lacey Parks
Raina Sedore, Youth Services Librarian
Jami Roberts, Director of English Language Arts, Library Programs North Thurston Public Schools

Sieler, Sedore, and Roberts presented the bookmark winners for the Lacey Loves to Read Program. The Program is a community reading initiative designed to encourage local students to become lifelong readers and learners. Activities include a district-wide bookmark creation contest, short story writing events, and an annual visit with a notable children's author.

7. Proclamations

A. Lacey Loves to Read Month

Jeannette Sieler, Recreation Supervisor for Lacey Parks
Raina Sedore, Youth Services Librarian

Jami Roberts, Director of English Language Arts, Library Programs North Thurston Public Schools

Mayor Ryder and Council proclaimed February 2025, as Lacey Loves to Read Month. Sieler, Sedore, and Roberts were present to accept the proclamation.

8. Public Comment

Verbal Public Comment

No (0) person(s) signed up to speak at the meeting. No (0) person(s) registered to speak remotely.

Written Public Comment

Five (5) written public comment(s) were received.

9. Public Hearing

A. Multi-Family Tax Exemption

Jennifer Adams, Housing Coordinator

Adams presented on the possible expansion of the Multi-Family Tax Exemption program to include the Neighborhood Commercial District as a designated Residential Target Area.

Mayor Ryder opened the public hearing at 6:27 p.m.

No (0) people signed up to provide public testimony. No written testimony was received.

Mayor Ryder closed the public hearing at 6:28 p.m.

Council expressed support of Option 1 as outlined, to include eligible existing units. Discussion ensued. A final ordinance will be brought to a future Council meeting for consideration.

10. Resolutions

A. Resolution 1162: Tolmie Park Estates Sewer ULID

Peter Brooks, Water Resources Manager

Brooks presented Resolution 1162, setting the public hearing for the Tolmie Park Estates Sewer ULID. Tolmie Park Estates is a neighborhood in the Lacey Urban Grown Area (UGA) comprised of 47 parcels. Prior to this project, the parcels were served by a failing Large Onsite Septic System (LOSS). The failing LOSS polluted shallow groundwater, endangering Eagle Creek, Woodland Creek, and Henderson Inlet. To mitigate the public health risk posed by the failing LOSS, the City Council took action during their July 8, 2021, meeting to contribute \$2 million towards the

estimated \$3 million project, provided the HOA completed the project and connected to Lacey sewer. The project has been constructed, invoices have been paid, and City staff are completing the final assessment role.

Councilmember Steadman moved to adopt Resolution 1162, fixing a hearing date of March 18, 2025, to consider the final assessment roll for the Utility Local Improvement District (ULID) #25. Councilmember Cox seconded. The motion carried.

11. Ordinances

A. Ordinance 1672 Draham Road/Cuoio Park North Island Annexation

Ryan Andrews, Planning Manager

Andrews presented the draft ordinance, approving the Draham Road and Cuoio Park North Islands Annexation. The method of annexation is governed by RCW 35A.14.460, and the application was sent to the Boundary Review Board (BRB) for Thurston County on October 1, 2024. The review period has ended and the BRB has declined to invoke jurisdiction, returning the application to the City Council for final consideration. The draft ordinance sets annexation effective on March 1, 2025, after which the City is required to conduct a door-to-door census of the area. The accurate census ensures that population-based revenues are distributed to Lacey.

Councilmember Greenstein moved to adopt Ordinance 1672 to approve the Draham Road and Cuoio Park North Islands Annexations. Councilmember Vazquez seconded. The motion carried.

12. Mayor's Report

A. Human Services Commissioner Appointments

Andy Ryder, Mayor

Mayor Ryder provided a summary of the transition from the Ad Hoc Human Services Work Group to the Human Services Commission.

Mayor Ryder moved to approve the appointments of Angelina Goldwell, Nancy Dihle, Dalia Martinez, Brandon Stephens, and Tiffany Walker to the Human Services Commission. Deputy Mayor Miller seconded. The motion carried.

Announcement: Mayor Ryder announced the City Council will be meeting in a closed session pursuant to RCW 42.30.140(4), immediately following the adjournment of the January 21, 2025, Council meeting.

13. City Manager's Report

A. Interlocal Agreement: Accessory Dwelling Unit

Hans Shepherd, Senior Planner

Sarah Bartz, Assistant Planner

Bartz and Hans presented the Accessory Dwelling Unit (ADU) Interlocal Agreement (ILA) and Program updates. The program is an implementation strategy to increase the number of affordable housing options within the City of Lacey. Through contract work and partnerships, final design renderings were pre-approved under the program.

To bring current ADU designs into alignment with updates consistent with the International Residential Code (IRC), Washington State Energy Code (WSEC), and recent legislation, an ILA has been proposed between the jurisdictions of Lacey, Olympia, Tumwater, and Yelm. The ILA would extend through December 2027, to better align with international and state building code cycles and split costs associated with ADU design updates between partnering jurisdictions. In addition to the updated energy and building standards, the ILA would authorize the development of a 1,000 square foot ADU consistent with House Bill 1337.

Deputy Mayor Miller moved to authorize the City Manager to enter into an interlocal agreement with the Cities of Olympia, Tumwater, and Yelm for the update to the Pre-Approved Accessory Dwelling Unit Program. Councilmember Greenstein seconded. The motion carried.

B. Contract Award: College Street NE Extension

Chris Stolberg, Transportation Engineer

Stolberg presented Contract 2020-41, regarding the College Street NE Extension project. The project will construct a new asphalt roadway with concrete sidewalks along College Ave. NE, from 6th Ave. NE to 15th Ave. NE.

The project was partially funded by a grant received from the Transportation Improvement Board (TIB) for \$3.08 million. The project was advertised for nine (9) weeks and bids were opened December 12, 2024. Ten (10) bids were received. Active Construction Inc. from Puyallup, Washington, was the lowest bidder. The Engineer's Estimate is \$10,001,606.76. The construction contract would be paid by the following funds:

Arterial Street Fund (including TIB grant): \$4,501,101.56

Transportation Benefit District: \$1,214,633.00

Water Capital Fund: \$2,636,446.42

Wastewater Capital Fund: \$1,133,304.01

Total: \$9,485,484.99

The start date of the project is anticipated to be in spring 2025, and anticipated completion in the summer of 2026.

Councilmember Steadman moved to award Lacey Contract Number 2020-41 to low bidder Active Construction Inc., of Puyallup, Washington, in the amount of \$9,485,484.99. Councilmember Vazquez seconded. The motion carried.

14. Other Business

15. Boards, Commissions and Committee Reports

A. Mayor Andy Ryder:

1. Mayors' Forum
2. Thurston Chamber Shared Legislative Committee
3. Transportation Policy Board (TPB)

Mayor Ryder did not provide any reports.

B. Deputy Mayor Malcolm Miller:

1. Economic Development Council (EDC)
2. Lodging Tax Advisory Committee (LTAC)
3. Thurston County Coalition Against Trafficking (TCCAT)
4. Joint Animal Services Commission (JASCOM)

Deputy Mayor Miller did not provide any reports. Deputy Mayor highlighted an award presented to the City of Lacey by the local branch of the National Association for the Advancement of Colored People (NAACP).

C. Councilmember Lenny Greenstein:

1. Emergency Medical Services (EMS)
2. TCOMM911
3. Opioid Abatement Council Independent Subcommittee

Councilmember Greenstein provided a report from TCOMM911.

D. Councilmember Michael Steadman:

1. Nisqually River Council
2. Thurston County Law & Justice Council
3. Olympic Region Clean Air Agency (ORCAA)

Councilmember Steadman provided a report from the Thurston County Law & Justice Council.

E. Councilmember Carolyn Cox:

1. Lacey-Olympia-Tumwater-Thurston Clean Water Alliance (LOTT)
2. Regional Housing Council
3. Intercity Transit Authority

Councilmember Cox provided a report from the Intercity Transit Authority.

F. Councilmember Robin Vazquez:

1. Thurston Climate Mitigation Collaborative (TCMC)
2. Thurston Regional Planning Council (TRPC)

Councilmember Vazquez provided a report from the Thurston Regional Planning Council.

G. Councilmember Nicolas Dunning:

1. Thurston Thrives
2. Solid Waste Advisory Committee (SWAC)
3. Olympia-Lacey-Tumwater Visitor & Convention Bureau (VCB)

Councilmember Dunning provided a report from the Olympia-Lacey-Tumwater Visitor & Convention Bureau.

16. Adjourn

Mayor Ryder adjourned the meeting at 7:38 p.m.



LACEY CITY COUNCIL MEETING

February 4, 2025

SUBJECT: Disbursement Approval

RECOMMENDATION: By motion, approve payment of claims, wages, and transfers.

STAFF CONTACT: Troy Woo, Finance Director *TW*
Alix Turcotte, Senior Accountant *AT*
Carrie Bode, Accounting Technician *CB*

ORIGINATED BY: Finance Department

BACKGROUND:

The action requested of the City Council is by motion to approve payment of claims, wages and transfers for 01/10/2025 through 01/24/2025. The disbursements consist of the following:

Checks:	<u>Week of</u>	<u>Beg. Check No.</u>	<u>End. Check No.</u>	<u>Amount</u>
	1/17/2025	278359	278456	626,210.57
	1/17/2025	278457	278457	48,827.79
	1/21/2025	278458	278460	150.00
	1/24/2025	278461	278535	1,716,846.20

Electronic Transfers:	<u>Week of</u>	<u>Amount</u>
	1/10/2025	131,421.51
	1/13/2025	30.00
	*1/14/2025	1,437.91
	1/16/2025	215.05
	1/17/2025	1,528,234.05
	1/21/2025	602.67
	1/21/2025	5,729.86
	1/24/2025	1,080,516.30

*Disbursements for employee out-of-pocket deductions and employee benefits.

Significant Disbursements:

<u>Vendor</u>	<u>Amount</u>	<u>Description</u>
Department of Revenue	\$ 131,421.51	December 2024 Excise Taxes
Active Construction, Inc.	\$ 54,796.31	Carpenter & Britton Parkway
AWC	\$ 72,226.77	2025 Drug & Alcohol Consortium Fees & Workers Comp Retro
Forma Construction Company	\$ 1,129,083.43	New Police Station
Heritage Bank	\$ 53,035.48	Retainage Release
Nisqually Indian Tribe	\$ 105,903.00	December 2024 Inmate Support
Nuuco Electric Company	\$ 132,866.30	EV Charging Stations
Thurston Economic Dev.	\$ 200,000.00	Lacey Makerspace
ESRI	\$ 64,174.50	Enterprise GIS Renewal
GC Systems, Inc.	\$ 63,215.73	Annual Cla-Val Maintenance
Greater Seattle Floors	\$ 53,162.81	Harwood Re-sand/Community Center
Pacific Civil & Infrastructure	\$ 773,670.85	Madrona & Westside pH Treatment
WA Cities Insurance Authority	\$ 1,460,252.00	2025 Liability Assessment



LACEY CITY COUNCIL MEETING February 4, 2025

SUBJECT: 2025 Commission on Equity Work Plan

RECOMMENDATION: Motion to “Adopt the 2025 Commission on Equity Work Plan.”

STAFF CONTACT: Rick Walk, City Manager *RW*
Shannon Kelley-Fong, Assistant City Manager *SKF*

ORIGINATED BY: City Manager’s Department

ATTACHMENTS: 1. Draft 2025 Commission on Equity Work Plan

FISCAL NOTE: The 2025 budget includes sufficient funding to perform the identified work plan items.

PRIOR REVIEW: [City Council Worksession – January 28, 2025](#)
[Commission on Equity Meeting – December 30, 2024](#)
[Commission on Equity Meeting - November 25, 2024](#)

WORK PLAN: Required for 2025

BACKGROUND: The Commission on Equity (COE) was created on January 21, 2021, through [Ordinance 1581](#).

The Commission on Equity is tasked with:

- Identifying and advancing opportunities that create a more welcoming community
- Continuing critical conversations on race and equity
- Seeking greater participation from underrepresented community members, and
- Identify existing gaps and barriers that could prevent full participation in government and public policy.

Annually, the COE is tasked with creating a work plan for Lacey City Council consideration for the upcoming year, see **Attachment 1**. The City Council reviewed the draft 2025 Work Plan on January 28, 2025. Based on this discussion, the 2025 Work Plan was updated to include the following items:

Q3 - “Research and consider community celebrations, including LGBTQIA+ and Latino events”

Q4 - Make a recommendation on community celebrations, including LGBTQIA+, Latino events”

Next Steps:

Option 1: Adopt the 2025 Commission on Equity Work Plan.

Option 2: Review the 2025 COE Work Plan and provide direction to City staff on potential amendments. After further review, staff would return to the Council with additional information prior to approval.



Commission on Equity

Work Plan 2025



Background: On January 21, 2021, the Lacey City Council established the Commission on Equity (“COE”) with Ordinance 1581. The COE, an advisory body to the Lacey City Council, is tasked with providing recommendations on ways to:

- Identify and advance opportunities that will create a more welcoming community.
- Continue critical conversations on race and equity.
- Seek greater participation from underrepresented community members.
- Identify existing gaps and barriers which could prevent full participation in government and public policy.

Commissioners:

First Name	Last Name	City / UGA	Position	Term	Term Expiration	OMPA Training Date
Clifton	Brown	City	Commissioner	1st	12/31/2025	09/23/2024
Kim	Sauer	City	Vice Chair	1st	12/31/2025	09/23/2024
Thelma	Jackson	City	Commissioner	2nd	12/31/2027	09/23/2024
Annie	Clay	UGA	Chair	2nd	12/31/2027	09/23/2024
Raul	Garza	City	Commissioner	1st	12/31/2025	12/19/2024
Makieda	Hart	UGA	Commissioner	2nd	12/31/2027	09/23/2024
Jonathan	Hegwood	City	Commissioner	1st	12/31/2025	09/23/2024
Kieran	Powell	Youth	LYC Rep.	1st	06/31/2025	-

City Staff Support:

Shannon Kelley-Fong, Assistant City Manager
 Veronica Hand, Equity and Inclusion Program Manager
 Kelly Adams, Special Projects Administrator

Meeting Schedule: Typically, Fourth Monday of the Month, 5:30 p.m., Remote / City Council Chambers

Webpage: [Commission on Equity - City of Lacey](#)

Public Comment: At each regular meeting

Review of 2022 - 2024 COE Activities:

Table A provides a succinct overview of COE efforts over the past two years.

Table A		
Overview of Commission on Equity Work 2022-2023		
Year	Month	Activity
2022	January	Discussed participation in Lacey's Cultural Celebration DEI Strategic Plan Workshop #4: Revisit Equity Values, Mission, and Vision Statements & Overview of Values-based decision making in practice Community Engagement Update Focus Group Subcommittee Update Juneteenth Celebration Update
2022	February	Joint Meeting w/ Lacey City Council – Review of Work & 2022 Work Plan Review of BIPOC Business Startup Training Program LPD Presentation DEI Strategic Plan Workshop #5: Values Based Decision Making in Practice Focus Group Strategy Booth at the Lacey Cultural Celebration
2022	March	Held a focus group with Lacey Youth Council Held a booth at the Lacey Cultural Celebration Discussed developing a Community Connectivity Assessment (CCA) Reviewed DEI Strategic Plans from other organizations DEI Strategic Plan Workshop #7: Creating and Prioritizing Action
2022	April	Reviewed Parks & Recreation Facility Policies Reviewed Parks, Culture & Recreation Comprehensive Plan - Public Involvement Plan Reviewed the City's Communications Plan
2022	May	Thurston County Climate Mitigation Plan & Advisory Board Current Planning – CED Presentation Reviewed Proclamation Policy Reviewed Flag Policy and Juneteenth Flag addition in 2022 Continued discussion on CCA development Juneteenth Celebration Update Police Facility Community Advisory Panel Update (CAP)
2022	June	Held 41st Juneteenth Celebration in partnership with the Fred U. Harris Lodge

		DEI Strategic Plan Workshop #9: Monitoring and accountability of DEI Strategic Planning DEI Strategic Plan Workshop: Focus Areas, Impact Statements, and Strategies Part 1 Continued review of the Flag Policy Police Facility Community Advisory Panel Update (CAP)
2022	July	Public Works Presentation DEI Strategic Plan Workshop: Focus Areas, Impact Statements, and Strategies Part 2 Flag Policy Review; Created a recommendation 2022 Work Plan Check-in
2022	August	Finance Presentation DEI Strategic Plan Workshop: Focus Areas, Impact Statements, and Strategies Part 3 Juneteenth After Action Report
2022	September	City Attorney's Office Presentation DEI Strategic Plan Workshop: Focus Areas, Impact Statements, and Strategies Part 4
2022	October	Nat and Thelma Jackson Historical Marker & Art Piece Dedication @ the Lacey Community Center Overlooked the Affordable Housing Strategy DEI Strategic Plan Workshop: Focus Areas, Impact Statements, and Strategies Part 5
2022	November	Reviewed a Draft Land Acknowledgement and Land Acknowledgement Policy Reviewed the City's Art Plan & Utility Wrap Project 2023 DEI Strategic Plan Workshop: Focus Areas, Impact Statements, and Strategies Part 6
2022	December	DEI Strategic Plan Workshop: Focus Areas, Impact Statements, and Strategies Part 7 Reviewed a draft Work Plan 2023 & Joint Meeting with Lacey City Council Community Engagement Efforts & Initiatives
2023	January	Advisory Body Compensation Draft Land Acknowledgement and Land Acknowledgement Policy Review Sponsorship Policy Review
2023	February	NTPS Update on Equity Efforts JPPII Update on Equity Efforts

		LPCR Comprehensive Plan first draft review Utility Wrap Update Senior Services for the South Sound Presentation Focus Groups with community members Lacey Cultural Celebration Joint Meeting with the Lacey City Council
2023	March	Scholarship Policy Review Cultural Celebration Review Black and African American Community Forum Review Juneteenth Planning Update Advisory Body Compensation Update Utility Wrap Project Update Thurston League of Women Voters Equity Commission Panel
2023	April	Parks, Culture, and Recreation Event Overview Land Acknowledgement and Land Acknowledgement Policy Advisory Board Stipend Program
2023	May	Parks, Culture, and Recreation Comprehensive Plan Review Sign Code Discussion Juneteenth Celebration Update Thurston County League of Women's Voters Equity Panel Update LGBTQIA+ Community Forum Update Equity Presentation at Joint Lacey City Council and North Thurston Public School Board Meeting
2023	June	Timberland Library Equity Efforts Public Meeting Portal Overview Oral History Project Land Acknowledgement Policy 2023 Juneteenth Celebration Overview & Engagement LGBTQIA+ Community Forum Update
2023	July	Public Meeting Portal Overview, Part II Social Services Overview and Lacey Veterans Services Overview LGBTQIA+ Community Forum and Community Engagement Equity Tools Overview
2023	August	Legislative Meeting Process Overview LGBTQIA+ Community Forum - Online Survey Update Joint Animal Services Overview Lacey Police Department Community Academy
2023	September	Advisory Board Open Positions: Planning Commission Community Liaisons Program Overview

		Land Acknowledgement Application Community Forum - Centering Immigrant Communities Naming of Facilities Overview
2023	October	Cancelled
2023	November	Advisory Board Stipend Program Demographic Data Collection Draft Work Plan 2024 DEI Strategic Plan: Document Element Review, Part 1 Community Forum – Centering Immigrant Communities Discussion Equity Tools Overview, Part II
2023	December	Election of Officers Community Liaisons, Part II 2024 Work Plan Recommendation DEI Strategic Plan Workshop: Document Elements Review, Part 2 Lacey Cultural Celebration 2024 2024 Schedule
2024	January	Advisory Board Stipend Program and Demographics Survey State Business Presentation DEI Strategic Plan Workshop: Document Elements Review, Part 3 - Commission on Equity Message and Demographics
2024	February	Thurston County EDC Presentation Lacey Chamber of Commerce Presentation Economic Development Update Middle Housing Public Engagement DEIB Strategic Plan Update Lacey Cultural Celebration Community Forum Planning
2024	March	Climate and Sustainability Efforts Update Human Services Presentation Community Liaison Program Advisory Board Stipend Program Demographic Data Draft DEIB Strategic Plan Workshop: City Workforce Data Review Equity and Inclusion Program Coordinator
2024	April	Public Comment Policy Meeting with the Lacey Youth Council Community Liaison Program Utility Wrap Project Phase I Review Draft DEIB Strategic Plan: Status Overview, Part I League of Women Voters Equity Panel Update All Abilities Community Forum

		Lacey Cultural Celebration Feedback Equity and Inclusion Project Manager Update May Meeting Discussion
2024	May	School Resource Officer Program Overview Draft DEIB Strategic Plan: Status Overview, Part II and Draft Review Equity Index Maps Overview 43rd Juneteenth Celebration Update Future Community Forums
2024	June	Equity and Inclusion Program Manager Introduction North Thurston Public Schools Update All Abilities - Community Forum Feedback Review Draft DEIB Strategic Plan Review Juneteenth Celebration Parks Improvement Funding Work Group
2024	July	Comprehensive Plan Update: Communications and Community Engagement Plan Human Services Update: Grant Program, Draft Community Participation Plan and Draft Needs Assessment Outline Utility Wrap Project Phase I Update Community Forum and Regional Event Planning Update DEIB Strategic Plan Update Regional DEIB Government Staff Meetings
2024	August	University & College Equity Initiatives: Saint Martin's University, South Sound Community College Thurston County Equity Coalition TOGETHER! Club House and Equity Initiatives Overview Park Improvement Funding Work Group Update Lacey Police Department Community Academy
2024	September	Diversity, Equity, Inclusion, and Belonging Strategic Plan Adoption Celebration Lacey Youth Council Representative Introduction: Kieran Powell Advisory Board Handbook Updates Human Services Update: Commission, Grant Program, and Needs Assessment Survey Equity Index Maps Discussion Park Improvement Funding Work Group Update Tentative October Schedule
2024	October	Black Home Initiative Housing Update: Covenant Homeownership Act - 2023 HB 1474

		Community Resource Unit / Mobile Outreach Team / 30x30 Initiative Equity Initiative Update Park Improvement Funding Work Group Update
2024	November	Komachin Middle School Reverend Dr. Martin Luther King Jr Update City Logo and Branding Guide Against Hate, Racism, and Discriminatory Actions Proclamation Review 2025 Work Plan Review PIFW Report Commissioner Reappointment Update (12/10) Black Home Initiative Update Joint Meeting with the Lacey City Council (1/28) Equity Map Update
2024	December	Welcome New Commissioner Raul Garza Officer Elections Community Survey Update City Designation Overview 2025 Work Plan PIFW Report Reverend Martin Luther King Jr Assembly Update 2025 Advisory Board Stipend and Demographic Survey DEIB Summit Update

2024 Work Plan Report Card: Table B provides a succinct overview of the 2024 Work Plan activities and their respective progress (complete, in-progress, not started).

Table C				
2024 Work Plan				
Year	Q	Category	Activity	Status
2024	Q1	Engagement	Participate in the Lacey Cultural Celebration.	Complete
			Hold a joint/informational meeting with Business community representatives: Thurston County EDC, local Chambers, etc.	Complete
		Strategic Plan	Continue work on Draft DEI Strategic Plan	Complete
		Policy Items	Continue research and review on paid community liaison programs.	In-progress
			Continue research on Equity Tools	In-progress
			Review other City policy documents, as they come up. (e.g., Economic Development Plan, etc.)	Complete
		Program Items	Joint meeting with City Council and Annual Report Out	Complete
		Events	Start 42nd Juneteenth Celebration planning with Fred U. Harris Lodge	Complete
			Participate in the Lacey Cultural Celebration.	Complete

Year	Q	Category	Activity	Status
2024	Q2	Engagement	Hold a focus group with community members / affinity group(s) (All Abilities)	Complete
			Joint Meeting with the Lacey Youth Council.	Complete
			Hold a joint/informational meeting with DEI representatives from local education institutions	Established regular staff meeting
		Strategic Plan	Continue work on Draft DEI Strategic Plan.	Complete
		Policy Items	Continue research and review on paid community liaison programs; create a recommendation	In-progress
			Continue research and review on equity tools; create a recommendation	In-progress
			Start review of Advisory Board recruitment process	Not started
			Comprehensive Plan Involvement	In-progress
			Review other City policy documents, as they come up	Complete
		Program Items	Review of Community Survey options	Not started
		Events	Participate in the 42nd Juneteenth Celebration with the Fred U. Harris Lodge	Complete
			Start planning DEI Summit	In-progress

Year	Q	Category	Activity	Status
2024	Q3	Engagement	Hold a joint/informational meeting with DEI representatives from other government entities	Complete
			Hold a focus group with community members / affinity group(s) (TBD)	In-progress
		Strategic Plan	Recommend Adoption of Strategic Plan	Complete
		Policy Items	Start research and review of Equity Maps	Complete
			Continue Comprehensive Plan Involvement	In-progress
			Create recommendation on Advisory Board Recruitment process	Not started
			Review other City policy documents, as they come up	Complete
		Program Items	Recommend Community Survey options	In-progress
		Events	Continue Planning DEI Summit	In-progress

Year	Q	Category	Activity	Status
2024	Q4	Engagement	Hold a focus group with community members (TBD).	In-progress
			Recruit for COE Members (if needed)	Complete
		Strategic Plan	Implementation (continuously)	Complete
		Policy Items	Continue research and review of Equity Maps	Complete
			Continue Comprehensive Plan Involvement	In-progress
			Review other City policy documents, as they come up	Complete
			Draft 2025 Commission on Equity Work Plan	Complete
		Program Items	-	
		Events	Host DEI Summit	In-progress, Spring 2025

In-progress and not started items were incorporated in to the 2025 Workplan.

2025 Work Plan Report

Table C provides a succinct overview of anticipated COE efforts in 2025.

Continued items:

- Advisory Board recruitment process review*
- Equity Tools*
- Equity Maps*
- Community Liaison Programs*
- Community Surveys*
- Comprehensive Plan involvement*
- DEIB Summit planning and hosting*
- Continued forums and other engagement and events*

New items:

- 2024 DEIB Strategic Plan Report*
- Language Access Plan Review*
- Employees Survey Review*
- Cross Departmental Equity Team Review*
- City contracting review and communication*
- Other items as they come up

*Diversity, Equity, Inclusion, and Belonging Strategic Plan item

Table C				
2025 Work Plan				
Year	Q	Category	Activity	Status
2025	Q1	Engagement	Participate in the Lacey Cultural Celebration	
			Joint Meeting with the Lacey Youth Council	
		Policy Items	Finalize paid community liaison program recommendation	
			Finalize Equity Map	
			Review Employee Survey	
			Review other City policy documents, as they come up (e.g., Economic Development Plan, etc.)	
			2024 DEIB Strategic Plan Report Review	
		Program Items	Joint meeting with City Council and Annual Report Out	
			Review and make recommendation on Community Survey option	
		Events	Start 42nd Juneteenth Celebration planning with Fred U. Harris Lodge	
			Participate in the Lacey Cultural Celebration	
			Continue planning for 2025 DEIB Regional Summit	

Year	Q	Category	Activity	Status
2025	Q2	Engagement	Hold a focus group	
			Hold a joint/informational meeting with DEIB representatives from local education institutions; Invite administrators	
		Policy Items	Continue Advisory Board Process	
			Continue research and review on equity tools	
			Start review of Advisory Board recruitment process	
			Comprehensive Plan Involvement	
			Review other City policy documents, as they come up	
		Program Items		
		Events	Participate in the 42nd Juneteenth Celebration with the Fred U. Harris Lodge	
			Host 2025 DEIB Regional Summit with partners	

Year	Q	Category	Activity	Status
2025	Q3	Engagement	Hold a joint/informational meeting with DEIB representatives from other government entities	
			Hold a focus group with community members / affinity group(s) (TBD)	
			Research and consider community celebrations, including LGBTQIA+, Latino events	
		Policy Items	Review Language Access Plan	
			Continue Comprehensive Plan Involvement	
			Review Cross Departmental Equity Team Plan	
			Review other City policy documents, as they come up	
		Program Items		
		Events		

Year	Q	Category	Activity	Status
2025	Q4	Engagement	Hold a focus group with community members	
			Recruit for COE Members (if needed)	
			Make a recommendation on community celebrations, including LGBTQIA+, Latino events	
		Policy Items	Review contracting and opportunities for information sharing	
			Continue Comprehensive Plan Involvement	
			Review other City policy documents, as they come up	
			Draft 2026 Commission on Equity Work Plan	
		Program Items		
		Events	Start 2026 DEIB Regional Summit Planning	



LACEY CITY COUNCIL MEETING

February 4, 2025

SUBJECT: 2025 Historical Commission Work Plan

RECOMMENDATION: Motion to “Adopt the 2025 Historical Commission Work Plan.”

STAFF CONTACT: Rick Walk, City Manager *RW*
Jen Burbidge, Parks, Culture and Recreation Director *JB*
Erin Quinn Valcho, Museum Curator *EQV*

ORIGINATED BY: City Manager and Parks, Culture and Recreation Department

ATTACHMENTS: 1. 2025 Historical Commission Work Plan

FISCAL NOTE: None.

PRIOR REVIEW: [City Council Worksession – January 28, 2025](#)
[Historical Commission Meeting - November 20, 2025](#)

BACKGROUND:

The Historical Commission provides leadership in raising awareness of Lacey’s history and preservation of local historic resources. The Commission guides the creation of public education and interpretive programs, encourages preservation of items and properties that are of historical significance, and reviews nominations to the Lacey Register of Historic Places.

Each year the Historical Commission identifies priorities for the upcoming year and reports out a yearly work plan to the full City Council. See Attachment 1. The City Council reviewed the 2025 work plan at the January 28 worksession.

NEXT STEPS:

Option 1: Adopt the 2025 Historical Commission Work Plan.

Option 2: Review the 2025 Historical Commission Work Plan and provide direction to City staff on potential amendments. After further review, staff would return to the Council with additional information prior to approval.

Lacey Historical Commission

2025 WORK PLAN

Approved November 20, 2024

Task	Responsible Commissioner	Status	Target Completion date
ONGOING OR ANNUAL			
1. Parks, Culture & Recreation Staff Updates			
2. Support Lacey Museum Programs, Collections, and Projects			
3. Review Museum Collections Acquisitions			
4. Strategic Plan Annual Review			
5. Historic Register Properties Design Reviews			
6. Grant Opportunities			
7. May is Lacey History Month			
8. Ken Balsley Lacey Historian of the Year			
9. Lacey Museum and Cultural Center Funding Strategy Committee	Chair Keogh		
10. Tribal Updates and Collaboration	All		
SPECIAL PROJECTS			
11. New Lacey Museum and Cultural Center	All	Pending funding	TBD
12. RAC Kiosk	Chair Keogh	In progress	First Quarter 2025
13. Lacey Depot Historic Photos	All	Upcoming agenda	
14. Historic Register Properties Map	Vice Chair Wyckoff	Upcoming agenda	
15. Jacob Smith House Interpretive Marker	All	Upcoming agenda	
16. Lacey Research Center and Collections Move	All	In progress	First Quarter 2025
17. Lacey Museum at the Bell Center Move	All	In progress	First Quarter 2025
18. Tour of Museum Sites	All	Upcoming agenda	Summer 2025
POLICIES & PROCEDURES			
19. Museum Policy Update	Commissioner Goetz	Upcoming agenda	
20. Historical Commission CLG Procedures	Commissioner Goetz	Upcoming agenda	Fall 2025
21. Historical Commission Policy Review	Commissioner Goetz	Pending Citywide Policy Review	
HISTORIC PRESERVATION			
22. Jacob Smith House Local Register Nomination	All	In progress	Winter 2024
23. McKinney House Parcel Assessment	All	In progress	Spring 2025
24. Long Lake House Assessment		In progress	Spring 2025
25. Identify Potential Register Properties	All	Upcoming agenda	



LACEY CITY COUNCIL MEETING

February 4, 2025

SUBJECT: Parks, Culture & Recreation Board Work Plan

RECOMMENDATION: Motion to “Adopt the 2025 Parks, Culture and Recreation Board Work Plan.”

STAFF CONTACT: Rick Walk, Interim City Manager *RW*

Jen Burbidge, Parks, Culture and Recreation Director *JB*

Jenny Wilson, Senior Parks Planner *JW*

ORIGINATED BY: City Manager & Parks, Culture and Recreation Department

ATTACHMENTS: 1. 2025 Parks, Culture & Recreation Board Work Plan

FISCAL NOTE: NONE

PRIOR REVIEW: [City Council Worksession – January 28, 2025](#)
[Parks, Culture & Recreation Board Meeting – November 6, 2024](#)

BACKGROUND:

The Parks, Culture & Recreation Board provides leadership in the area of Parks, Culture and Recreation. The Board makes recommendations regarding planning, promotion, management, acquisition, construction, development, maintenance, and operation of Lacey’s parks, trails, public recreation facilities and cultural and recreational programs.

Each year the Board identifies priorities for the upcoming year and reports their annual work plan to the full City Council. See Attachment 1. The City Council reviewed the 2025 work plan at the January 28 worksession.

NEXT STEPS:

Option 1: Adopt the 2025 Parks, Culture and Recreation Board Work Plan.

Option 2: Review the 2025 Parks, Culture and Recreation Board Work Plan and provide direction to City staff on potential amendments. After further review, staff would return to the Council with additional information prior to approval.

Lacey Parks, Culture, and Recreation Board

2025 WORK PLAN

Approved: November 6, 2024

Task	Responsible Commissioner	Status	Target Completion date
ONGOING			
1. Parks, Culture & Recreation Staff Updates			
2. Annual Budget, Parks Capital Improvement Program and City Capital Facilities Plan Update			
3. Grant Opportunities			
4. July is Parks & Recreation Month			
5. Annual Report			
6. Regional Trails Plan			
CONSTRUCTION PROJECTS			
7. Woodland Creek Park Bridge & Fencing	All	Upcoming agenda	Fall 2025
8. Wonderwood Park Trail & Court Upgrades (Sunset)	All	Upcoming agenda	Summer 2025
9. RAC Ballfield Safety Netting	All	Upcoming agenda	Summer 2025
10. Greg Cuoio Park Phase 1A Construction	All	Upcoming agenda	Spring 2025
11. Long's Pond Dock Replacement	All	Upcoming agenda	Spring 2026
SPECIAL PROJECTS			
12. Park Facilities Security Camera Expansions	All	Upcoming agenda	Summer 2025
13. Community Garden Pilot Project / WCFF	All	In progress	Pending non-profit partner
14. Dogs Off Leash Issues, education	All	Upcoming agenda	Spring 2025
15. Financial Assistance Policy Review	All	Upcoming agenda	Winter 2025
16. InterCity Transit Walk N Roll Partnership	Chair Goodwin	Upcoming agenda	Summer 2025
17. RAC Kiosk	All	In Progress	Winter 2025
18. Arbors Park Lease Agreement	All	In Progress	Winter 2025
19. Research Long Lake House and Possible Demo	All	In Progress	Spring 2025
PARK RULES			
20. Metal Detecting Update	All	Upcoming agenda	Spring 2025
21. Ebikes & Escooters Update (with partners)	All	Upcoming agenda	Spring 2025
22. Affixing Signs Update	All	Upcoming agenda	Spring 2025
23. Mobile Vendors in Parks Consider & Research	All	Upcoming Agenda	Summer 2025
PLANNING			
24. RAC Phase 3 Planning & Design	All	Upcoming agenda	Spring 2025
25. NTPS Young Child & Family Center Feasibility	All	In progress	Spring 2025
26. Lake Lois Habitat Reserve – update interpretive signage & brochure	All	Upcoming agenda	Spring 2025
27. Greg Cuoio Park Phase 1A Design & Financial Plan	All	In progress	Winter 2025
28. RAC Wifi Pre-Design	All	Upcoming Agenda	Fall 2025
29. Bush Park Playground Replacement	All	Upcoming Agenda	Fall 2026
30. McKinney House and Parcel Assessment	All	Upcoming Agenda	Winter 2025
31. Rainier Vista – Pickleball and Ping Pong	All	Upcoming Agenda	TBD Awaiting Grant Funding
32. RAC Lights LED Conversion	All	Upcoming Agenda	Will pursue in 2026 grant cycle

CITY OF LACEY OFFICIAL PROCLAMATION

WHEREAS, during Black History Month, we celebrate the many achievements and contributions made by Black and African Americans to our economic, cultural, spiritual, and political development; and

WHEREAS, in 1915, Dr. Carter G. Woodson, a noted African American historian, scholar, educator, and publisher, founded the Association for the Study of African American Life and History, and initiated Negro History Week in 1926, selecting the month of February to coincide with the birthdays of Frederick Douglass and Abraham Lincoln; and in 1976, Black History Month was formally adopted to honor and affirm the importance of Blacks in American History and beyond, advance the cause of civil rights, and strengthen families, communities, and the nation; and

WHEREAS, the first enslaved Africans were brought to the Americas in 1619, marking the beginning of legalized slavery which continued with the founding of the United States of America, and was legal in the country until the ratification of the Thirteenth Amendment in 1865; and

WHEREAS, since the abolishment of slavery, many iterations of racist laws and policies were instituted across the Country that served to disenfranchise blacks and African Americans from full political, economic, educational, and social opportunities; and

WHEREAS, despite these abhorrent attempts to enslave and then exclude them, as a result of their determination, hard work, and perseverance, Blacks have made invaluable and lasting contributions to our community, the state, the nation, and the world; achieving exceptional success in all aspects of society including business, education, politics, science, medicine, the military, sports, and the arts; and

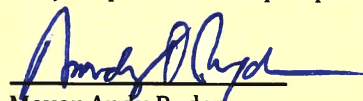
WHEREAS, the Association for the Study of African American Life and History's 2025 theme is, "African Americans and Labor", and

WHEREAS, the Lacey City Council is committed to creating a community where everyone feels safe and welcome, and the observance of Black History Month calls our City's attention to the continued need to dismantle racism and build a society that lives up to its democratic ideals.

NOW, THEREFORE, I, Andy Ryder, Mayor of the City of Lacey, on behalf of the Lacey City Council, do hereby proclaim February 2025, as

Black History Month

in the City of Lacey and urge all community members to recognize the continued need to dismantle racism and to build a society that is more just, peaceful, and prosperous for all.


Mayor Andy Ryder
February 4, 2025





LACEY CITY COUNCIL WORKSESSION

February 4, 2025

SUBJECT: Memorial Roadway designation request in honor of Lacey Fire District #3 Chief Steve Brooks, submitted by Mayor Andy Ryder

RECOMMENDATION: Motion to: Approve Resolution No. 1163 designating Franz Street between Lacey Boulevard and Pacific Avenue SE a memorial roadway honoring Chief Steve Brooks.

STAFF CONTACT: Rick Walk, City Manager *RW*

ORIGINATED BY: City Manager Office

ATTACHMENTS:

1. Resolution No. 1163 approving the request for memorial roadway designation in honor of Chief Steve Brooks.
2. 12/31/2024 Letter requesting Council consider recognizing Chief Brooks
3. Franz Street Map
4. Memorial Street Sign Example
5. [Council Policies and Procedures Chapter 5.14](#) [Link]

FISCAL NOTE: Minor fiscal impact to manufacture and place memorial roadway signage

WORK PLAN GOAL AND STRATEGY: A Safe and Secure Community - (H)(12)

PRIOR REVIEW: January 7, 2025 Council Meeting

BACKGROUND:

Lacey Fire District #3 Chief Steve Brooks retired from service on January 10, 2025 after a 20 years of distinguished service to the Lacey Community, Lacey Fire District #3 and the region.

At the January 7, 2025 City Council meeting, the City Council considered a requested submitted by Mayor Ryder to honor the career and dedicate service performed by Chief

Brooks by designated the portion of Franz Street between Lacey Boulevard and Pacific Avenue SE as a memorial roadway named after Chief Brooks.

The letter submitted by Mayor Ryder (attachment 2) describes Chief Brooks commitment to public service, leadership, accountability, partnerships and ensuring our community is safe and having the highest quality and timely response to emergency needs and services for the benefit of the public welfare. In addition, Chief Brooks has been instrumental in strengthen a strong partnership between Lacey Fire District #3 and the City of Lacey.

At the January 7, 2025 Council meeting, the City Council agreed to consider approving a Resolution designating Franz Street between Lacey Boulevard and Pacific Avenue SE as a memorial street honoring Chief Steve Brooks.

NEXT STEPS:

Option 1: Approve Resolution No. 1163 designating Franz Street between Lacey Boulevard and Pacific Avenue SE a memorial roadway honoring Chief Steve Brooks.

Option 2: Do not approve Resolution No. 1163 designating Franz Street between Lacey Boulevard and Pacific Avenue SE a memorial roadway honoring Chief Steve Brooks.

RESOLUTION NO. 1163

CITY OF LACEY

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LACEY APPROVING A MEMORIAL ROADWAY NAME OF "CHIEF STEVE BROOKS " FOR FRANZ STREET SE BETWEEN PACIFIC AVENUE SE AND LACEY BOULEVARD SE.

WHEREAS, Lacey Fire District #3 Chief Steve Brooks retired from service on January 10, 2025, after 20 years of distinguished service to the Lacey Community, Lacey Fire District #3 and the region; and

WHEREAS, Lacey Fire District #3 has a long and pivotal role with the City of Lacey, and through Chief Brooks' leadership and commitment, the partnership between the Fire District and the City has never been stronger; and

WHEREAS, As Fire Chief, Chief Brooks has consistently provided exceptional service and leadership to the Lacey Community by ensuring our community is safe, ensuring community members receive the emergency care they need, and contributing to the overall quality of life the Lacey community enjoys; and

WHEREAS, Chief Brooks has also been a leader in working with regional emergency response agencies to improve the region's approach to emergency response and resolving issues for the benefit of public safety; and

WHEREAS, Under the leadership of Chief Brooks, Lacey Fire District #3 recently established the Office of Community Risk Reduction for the purpose of dedicating staff to focus on proactive inspection, coordination with Lacey Community and Economic Development permitting processes, and developing safety and public education programs for the community, further proactively improving service, public safety and quality of life for the Lacey community; and

WHEREAS, Under Chief Brooks' leadership, the relationship between Lacey Fire District 3 and the City of Lacey set a new standard for interagency cooperation, demonstrated by Chief Brooks' unwavering commitment to proactive communication, shared goals, and a community-oriented approach to service, which has made the City of Lacey safer and strengthened the Lacey community's resilience and preparedness for future challenges; and

WHEREAS, Over the past twenty years with Lacey Fire District 3, Chief Brooks has exhibited exceptional leadership and unwavering commitment to the safety of the greater Lacey

community, leaving a legacy that will have a long-lasting positive impact on community members; and

WHEREAS, Chief Brooks has set the example for how all persons who provide public service should work together, coordinate, and partner for the greater community good; and

WHEREAS, the City of Lacey has an adopted process to consider the naming of public facilities and memorial roadways within the City of Lacey; and

WHEREAS, Chief Brooks' exceptional service contributions to the region meets the criteria for being considered for a memorial roadway.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON, as follows:

SECTION 1. The City of Lacey hereby creates a memorial roadway in honor of retired Lacey Fire District #3 Chief Steve Brooks. Said memorial roadway shall be located on Franz Street SE between Pacific Avenue SE and Lacey Boulevard SE, and shall read "Chief Steve Brooks."

PASSED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON,
this _____ day of _____, 2025.

CITY COUNCIL

By _____
Andy Ryder, Mayor

Attest:

Elissa Fontaine, City Clerk

Approved as to form:

Dave Schneider, City Attorney



City Manager's Office

LACEY CITY COUNCIL

Mayor Andy Ryder
Deputy Mayor Malcolm Miller
Lenny Greenstein
Michael Steadman
Carolyn Cox
Robin Vazquez
Nicolas Dunning

CITY MANAGER

Rick Walk

12/31/2024

Lacey City Council
420 College Street SE
Lacey, WA 98513

Re: Recognizing Fire Chief, Steve Brooks

City Council:

On January 10, 2025, the Lacey community and the broader Thurston County Region will be celebrating the retirement of Steve Brooks, Fire Chief of Lacey Fire District #3. As Fire Chief, Chief Brooks has consistently provided exceptional service and leadership to the Lacey Community by ensuring our community is safe, community members receive the emergency care they need and contributing to the overall quality of life the Lacey community enjoys. Most importantly, Chief Brook has set the example of how all of us who provide public service should work together, coordinate and partner for the greater community good.

As you know, Lacey Fire District #3 has a long and pivotal role in the history of the City of Lacey. Through Chief Brooks leadership and commitment, the partnership between the Fire District and the City has never been stronger.

Under Chief Brooks leadership, Lacey Fire District #3 has worked with the Lacey Community and Economic Development Department to ensure new development is built to public safety standards and existing buildings are regularly inspected to ensure safety. Through this work the Lacey community has maintained an insurance rating score of 3 on a scale of 1 to 10. This score is based on operational response, water system readiness and public safety code compliance. Chief Brooks commitment to public safety is a major factor in achieving this very high community ranking.

The Fire District also proactively plans and coordinates with Lacey Police, Lacey Emergency Management staff and Public Works Operations emergency response and public safety.



Chief Brooks has also been a leader in working with regional emergency response agencies to improve the regions approach to emergency response and resolving issues for the benefit of public safety.

Under the leadership of Chief Brooks, Lacey Fire District #3 recently established the Office of Community Risk Reduction for the purpose of dedicating staff to focus on proactive inspection, coordination with Lacey Community and Economic Development permitting processes, and developing safety and public education programs for the community. Further proactively improving service, public safety and quality of life for our community.

Based on the above, I request the Lacey City Council consider honoring the leadership, service and lasting impact Chief Brooks has made on our community by placing his name on a commemorative street name sign on Franz Street SE. Franz Street SE is located between Lacey Boulevard and Pacific Avenue SE and adjacent to Lacey Fire District Station 31. Approval of a commemorative street name sign would be formally taken at a following council meeting consistent with Council Policy 5.14 Naming of Public Facilities and Memorial Roadways.

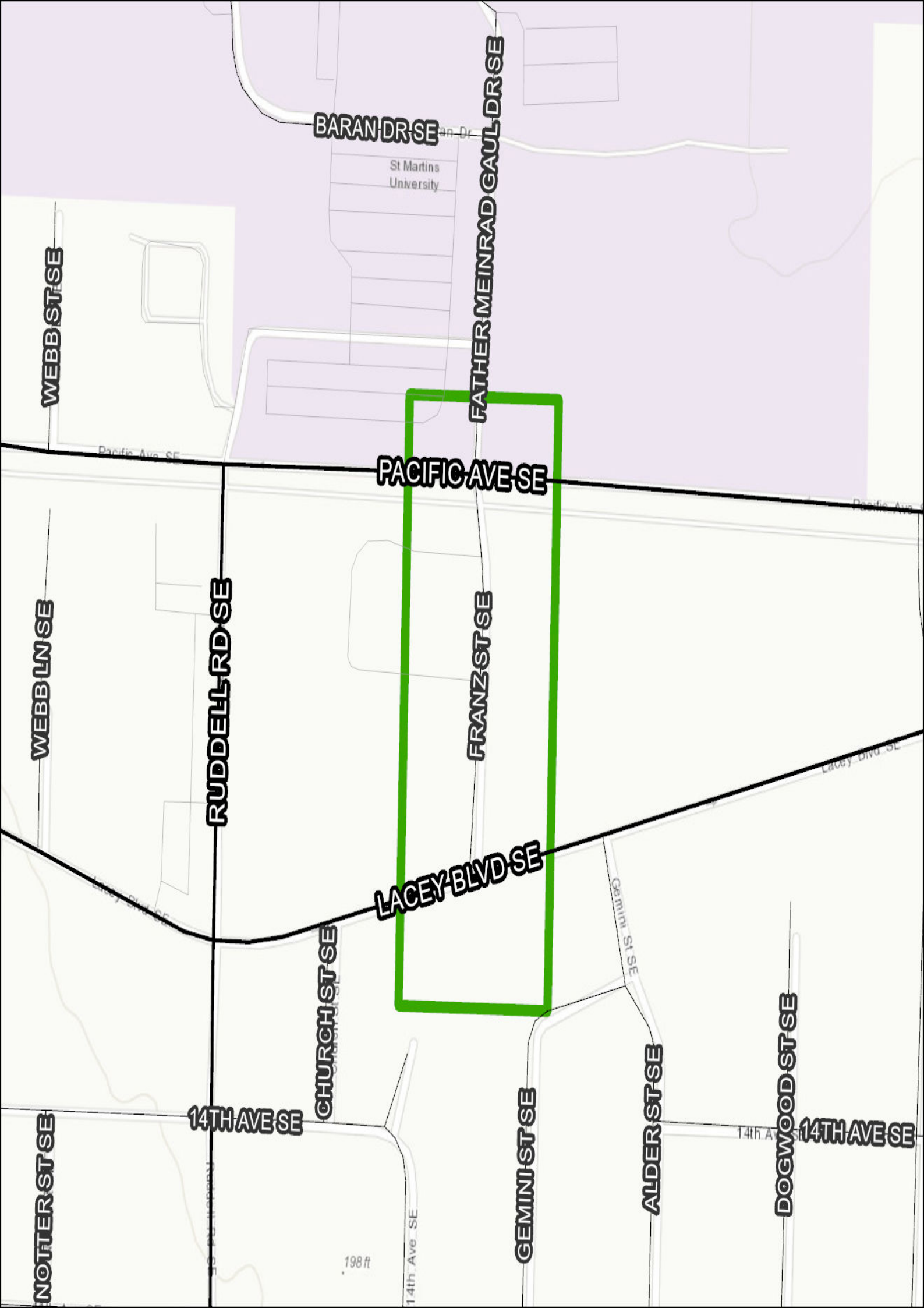
Respectfully,



Mayor Andy Ryder

Attachments: Letter of Celebration Chief Brooks, Picture of MSG Leslie Johnson Sign





BARAN DR SE

St Martins
University

WEBB ST SE

FATHER MEINRAD GAUL DR SE

PACIFIC AVE SE

WEBB LN SE

RUDELL RD SE

FRANZ ST SE

LACEY BLVD SE

CHURCH ST SE

GEMINI ST SE

NOTTER ST SE

14TH AVE SE

GEMINI ST SE

ALDER ST SE

DOGWOOD ST SE

14TH AVE SE

198 ft

14th Ave SE

Golf Club Rd SE

MSG Leslie Johnson

Paulson's





LACEY CITY COUNCIL

February 4, 2025

SUBJECT: Interlocal Agreement Regarding the Regional Environmental Education Partnership

RECOMMENDATION: Authorize the City Manager to sign the Interlocal Agreement with Thurston County and the cities of Olympia and Tumwater for the Regional Environmental Education Partnership (REEP).

STAFF CONTACT: Rick Walk, City Manager *RW*
Scott Egger, Director of Public Works *SE*
Peter Brooks, Water Resources Manager *PB*
Doug Christenson, Senior Utility Engineer *DC*
Ali Brown, Water Resources Specialist *AB*

ORIGINATED BY: Water Resources division of Public Works Department

ATTACHMENTS: 1. Interlocal Agreement for the Regional Environmental Education Partnership.

FISCAL NOTE: Funding in the amount of \$32,400 is included in the proposed 2025 Budget through the Stormwater Utility Fund, 403-4201-538.41-27

PRIOR REVIEW: Water Resources Manager review 10/29/2024, legal review 11/25/2024, briefing in CM/WR meeting 12/18/2024.

BACKGROUND:

The Regional Environmental Education Partnership (REEP) is a multijurisdictional partnership between the cities of Lacey, Olympia, Tumwater, and unincorporated Thurston County. The partnership has a 5-year Interlocal Agreement and a shared annual work plan and budget. This recurring Interlocal Agreement is up for renewal and will span 2025-2029.

REEP's primary mission is to meet the education and outreach requirements for the National Pollutant Discharge Elimination System (NPDES) Phase II Municipal Stormwater Permit issued by Washington Department of Ecology. This regional partnership unites resources and amplifies our message across Thurston County. By pooling our resources, we increase the impact of our projects.

Funding for the Regional Environmental Education Partnership is through dedicated funding within Lacey's Storm and Surface Water Utility's operating budget. As per the agreement, the City of Lacey would contribute up to \$32,400 per year. Based on population within the service areas of the four jurisdictions, this amount is a proportional share of costs to provide educational services. Lacey's population is now 27% of the partnership total, thus our cost share is 27% of the \$120,000 annual REEP budget of the proposed ILA.

Table 1. Data for Previous and Proposed REEP Interlocal Agreements

Duration of Agreement	Term	Lacey Cost per Term	Lacey Cost per Year	Lacey Population	Lacey Pop. % of Partnership
2025-2029	5 years	\$162,500	\$32,400	60,210 (2024)	27%
2019-2024	5 years	\$135,000	\$27,000	50,170 (2018)	25%
2017-2018	2 years	\$43,000	\$21,500	46,020 (2015)	24%

Residents throughout the City and Thurston County have come to know and appreciate the opportunities and programs, such as Stream Team, offered by this Partnership. Together, we deliver high quality programs to the community in a cost-effective manner.

The Water Resources Manager and Senior Utility Engineer reviewed the Agreement and are recommending Option 1 as listed below.

RECOMMENDATION: Staff recommends Option 1

- Option 1: Council authorizes the City Manager to sign the Interlocal Agreement with Thurston County and the cities of Olympia and Tumwater regarding the Regional Environmental Education Partnership.
- Option 2: Council does not authorize the City Manager to sign the Interlocal Agreement with Thurston County and the cities of Olympia and Tumwater regarding the Regional Environmental Education Partnership. Council provides direction to City staff on elements to consider in regards to this issue, and after further diligence on these elements, City staff would then return to Council to review.

**INTERLOCAL AGREEMENT BETWEEN THURSTON COUNTY
AND THE CITIES OF LACEY, OLYMPIA, AND TUMWATER
IMPLEMENTING A REGIONAL ENVIRONMENTAL EDUCATION PROGRAM**

This agreement ("Agreement") is made and entered into by and between Thurston County, a subdivision of the State of Washington, hereinafter, "COUNTY" and the Cities of Lacey, Olympia and Tumwater, municipal corporations, hereinafter, "CITIES", collectively referred to as the "PARTNERS".

WHEREAS, the Federal Clean Water Act, 33 U.S.C. § 1251 et seq. and the Phase II Stormwater Final Rule promulgated by the U.S. Environmental Protection Agency ("EPA") require the operators of certain municipal separate stormwater sewer systems ("MS4") to obtain National Pollutant Discharge Elimination System ("NPDES") permit coverage; and

WHEREAS, in Washington State, the EPA has delegated authority for the Federal Clean Water Act, including development and administration of the Phase II municipal stormwater management program, to the Washington State Department of Ecology ("Ecology"); and

WHEREAS, the Washington State Department of Ecology requires owners or operators of a municipal separate storm sewer system to obtain coverage under a Western Washington Phase II Municipal Stormwater Permit (PERMIT); and

WHEREAS, Thurston County and the Cities of Lacey, Olympia and Tumwater have all applied for separate coverage under the PERMIT; and

WHEREAS, mutual benefits will accrue to the parties hereto and the people which each serves in the cooperative implementation of the Regional Environmental Education Partnership ("PARTNERSHIP"), and

WHEREAS, the Interlocal Cooperation Act, chapter 39.34 RCW, further authorizes the parties hereto to enter into this Agreement; and

WHEREAS, Permittees are required by PERMIT Section S5.C.2 to provide stormwater education and outreach programs designed to achieve measurable reductions in behaviors that cause or contribute to adverse stormwater impacts; and

WHEREAS, coordination among Permittees with adjoining or shared geographic areas is encouraged by Washington State Department of Ecology and enhances access to federal, state, and other financial and technical support; and

WHEREAS, customers of the PARTNERSHIP share media sources and benefit from consistent messaging and programs across city and county boundaries; and

WHEREAS, municipal resource efficiency is increased, and cost savings are realized through sharing expertise, expenses, and staff time to gain economies of scale and avoid duplication; and

WHEREAS, Thurston County, and the cities of Lacey, Olympia, and Tumwater desire to continue working together under a PARTNERSHIP to coordinate joint development and implementation of stormwater education and outreach program;

NOW, THEREFORE, IT IS MUTUALLY AGREED BY THE PARTNERS:

1. **PURPOSE**. The purpose of this Agreement is to provide a mechanism through which the PARTNERS voluntarily collaborate in the development, implementation and funding of stormwater education and outreach messages, materials, activities and program assessment tools for the general public, businesses and other priority audiences as required by the PERMIT and other stormwater needs.
2. **AGREEMENT SCOPE**. The PARTNERS shall prepare an annual Work Plan to describe regional stormwater education and outreach project and program priorities, coordination, and jurisdictional roles and responsibilities. The annual Work Plan shall be reviewed and approved in writing by the PARTNERSHIP managers each year and should occur no later than November 30th of the preceding year to ensure sufficient time to allocate resources to carry out the Work Plan. Programs within the Work Plan should strive to include baseline data and, where applicable, resulting data following program implementation. Any available pre/post data should be used to assess programmatic strengths and weaknesses and to inform subsequent efforts. In the event an annual Work Plan is not approved prior to December 31st of the preceding year, this Agreement shall terminate unless the PARTNERS agree to an extension by which the annual Work Plan shall be reviewed and approved.
3. **STORMWATER EDUCATION AND OUTREACH PROGRAM**. In accordance with PERMIT Section S5.C.2, which is incorporated by reference, the regional stormwater education and outreach program described in the Work Plan shall be designed to:
 - Build general awareness about methods to address and reduce impacts from stormwater runoff;
 - Effect behavior change to reduce or eliminate behaviors and practices that cause or contribute to adverse stormwater impacts; and
 - Create stewardship opportunities that encourages community engagement in addressing the impacts from stormwater runoff.

Further, it shall address the minimum performance metrics dictated by PERMIT Section S5.C.2, which are as follows:

- a. Each Permittee shall implement an education and outreach program. The program design shall be based on local or regional (or a combination of both) water quality information and priority audience characteristics to identify high priority audiences, subject areas, and/or Best Management Practices (BMPs). Based on the priority audience's demographic, the Permittee shall consider delivering its selected messages in language(s) other than English, as appropriate to the priority audience.
- i. ***General awareness***. To build general awareness, Permittees shall annually select, at a minimum, one priority audience and one subject area from either (a) or (b):

- (a) *Priority audiences:* General public (including overburdened communities, school age children, college/university, or trade students) or businesses (including home-based, or mobile businesses). Subject areas:
- General impacts of stormwater on surface waters, including impacts from impervious surfaces.
 - Low impact development (LID) principles and LID BMPs.
- (b) *Priority audiences:* Engineers, contractors, developers, property owners/managers, or land use planners. Subject areas:
- Technical standards for stormwater site and erosion control plans.
 - LID principles and LID BMPs.
 - Stormwater treatment and flow control BMPs/facilities.
 - Source control BMPs for building materials to reduce pollution to stormwater, including but not limited to stormwater pollution from PCB-containing materials.
- (c) Permittees shall provide subject area information to the priority audience on an ongoing or strategic schedule.

ii. ***Behavior change.*** To affect behavior change, Permittees shall select, at a minimum, one priority audience and one BMP.

- (a) *Priority Audiences:* Residents, landscapers, property managers/owners, developers, school age children, college/university, trade students, or businesses (including home- based or mobile businesses).

BMPs:

- Use and storage of: pesticides, fertilizers, and/or other household chemicals.
- Use and storage of: automotive chemicals, hazardous cleaning supplies, carwash soaps, and/or other hazardous materials.
- Prevention of illicit discharges.
- Yard care techniques protective of water quality.
- Carpet cleaning.
- Repair and maintenance BMPs for: vehicles, equipment, and/or home/buildings.
- Pet waste management and disposal.
- LID Principles and LID BMPs.

- Stormwater facility maintenance, including LID facilities.
 - Dumpster and trash compactor maintenance.
 - Litter and debris prevention.
 - Sediment and erosion control.
 - (Audience specific) Source control BMPs (refer to S5.C.8).
 - (Audience specific) Locally important, municipal stormwater-related subject area.
- (b) Social marketing campaign development. Based on the recommendation from 2024 evaluation and report, no later than July 1, 2025, each Permittee shall follow social marketing practices and methods and develop a campaign that is tailored to the community, including development of a program evaluation plan. Each Permittee shall:
1. Develop a strategy and schedule to implement the existing campaign more effectively; or
 2. Develop a strategy and schedule to expand the existing campaign to a new priority audience or BMPs; or
 3. Develop a strategy and schedule for a new priority audience and BMP behavior change campaign.
- (c) Behavior change campaign implementation. No later than September 1, 2025, begin to implement the strategy developed in S5.C.2.a.ii.(b).
- (d) Behavior change campaign evaluation. No later than March 31, 2029, evaluate and submit report on:
1. The changes in understanding and adoption of behaviors resulting from the implementation of the strategy; and
 2. Any planned or recommended changes to the campaign to be more effective; describe the strategies and process to achieve the results.
- (e) Behavior change campaign adaptive management. Permittees shall use results of the evaluation to continue to direct effective methods and implementation of the ongoing behavior change program.

Stewardship. Each Permittee shall provide, partner with, or promote stewardship opportunities to encourage residents or businesses to participate in activities or events planned and organized within the community, such as: stream teams, storm drain marking, volunteer monitoring, riparian plantings, and watershed habitat improvement. Permittees may provide, partner with, or promote stewardship opportunities created or organized by existing organizations (including non-Permittees).

4. **RELATIONSHIP OF THE PARTNERS.** The PARTNERS agree that they intend

to act cooperatively pursuant to the authority of chapter 39.34 RCW to accomplish the purposes recited herein. No separate legal entity is created by this Agreement. This Agreement shall be administered jointly by the Cities and the County. Employees of each PARTNER shall remain at all times under the direction and control of their original employer and the performance of work for any other PARTNER pursuant to this Agreement shall not change that relationship for any purpose.

5. **PAYMENT AND FUNDING.** Each PARTNER shall provide funds necessary for the execution of the annually updated Work Plan, at a cost not to exceed levels defined in Section 11.

For purposes of this Agreement, the approval and adoption of the respective annual stormwater program budgets by the County and Cities will serve as the commitment to fund each PARTNERS share of the Work Plan.

6. **COUNTY AND CITY STAFF REPRESENTATIVES.**

- a. The managers, identified below, shall meet annually to discuss overall management and direction of the PARTNERSHIP, and review and adopt the Work Plan prepared by staff. The managers shall represent their jurisdictions in all matters pertaining to the projects and services rendered under this Agreement.
- b. Maximum staff allocations will be divided between the jurisdictions proportionate to their percent contribution based on jurisdiction population and shall be defined by the level of effort and resource availability required to fulfill the adopted annual Work Plan. These allocations represent the full capacity of each jurisdiction to contribute to a regional Work Plan.
- c. Following a change of representative, PARTNERS will inform each of the other parties in writing within fifteen (15) calendar days of vacancy. The jurisdiction is responsible for ensuring the work the representative committed to in the Work Plan is fulfilled.
- d. Any written correspondence shall be delivered to the addresses shown below.

	Lacey	Olympia	Tumwater	Thurston County
Manager	Senior Stormwater Engineer	Environmental Services Supervisor	Water Resources Program Manager	Senior Planner – Public Engagement
Address	420 College Street Lacey, WA 98503	PO Box 1967 Olympia, WA 98507	555 Israel Road SW Tumwater, WA 98501	3000 Pacific Ave SE, Olympia WA 98501

7. **REPORTING.** For each year this Agreement is in effect, the PARTNERS will jointly report the progress and results of work conducted under this Agreement by February 28th of the following year in a manner that is mutually useful in the fulfillment of PERMIT reporting requirements for public education activities, as

specified in PERMIT Section S9.D.

8. **RESPONSIBILITIES OF THE PARTNERS.** It is mutually understood that PARTNERS agree to the following:
- a. Each of the PARTNERS will be independently responsible for the management and implementation of the projects and programs outlined for the respective jurisdiction(s) in the Work Plan. If a jurisdiction can't fulfill a task they committed to in the Work Plan, they must notify the Partners, including what can't be completed and why.
 - b. The projects and programs in the Work Plan will be implemented across each jurisdiction proportionate to their percent contribution, based on jurisdiction population.
 - c. The Work Plan shall define staffing commitments and an estimated budget, including material, incentive, contracted services, and supply expenses for all costs to be shared by the Partners.
 - d. Non-staff costs shall be allocated proportionately based on the residential population of each jurisdiction as follows:¹

Jurisdiction	Population (2024)	Percentage ²
City of Lacey	60,210	27%
City of Olympia	57,450	26%
City of Tumwater	27,470	12%
Thurston County ³	77,142	35%
Total	222,272	100%

- e. In the event the lead jurisdiction for a task, project or program outlined in the Annual Work Plan pays a vendor or contractor for materials or services in full, the lead jurisdiction shall invoice the PARTNERS based on the cost allocation percentages listed in Section 8.d. above, to ensure equity among the jurisdictions. Invoices shall contain supporting documentation necessary for payment authorization.
- f. The PARTNERS will independently provide administrative services and act as financial manager for this Agreement. Where separate professional service contracts are engaged, the lead jurisdiction shall manage the contract and allocate costs to the PARTNERS as outlined in Section 8.d. of this Agreement.

9. **REIMBURSEMENT.** PARTNERS shall pay the lead jurisdiction for actual

¹ The population figures are obtained from [Thurston Regional Planning Council](#) and shall be updated upon this AGREEMENT's renewal.

² Percentages shown are based on the full participation of all PARTNERS.

³ Population within the Municipal Separate Storm and Sewer Systems (MS4) permit boundary.

expenses, not including staff time, upon presentation of a properly executed invoice. Costs shall be charged based on the cost allocation percentages listed in Section 8.d. above and paid up to the maximum annual level agreed to in Section 11 of this Agreement. Reimbursement requests will be made quarterly, and PARTNERS shall pay the lead jurisdiction within thirty (30) days of receipt of a properly executed invoice with supporting documentation.

10. **ASSIGNMENT**. The PARTNERS may assign or subcontract any portion of the services provided within the terms of this Agreement. All terms and conditions of the Agreement shall apply to any approved subcontract or assignment related to this Agreement.
11. **ESTIMATED COST AND FINANCING**: For consideration of this Agreement, the PARTNERS shall plan activities under the abovementioned Work Plan, such that estimated total costs do not exceed the Maximum Annual Cost Allocation identified below:

	Cost Per Year	Cost Per Agreement (5 years)
Lacey	32,400	162,000
Olympia	31,200	156,000
Tumwater	14,400	72,000
Thurston County	42,000	210,000
Total	\$120,000	\$600,000

- a. Each party shall make a good faith effort to participate at the funding levels necessary to fund the pro-rata share of the Agreement's Work Plan, as permitted by the adoption and approval of the annual budget. In the event a PARTNER fails to secure the necessary funding, refer to Section 12 – REALLOCATION OF FUNDS DUE TO BUDGET REDUCTION hereafter.
 - b. In the event additional funds are necessary due to increased programmatic needs, level of effort, or inflation, Partners can request additional funds for up to \$5,000 per year. If additional funds are needed beyond that, each jurisdiction shall secure additional funds independently, or jointly through a grant application, and amend this section.
12. **REALLOCATION OF FUNDS DUE TO BUDGET REDUCTION**: Should a PARTNER fail to secure adequate funding for any or all elements outlined in the Work Plan, the PARTNER shall:
 - a. Provide written notice to the PARTNERS within thirty (30) calendar days of its budget adoption. The PARTNERSHIP Managers agree to meet

within fourteen (14) calendar days thereafter to discuss the impacts of such a budget reduction. As participation for each PARTNER is contingent upon final budget approval and adoption, the PARTNERS may elect to redistribute costs or eliminate specific program elements as needed, provided that the participating PARTNERS do not exceed the maximum amounts indicated in Section 11: ESTIMATED COST AND FINANCING, unless otherwise agreed upon in writing through either subsequent agreements or addendums to this Agreement.

13. **DURATION.** This Agreement shall start January 1, 2025, and shall terminate on December 31, 2029, subject to amendment, and may be extended upon written agreement of the PARTNERS.
14. **HOLD HARMLESS AND INDEMNIFICATION.** All PARTNERS shall accept responsibility for any and all liability arising from acts of its own officers, employees, agents and contractors to the extent provided by law.
 - a. Each party agrees to indemnify, defend, and hold harmless the other party, and its officers, agents, and employees for all claims (including demands, suits, penalties, losses, damages or costs of any kind whatsoever) including costs, expenses and reasonable attorney's fees, to the extent such a claim arises or is caused by the indemnifying party's own negligence or that of its officers, agents, or employees in performance of this Agreement.
 - b. Nothing contained in this section of this Agreement shall be construed to create a liability or a right of indemnification in any third party.
 - c. This section shall survive the expiration of this Agreement.
15. **SETTLEMENT OF DISPUTES.** In the event that a dispute arises under this Agreement, written notification of the nature of the dispute will be provided to the representatives designated in Section 6, herein. If resolution cannot be achieved by the representatives, the department or division director of each party shall meet and attempt to resolve the dispute. In the event the parties are unable to resolve the dispute in this manner, the dispute may be resolved by mediation or arbitration if the parties mutually agree in writing. If there is no agreement for alternate dispute resolution, any party may file a lawsuit in a court of competent jurisdiction according to the terms of this Agreement.
16. **ENTIRE AGREEMENT.** The parties agree that this Agreement is the complete expression of its terms and conditions. Any oral or written representations or understandings not incorporated in this Agreement are specifically excluded.
17. **AMENDMENTS.** The parties hereby further agree that this Agreement cannot be amended or modified without the written concurrence of all parties.
18. **ADMISSION OF ADDITIONAL PARTIES.** Additional parties may be added to this Agreement upon such terms and conditions as determined by the PARTNERS. The admission of such additional parties shall be by written addendum to this Agreement, signed by the PARTNERS and the new party.
19. **TERMINATION.** Any party to this Agreement may terminate this Agreement by giving the other parties at least ninety (90) days advance written notice. If this Agreement is so terminated, the parties shall be liable only for performance rendered or costs incurred in

accordance with the terms of this Agreement prior to the effective date of termination. The hold harmless and indemnification provisions of this Agreement shall survive termination or expiration of this Agreement.

20. **WAIVER.** A failure by any party to this agreement to exercise its rights under this Agreement shall not preclude that party from subsequent exercise of such rights and shall not constitute a waiver of any other rights under this Agreement unless stated to be such in writing signed by an authorized representative of the party and attached to the original Agreement.
21. **VENUE.** The venue for any action to enforce or interpret this Agreement shall lie in the Superior Court of Washington for Pierce or Lewis County, Washington.
22. **COUNTERPARTS.** This Agreement may be executed in counterparts, and all such counterparts once so executed shall together be deemed to constitute one final agreement, as if one document had been signed by all PARTNERS, and each such counterpart, upon execution and delivery, shall be deemed a complete original, binding on the PARTNERS. A faxed or email copy of an original signature shall be deemed to have the same force and effect as the original signature.
23. **SEVERABILITY.** If any provision of this Agreement or any provision of any document incorporated by reference shall be held invalid, such invalidity shall not affect the other provisions of this Agreement that can be given effect without the invalid provision, if such remainder conforms to the requirements of applicable law and the fundamental purpose of this Agreement, and to this end the provisions of this Agreement are declared to be severable.
24. **RECORDS.** Each PARTNER shall maintain its own public records and shall be solely responsible for responding to records requests received about the subject matter of this Agreement. Any public records requests addressed to the PARTNERS collectively, as if this Agreement created a separate legal entity, shall be deemed to be a request received by each PARTNER individually. Each PARTNER shall respond separately, unless agreed to otherwise in writing and properly documented.
25. **POSTING OR RECORDING.** Prior to its entry into force, this Agreement shall be posted upon the websites of the PARTNERS or other electronically retrievable public source or filed with the Thurston County Auditor's Office or as required by RCW 39.34.040.

Each party has caused this Agreement to be signed by its duly authorized officer or representative as of the date set forth below its signature.

SIGNATURE PAGES FOLLOW

CITY OF LACEY

City Manager

Date: _____

APPROVED AS TO FORM

City Attorney

ATTEST:

City Clerk

CITY OF OLYMPIA

Mayor

Date: _____

APPROVED AS TO FORM:

City Attorney

ATTEST:

City Clerk

CITY OF TUMWATER

Mayor

Date: _____

APPROVED AS TO FORM:

City Attorney

ATTEST:

City Clerk

THURSTON COUNTY BOARD OF COUNTY COMMISSIONERS

Chair

Date:

Vice-Chair

Date:

Board Member

Date:

Board Member

Date:

Board Member

Date:

ATTEST:

Clerk

APPROVED AS TO FORM:
PROSECUTING ATTORNEY
Jon Tunheim

Deputy Prosecuting Attorney



LACEY CITY COUNCIL MEETING

February 4, 2025

SUBJECT: Greg Cuoio Park - Phase 1A

RECOMMENDATION: Motion to award Lacey Contract Number PW 2022-06 to low bidder Midway Underground, LLC of Toledo, WA in the amount of \$6,136,785.84.

STAFF CONTACT: Rick Walk, City Manager *RW*
Scott Egger, P.E., Public Works Director *SE* Jen Burbidge, Parks,
Culture and Recreation Director *JB*
Ashley Smith, P.E., Engineering Design Manager
Brett Boogerd, P.E., Capital Project Engineer *BB*
Tyson Poeckh, P.E., Project Administrator *TP*

ORIGINATED BY: Public Works Department

ATTACHMENTS: Bid Summary Sheet

FISCAL NOTE: Greg Cuoio Park – Phase 1A was anticipated and included in the 2025 approved budget. Using normal contingency and soft cost projections, it is possible the total project costs will exceed the authorized budget. In the event additional budget appropriations become necessary, staff recommends using the newly established Fund 304 Capital Project Revenue (real estate excise taxes) or Park, Culture and Recreation reserves to fund any potential budget amendments. Funding for the project is provided under the fund code PR22CP which includes:

General Fund Committed Reserves (\$5,480,000)
ADA Grant (\$499,550)
RCO Grant (\$500,000)

WORK PLAN GOAL AND STRATEGY: Vibrant Place to Live, Work, & Play – (C)

PRIOR REVIEW: This project has been reviewed by City Council on several occasions, most recently at the November 5, 2024 City Council Meeting and is a Council priority project.

BACKGROUND:

This contract provides for site development of Greg Cuoio Park, to include construction of a public park entrance, emergency and maintenance access, entrance gates, parking lot, illumination, tree removal, landscaping, stormwater management, water and sewer pipe for future connections, a

playground, a picnic shelter, signage, 18-hole disc golf course, soft-surface and hard-surface trails, and other work.

The project was advertised for over six weeks, and bids were opened on January 23, 2025. Ten (10) bids were received. The bids ranged from a low of \$6,136,785.84 to a high of \$9,140,873.15. Midway Underground, LLC of Toledo, WA, is low bidder at \$6,136,785.84. One proposal was considered irregular and was rejected. A Bid Summary Sheet is attached.

Funding Breakdown	
General fund	\$5,137,235.83
ADA Grant	\$499,550.00
RCO Grant	\$500,000.00
Total	\$6,136,785.83

Midway Underground is qualified and capable of performing the work. Start date of the project is anticipated to be March of 2025 and there are 150 working days allotted. Public access to the park is anticipated to be provided in the third quarter of 2025.

NEXT STEPS:

Option 1: Approve a motion to award the Contract Total in the amount of \$6,136,785.84 to Midway Underground to complete the work on this project. This option is recommended by staff.

Option 2: Reject all bids and rebid the project at a later date. Bid amounts are unlikely to decrease. Additionally, funding from one or both of the grants allocated to this project would be at risk.

CITY OF LACEY
Greg Cuoio Park – Phase 1A
PW 2022-06

CONTRACTOR	LOCATION	BID	POS.
Midway Underground	Toledo	\$6,136,785.83	1
Active Construction Inc	Puyallup	\$6,497,496.99	2
Terra Dynamics Inc	Algona	\$6,893,810.48	3
Sound Pacific Construction	Gig Harbor	\$7,010,084.49	4
Strickland & Sons Excavation	Buckley	\$7,400,003.81	5
Olson Brothers Excavating	Puyallup	\$7,493,852.71	6
Western United Civil Group	Yacolt	\$7,541,336.35	7
Miles Resources	Puyallup	\$8,978,598.32	8
Granite Construction Company	Olympia	\$9,140,873.15	9

Sunset Grill Construction	Seattle	Rejected	
ENGINEER'S ESTIMATE: \$5,830,407.82			



Choose an item.

LACEY CITY COUNCIL

Mayor Andy Ryder
Deputy Mayor Malcolm Miller
Lenny Greenstein
Michael Steadman
Carolyn Cox
Robin Vazquez
Nicolas Dunning

CITY MANAGER

Rick Walk

2/4/2025

Marty Kooistra and Civic Commons Team
Sent via email to: m.kooistra@civic-commons.org

RE: Request to join Black Home Initiative

Dear Marty and the Civic Commons Team:

On behalf of the City of Lacey (City), I am writing to express our interest in joining the Black Home Initiative (BHI) as it expands to Thurston County as a partner entity.

We appreciate your leadership in spearheading this essential effort. We also want to thank Marty Kooistra for presenting information on the BHI to our Commission on Equity in October. Through this presentation and review of BHI plans, we recognize that BHI is engaged in meaningful, impactful work to address disparities in homeownership and wealth-building opportunities for Black families in the greater Puget Sound area.

Our equity vision, mission, and values support your efforts. The City Council recently adopted our Diversity, Equity, Inclusion, and Belonging Strategic Plan (DEIB Plan). Our Vision for Lacey "is an inclusive community that embraces the gifts, talents, experiences, and contributions of all community members and works collaboratively, internally and externally, to advance equity in Lacey. Lacey is a community where:

- Change starts by LISTENING
- Diversity is CELEBRATED
- ACTIONS are aligned with values
- Opportunities are EQUITABLE
- **Partnerships are CULTIVATED**



- **Barriers to FULL PARTICIPATION are eliminated, and**
- ACCOUNTABILITY is central to achieving the above.”

Specific to Housing, the DEIB Plan identifies the City as a leader, partner, and advocate in, “support[ing] efforts to increase homeownership and reduce displacement” and “implement[ing] and enhanc[ing] affordable housing and houseless services with community partners.”

We recognize the longstanding discriminatory practices and other histories of inequity and discrimination that have shaped the disparities tangible in our communities today. Though we didn’t create these inequities, as leaders, we are tasked with helping eliminate them and safeguard against future injustices. We know that we have the power to improve our City and the lives of our community members.

To this end, we want to help create equitable solutions that uplift marginalized communities. Access to stable, affordable housing is key to financial independence and long-term well-being. We look forward to finding potential areas of collaboration with your team and ways we can lead, partner, and advocate for this vital movement.

We recognize that there may be times when our ability to contribute—directly or indirectly—may be constrained. However, when possible, we remain committed to finding opportunities to support this effort as leaders, partners, and advocates.

Thank you for considering our interest in joining the Black Home Initiative. We look forward to the possibility of working together to create lasting, positive change in the lives of Black homeowners and communities.

Sincerely,

Mayor

cc:

Lacey City Council
Rick Walk, City Manager



Black Home Initiative

Closing the racial wealth divide
through homeownership

Presented by: Marty Kooistra
Network Weaver

To: Commission on Equity
City of Lacey

October 28, 2024



Marty Kooistra

Network Weaver – Civic Commons
Project Manager – Black Home Initiative



How Did We Get Here?

**Convening To Explore
Concept (Washington
Roundtable and Washington
Bankers Association)**

**Center for Community
Investment (CCI) selects Civic
Commons to convene 3-year
greater Seattle effort**

Seven Point Plan Released

Mar. 2021

Mar. 2021

July 2021

Sep. 2021

Oct. 2021

Mar. 2022

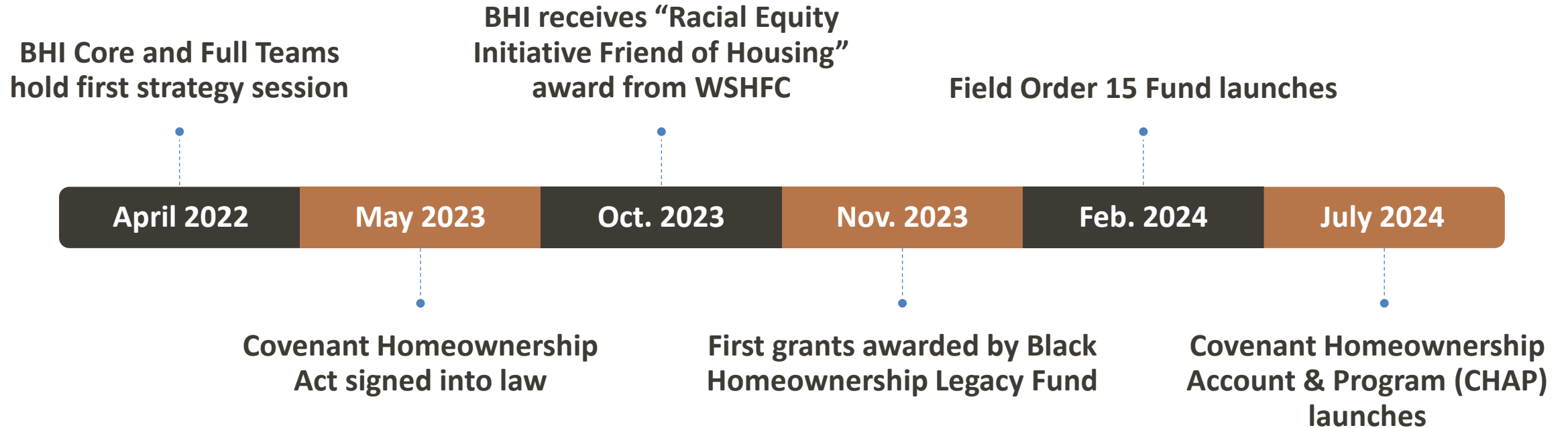
**Summit to Launch
Development of Seven Point
Plan to Increase Black
Homeownership**

**Core Team of Seven
Community Leaders Has
Inaugural Meeting**

**Formal announcement of
Black Home Initiative (BHI).**

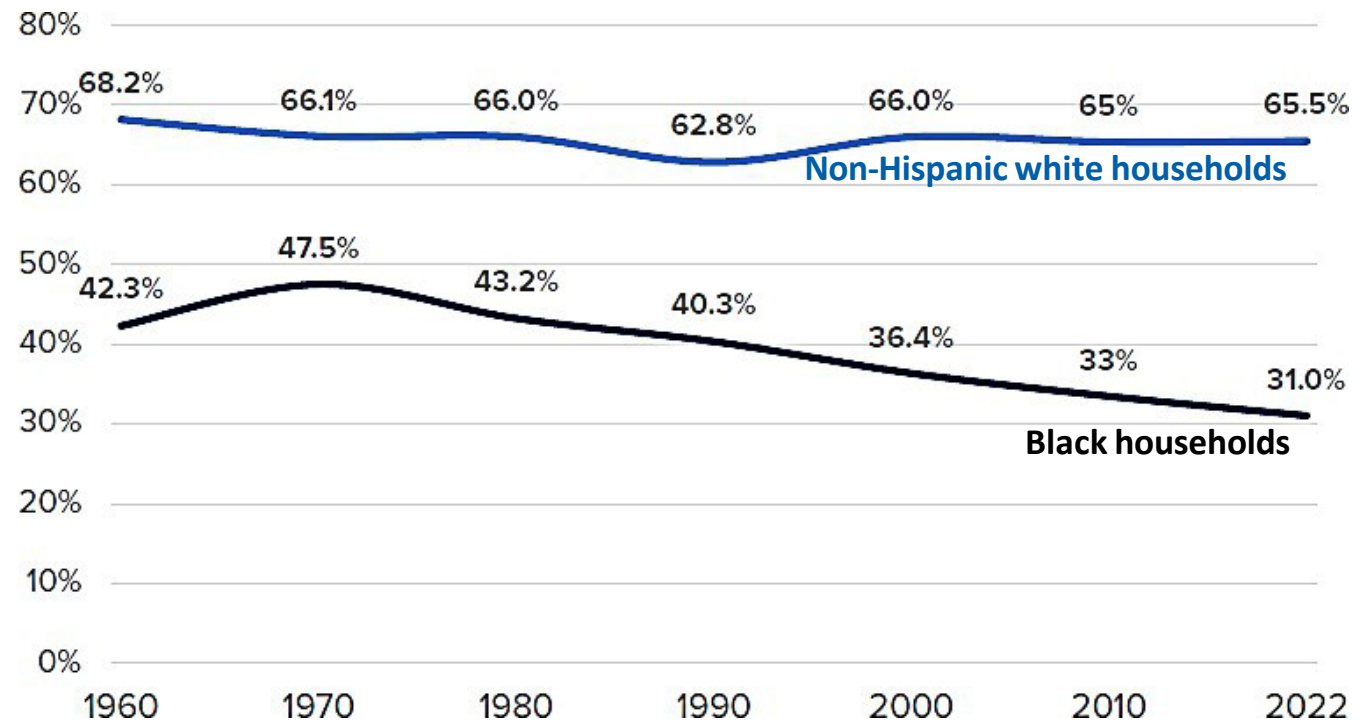
**Black Home
Initiative**

Closing the racial wealth divide
through homeownership



Homeownership Rates in Seattle-Tacoma-Bellevue, 1960-2022

The percentage of Black homeowners in the Seattle-Tacoma-Bellevue metropolitan area has declined dramatically since passage of the Fair Housing Act in 1968, steadily widening the gap between Black and white homeownership rates.

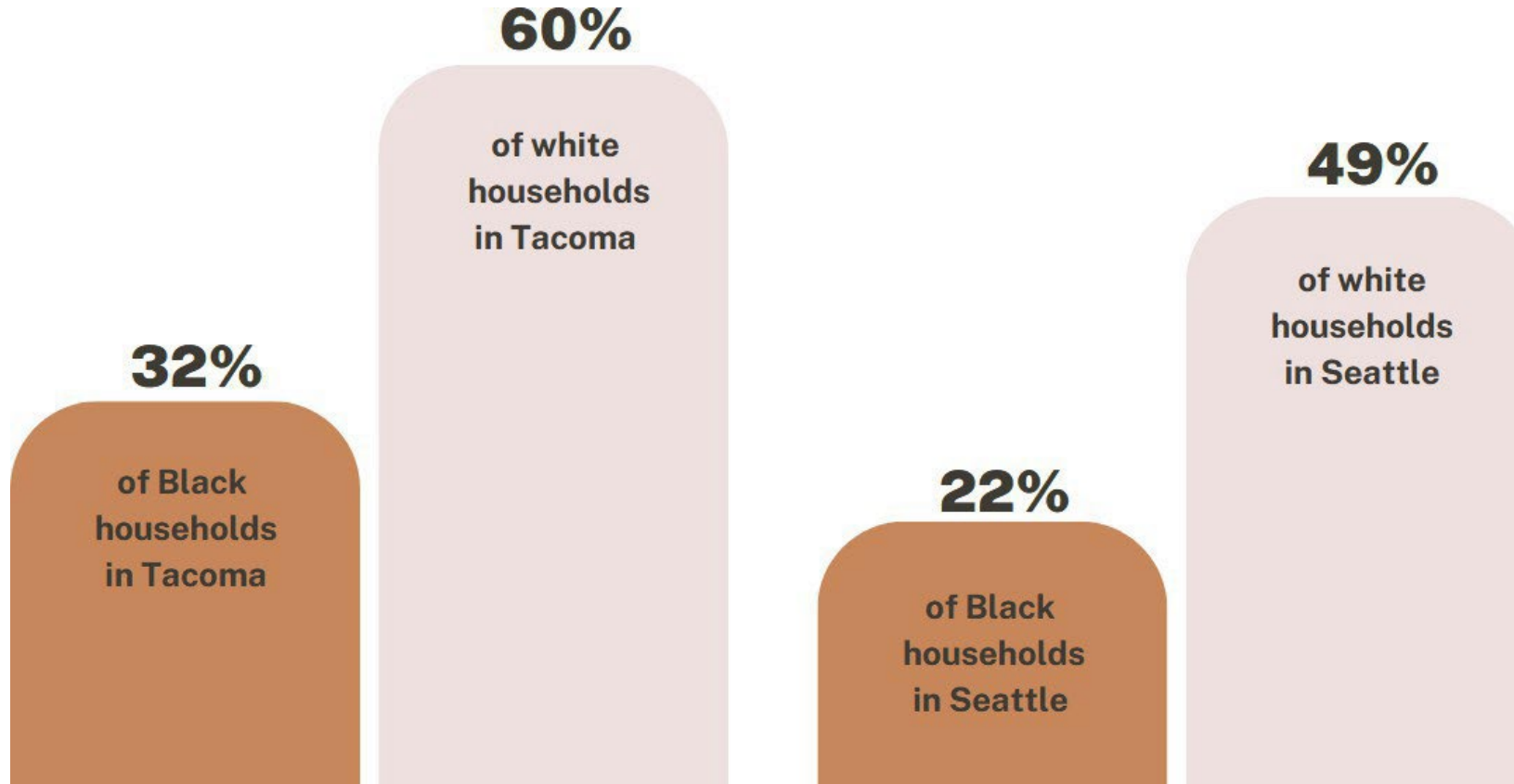


Source: Carr, J.H., & Zonta, M. (2023). *2023 State of Black homeownership in the Seattle-Tacoma-Bellevue, WA, MSA*. National Association of Real Estate Brokers Board of Directors.

Black Home Initiative

Closing the racial wealth divide through homeownership

Who Owned Homes in Tacoma & Seattle in 2021?

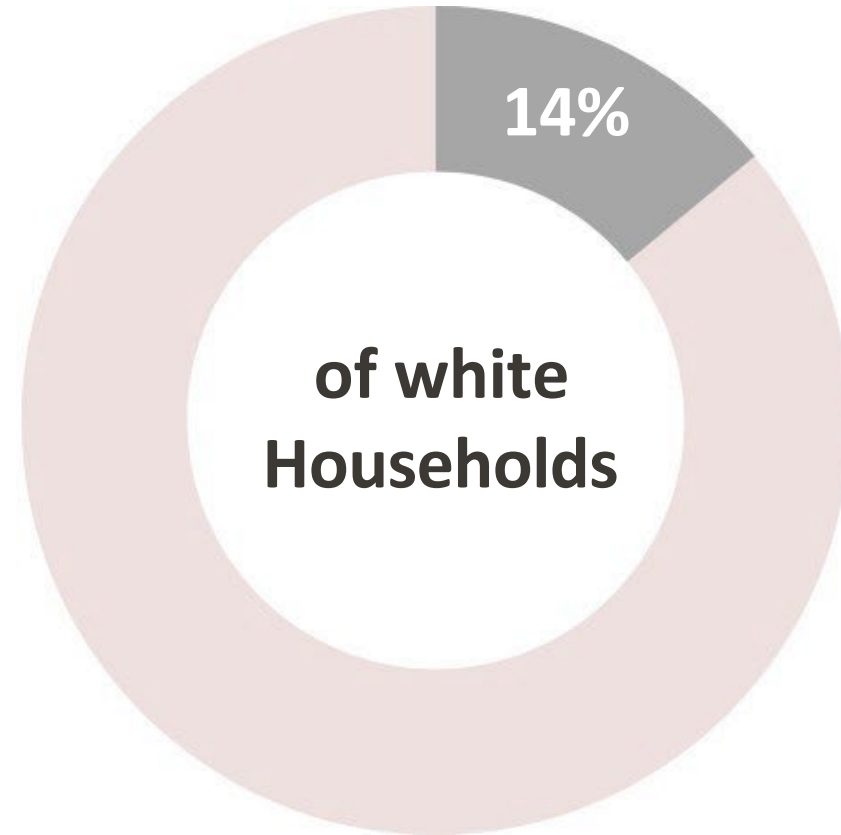
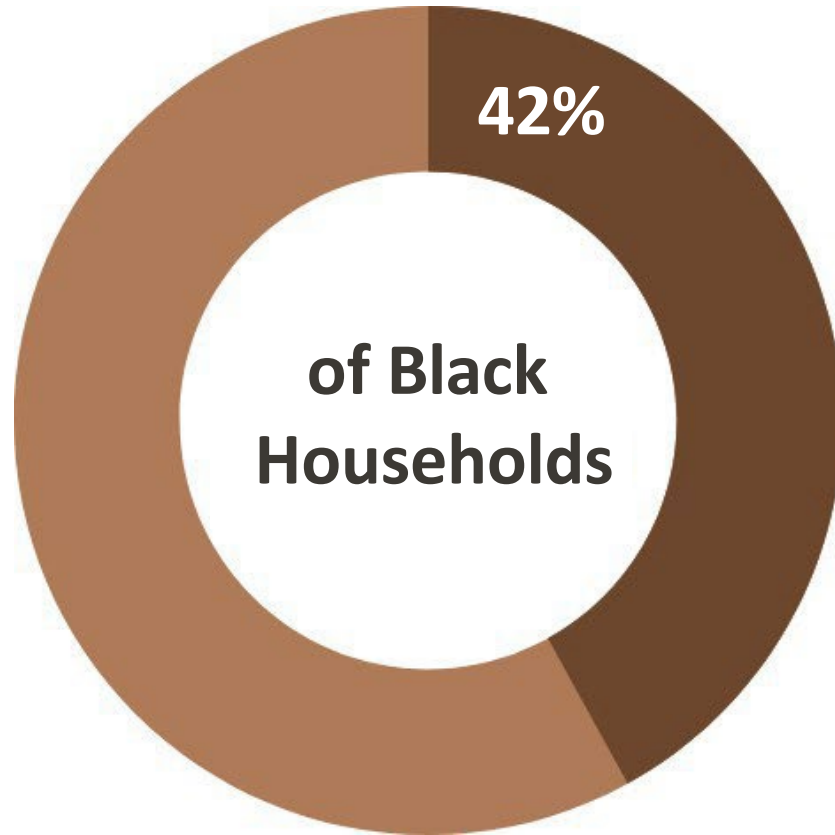


Source: U.S. Census, American Community Survey (2021 PUMS data set). Retrieved from scorecard.prosperitynow.org/reports#report-data-table

Black Home Initiative

Closing the racial wealth divide through homeownership

WA State Households with Zero Net Worth



Source: *The Racial Wealth Divide in Seattle* (2021 scorecard data). Retrieved from www.prosperitynow.org

What is Black Home Initiative (BHI)?

Black Home Initiative is part of *Connecting Capital and Community(3C)*, a national project of the Center for Community Investment (CCI) that targets racial inequities at the core of the housing ecosystem.

With initial seed funding from JPMorgan Chase, this multi-sector effort will apply CCI's *capital absorption framework* in five U.S. cities, including the greater Seattle area.

CIVIC
COMMONS



Black Home Initiative

BHI is convened by
Civic Commons

**Black Home
Initiative**

Closing the racial wealth divide
through homeownership

We Belong Here (WBH)

initiative develops relationships between people and institutions from all sectors, creating bonds that fuse existing power with the expertise of lived experience.

WBH is committed to the values of **belonging**, **love** and **justice** as efforts to bring about systems change through community-driven, cross-sector partnerships.



Scorecard for Shared

Prosperity is a data-driven dashboard designed around a shared vision for equity and prosperity, using a common set of tools and publicly available data to measure five dimensions of prosperity: **Individuals, Households, Communities, Economy, and Democracy.**



Network Weaving which focuses on building deep relationships within and across ecosystems to achieve shared priorities.

An example--Black Home Initiative is cross-sector network making up our region's ecosystem whose primary focus is to increase the number of Black households who successfully become homeowners.



Black Home Initiative

Closing the racial wealth divide
through homeownership

BHI Core Team Members

BHI CORE TEAM



Nicole Bascomb-Green
SVP, Head of Community
Lending, Umpqua Bank



Darryl Smith
Executive Director,
HomeSight



Lauren McGowan
Executive Director,
LISC Puget Sound



Patience Malaba
Executive Director, Housing
Development Consortium
Seattle-King Co.



Corey Orvold
Associate Real Estate Broker,
Coldwell Banker Danforth



Elizabeth Perez
Deputy Director &
Acting Executive
Director, Washington
Homeownership
Resource Center



Linda Taylor
VP of Housing & Financial
Empowerment, Urban
League of Metropolitan
Seattle



Michael Brown
Civic Architect, Civic
Commons

**Black Home
Initiative**

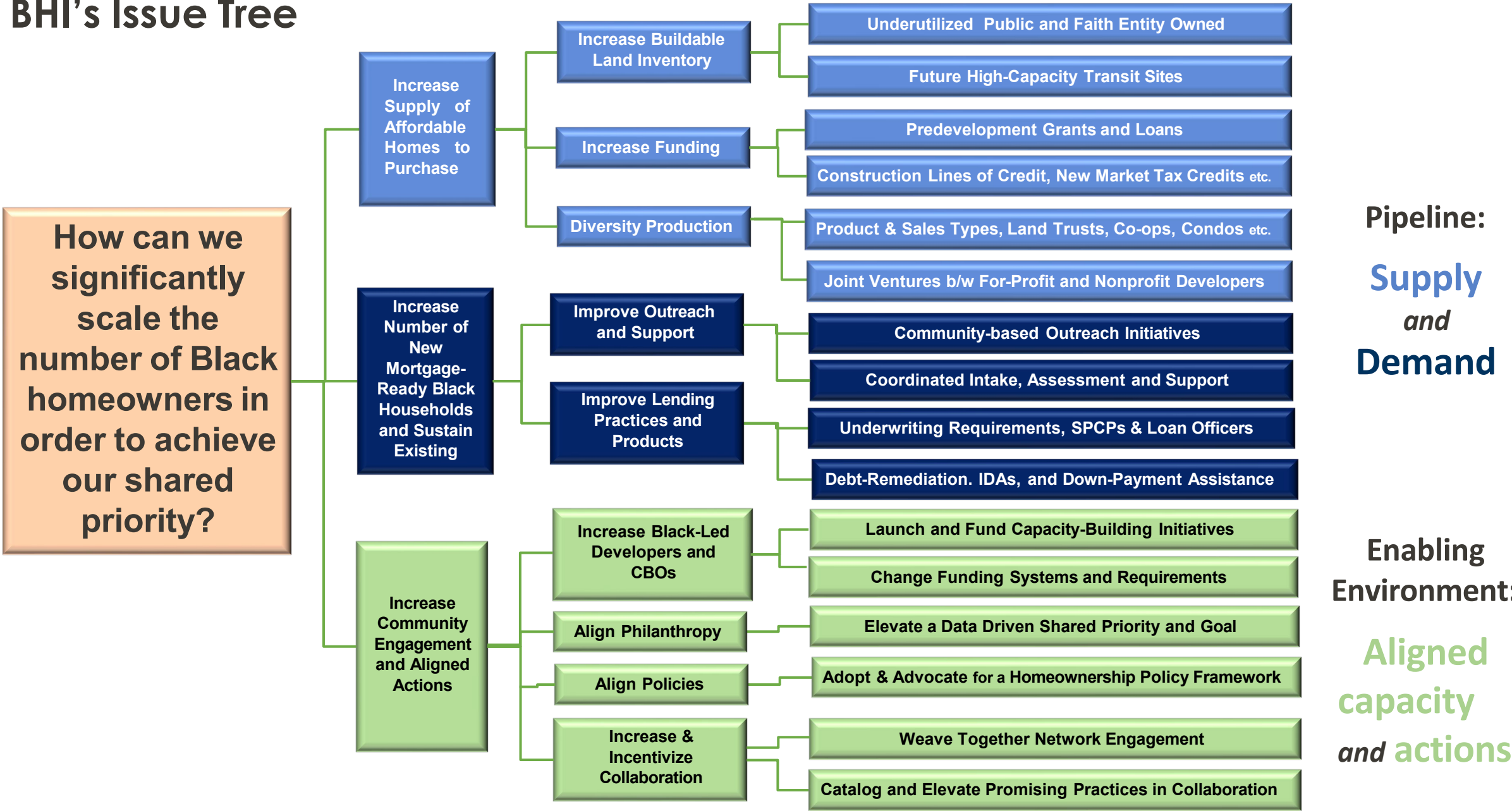
Closing the racial wealth divide
through homeownership

Our Shared Priority and Line of Sight

Provisional Result	The opportunity to own a home, and the potential benefits of that asset, are available to low- and moderate-income Black homeowners who desire it.
Key Performance Indicator	Number of new Black homeowners who have appropriately affordable mortgages and safe, durable, healthy homes.
Ultimate Desired Impact	The <i>reduction</i> of racial inequity and an <i>increase</i> in intergenerational Black household wealth.

December 2033: <i>What we hope to celebrate (outcomes)</i>	• 3,000 new Black LMI homeowners (with homes, mortgages, and locations as noted above). • Sustained and meaningful progress along a trajectory that leads to the elimination of: ○ disproportionality in homeownership rate between Black and white households ○ systemic barriers, including lending underwriting and real estate practices, that have impeded Black household access to homeownership.
December 2028: <i>What we hope to celebrate (outcomes)</i>	• 1,500 new first time Black LMI homeowners (<i>note, independent of sustaining existing buyers</i>)  • All systems that have impeded access to Black homeownership have been clearly defined and some have been transformed. 
July 2024: <i>Progress made towards those outcomes</i>	• We are a strongly aligned impact network delivering on the shared priority and outcomes.  ✓ New products—including loans, housing, programs, and resources—are underway. ✓ At least one policy win. • Strategies to sustain existing buyers are implemented. 
In Place: <i>Progress is being made towards those outcomes</i>	✓ Strong Core Team and group of advisors (Full Team) are in place, and they: ○ demonstrate trusting relationships with each other, ○ are connected to the community, and ○ have honed the project focus, mapped and aligned existing actions, and affirmed the community's shared priorities and developed a workplan. ✓ A policy framework is mapped and enables the shared vision.

The Comprehensive Focus: BHI's Issue Tree



You might be thinking,

“This is nice—but what’s different about this initiative compared to other past attempts?”

“A network – led by a network weaver weaving on the daily – has the potential to dismantle systems and enact policy better than any existing methodology.”

– Gregory Davis
Managing Strategist,
Rainier Beach Action Coalition
and BHI Core Team Member

We will accomplish the Shared Priority as a BHI
IMPACT NETWORK, with all participants serving as
NETWORK WEAVERS.

Less like this...



...and more like this.



BHI Network Partner Pledge Created; 100 partners signed on to date



Black Home Initiative

Closing the racial wealth divide
through homeownership

BHI Network Partner Principles

We strive to right the wrongs of past discriminatory practices and commit to a focus on doing all we can to ensure Black homebuyers get an opportunity to purchase homes.

We understand that the complexity of this issue dictates that we work together at new levels of collaboration, embracing a mindset that overcomes the fear of competition for scarce resources.

We fully engage in this work, wholeheartedly and with urgency, drawing on the breadth and depth of each of our partner organizations and their respective strengths. We engage in this work because we truly believe it must be done.

We embrace the power and hope of trust. While we prefer to know and define every detail about the work, we understand that there will be ambiguity as we name, and endeavor to carry out, the adaptive work before us.

BHI Application of Targeted Universalism

From the beginning BHI has used data to guide our approach to addressing housing inequity in the region. Cost-burdened households, homeownership rates, wealth gap data, etc. provided overwhelming information about who was furthest from housing equity, including those who had been displaced by gentrification and those at greatest risk of gentrification-based displacement. That led us to place a priority on improving homeownership opportunities for low- and moderate-income Foundational Black residents in our region.

*BHI's approach is one of **targeted universalism**. We want to see homeownership rates increase across the board, specifically for those who lag behind the majority population. It's why we are taking a systems approach to solving this persistent issue. Our conviction is that retooling a system to work for those most disadvantaged will produce benefits for both those furthest from opportunities and everyone in between.*

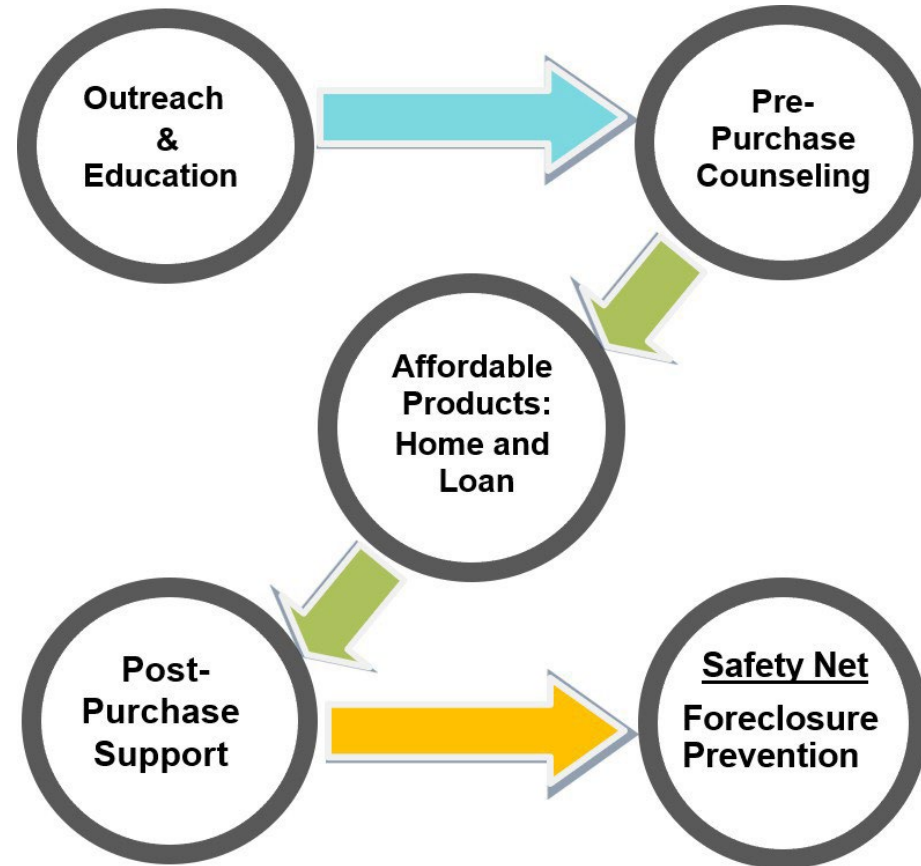
Homeownership is not an event...

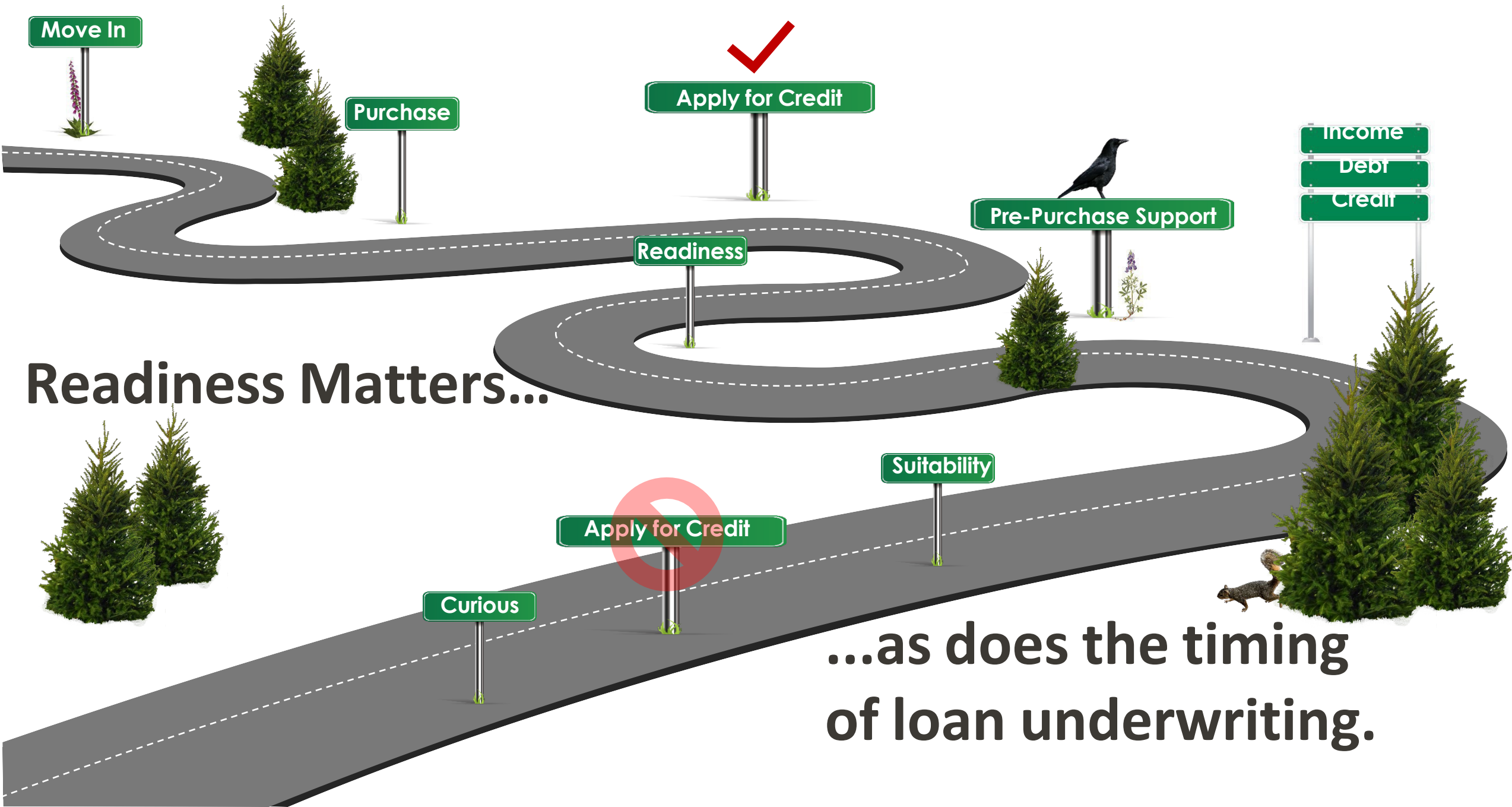


...it's a journey.

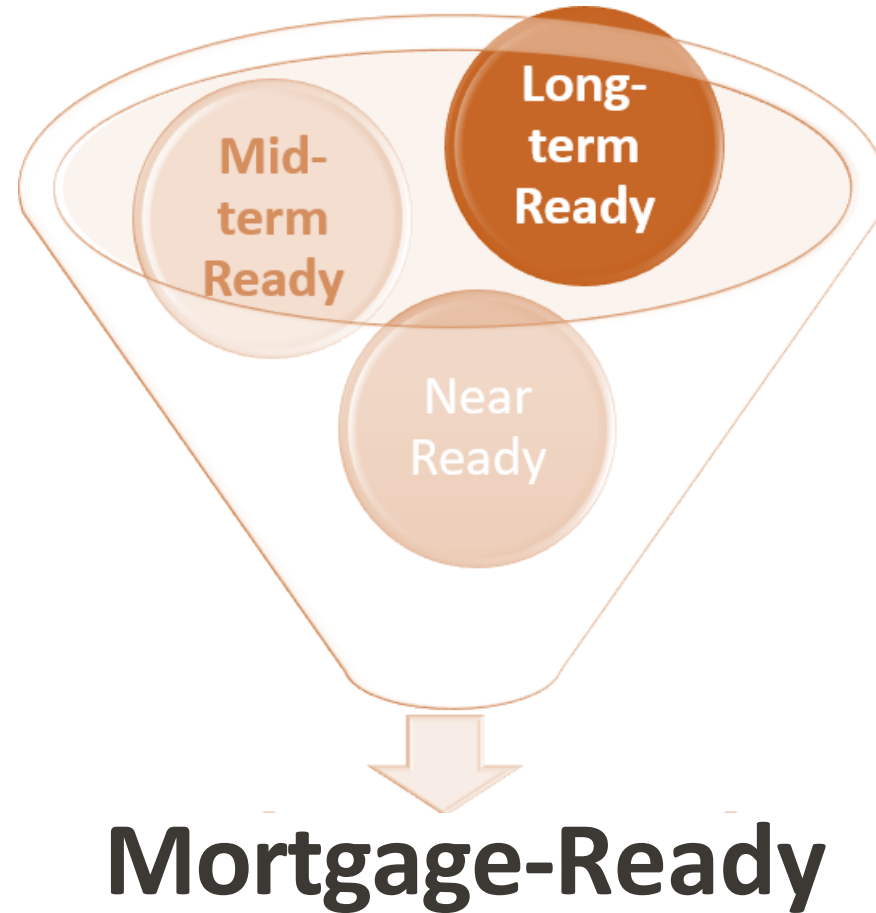


Homeownership: Steps to Success





Capturing Interested Households

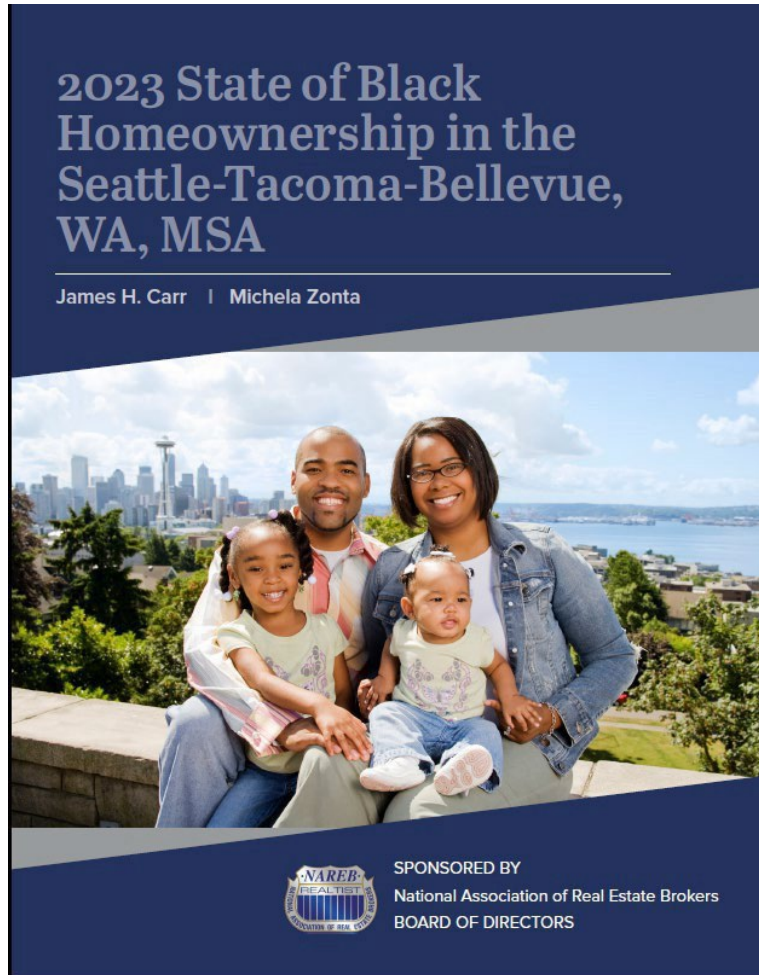


On the journey...

...we walk alongside each prospective homeowner on their unique homeownership journey and say, if necessary, *“not now”* rather than “no” or “never.”

BHI's Progress to Date

Progress Report 1: BHI Driving Robust Data



NAREB/WWR's community symposium celebrated release of the first in-the-nation ***"State of Housing in Black America (SHIBA)"*** report, focused specifically on the region served by BHI. This was a partnership effort with BHI [partner NAREB 2023+Black+Homeownership+Seattle+Paper_Final_V5+WEB+\(1\).pdf \(squarespace.com\)](#)

Black Home Initiative

Closing the racial wealth divide through homeownership

Progress Report 2: Designing + Launching Key BHI Funds/Programs Supporting Demand (Buyer ID + Prep)

Black Homeownership Legacy Fund (BHLF) (capacity building). This fund is housed at BHI partner Greater Tacoma Community Foundation.

- *Launched in September 2023 to support BIPOC led nonprofit organizations.*
- *Grant Committee formed and has made first awards totaling \$338,000.00*
- *New investment received from Community Reinvestment Program*

Buyer Readiness Fund (BRF) This fund is being set up by BHI partner HomeSight.

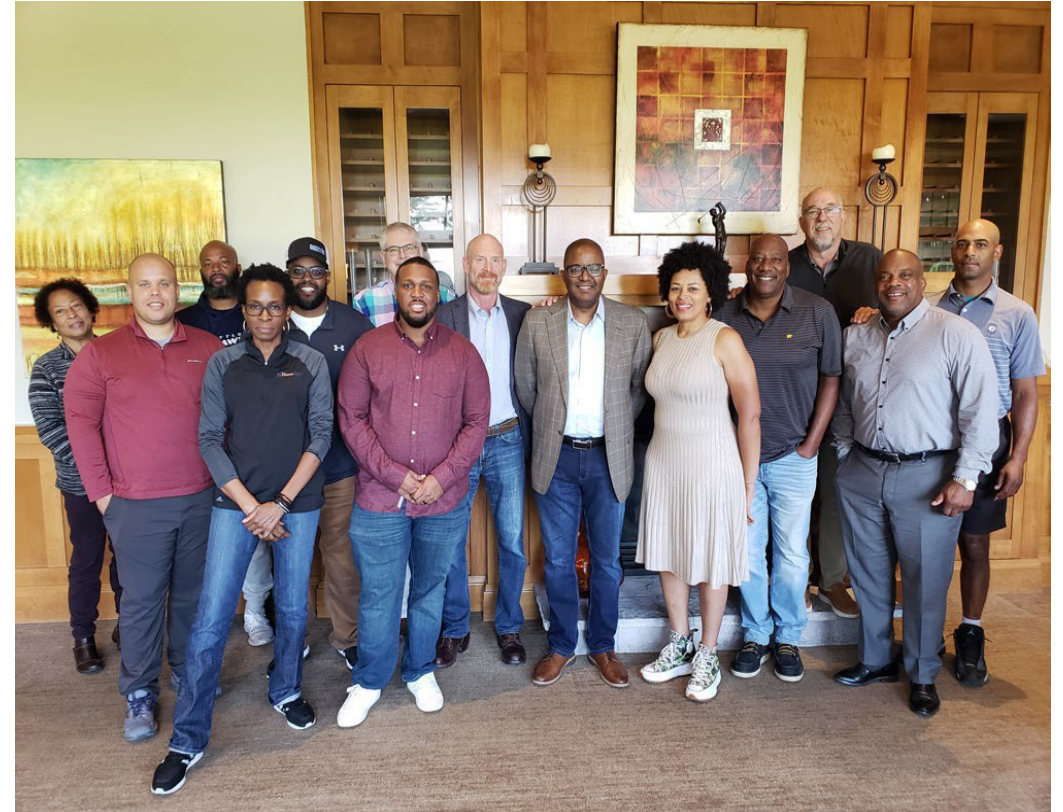
- *Launching in October 2024*
- *Grants up to 25k to alleviate “life event” debt prohibiting closing on a mortgage after debt remediation work with homeownership and credit counselors*
- *Funders to date include JPMC , UWKC and CRP*

Progress Report 3: Designing + Launching Key BHI Funds/Programs to Increase Supply

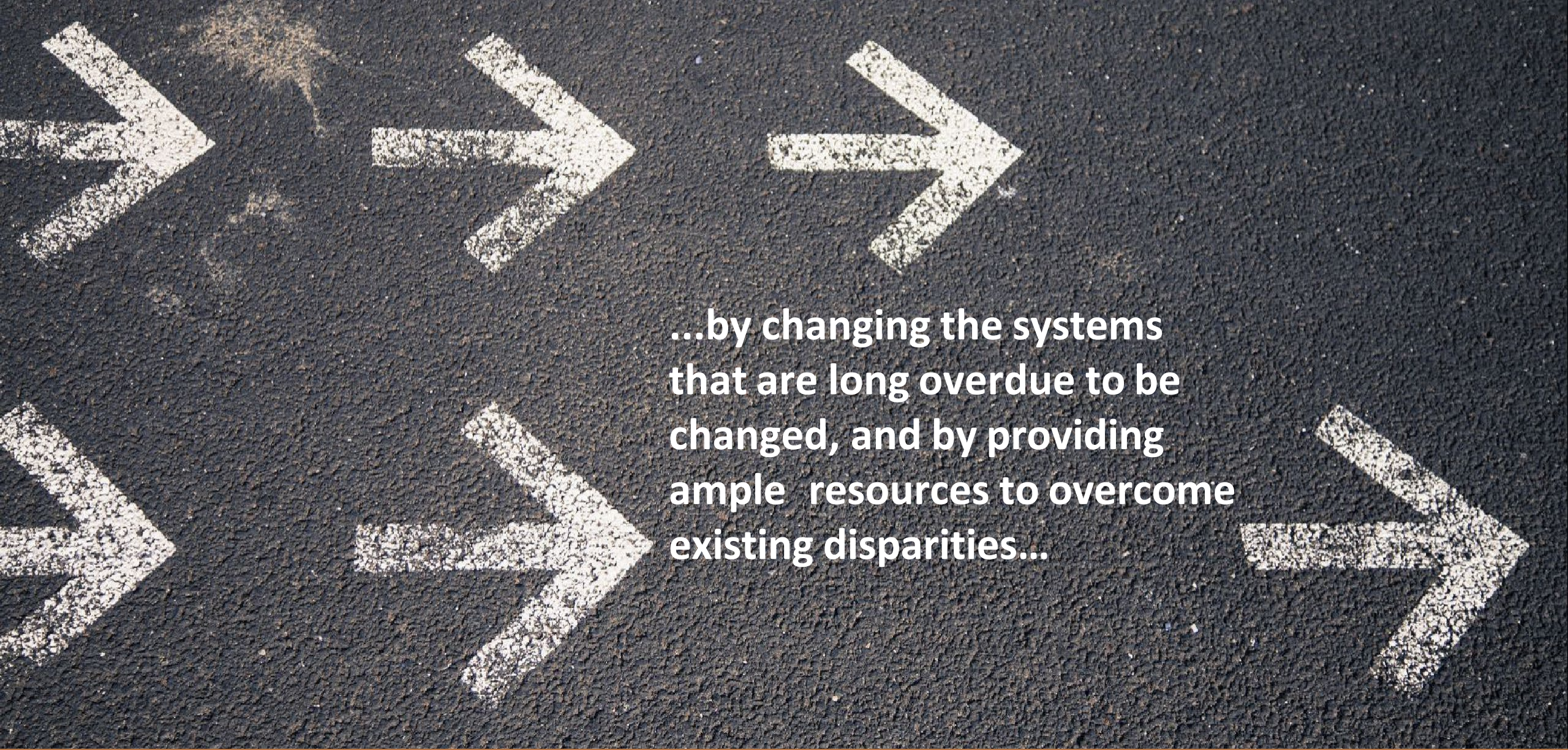
Field Order 15 Fund and Program (predevelopment).

BHI partner HomeSight manages the Fund for BIPOC developers.

- *Includes technical support navigator*
- *Provides grants for early feasibility and low-cost loans for predevelopment work*
- *Launched on January 16th, 2024. Eleven projects totaling 232 units have been awarded grants*



How Can We Together “Meet the Moment?”



...by changing the systems
that are long overdue to be
changed, and by providing
ample resources to overcome
existing disparities...

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through homeownership

Progress Report 4: Changing Policies and Systems

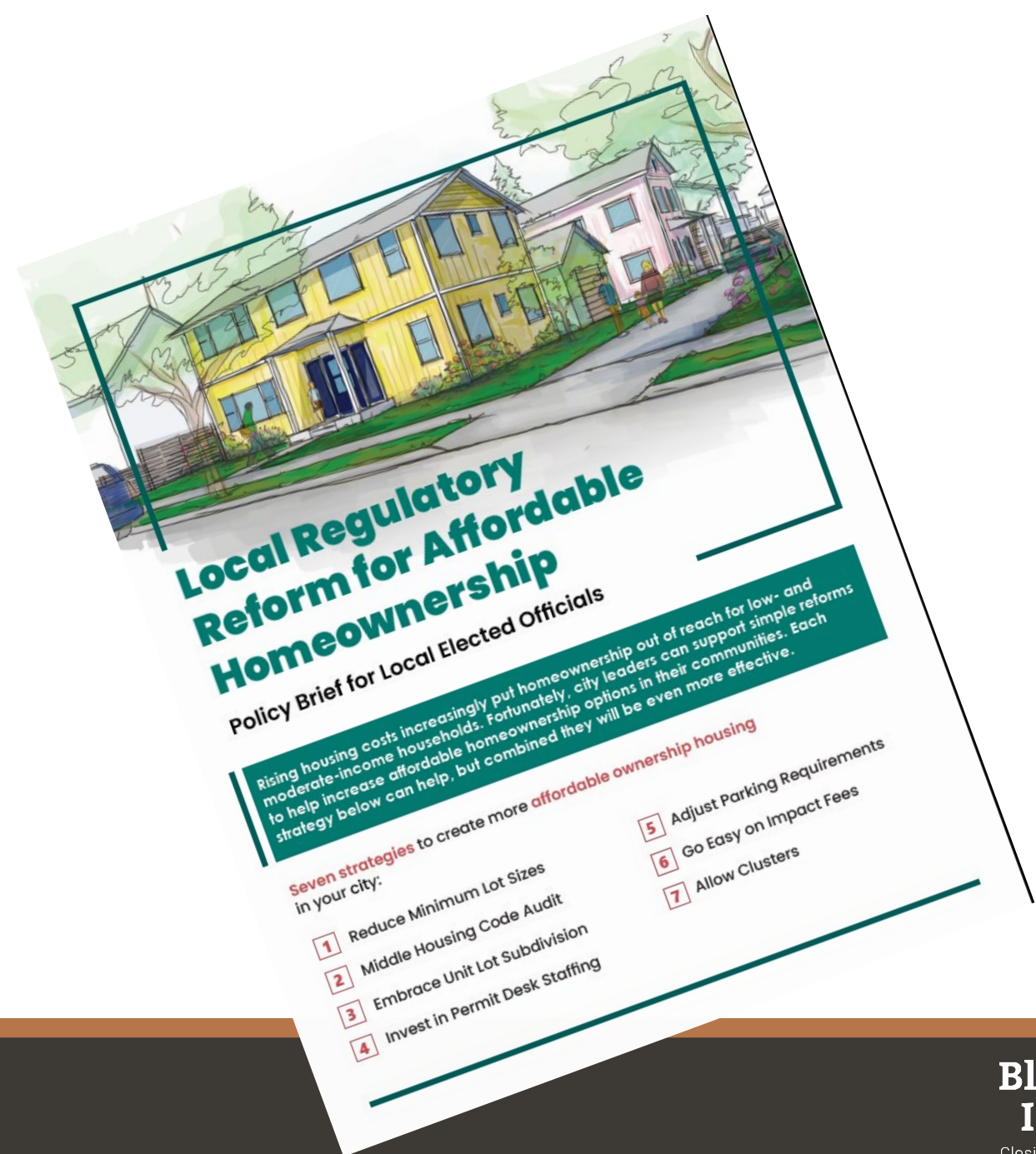
Passage of the Covenants Homeownership Account



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Local Regulatory Reform



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...and by aligning our
resources and actions
toward this Shared Priority!

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Some Opportunities Include:

- *Land—Surplus and Underutilized*
- *Policies, Regulations and Incentives*
- *Expedited Permitting and Other Processes*
- *Resources*
- *Become a BHI Network Partner*
- *Provide Educational Opportunities for Community Members*
- *Serve on Project Teams*



Again:

“What’s different about this initiative?”

Closing Remarks + Q&A

“It is not incumbent on or possible for one group to carry this work. To combat the centuries of discrimination against the Black community, it will take a network of committed individuals to drive the work to achieve the outcomes we aspire to see.”

—Nicole R. Bascomb-Green



...for joining us in carrying this work.

“As a community, we unfortunately don’t have a lot of things that we can pass on generationally because a lot of them were stolen from us. But the legacy that I have in my family—of an education, of homeownership and of family togetherness and resiliency— is what I want to pass on to the future. And homeownership is part of that.”

– Michelle Merriweather

**President & CEO, Urban League of Metropolitan Seattle
and BHI Core Team Member**

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“We live in a region that has created prosperity for many residents but left Black communities behind on every pillar of well-being, economic prosperity, health equity, legal justice, education, and civic engagement. It is time to activate the right levers that will change outcomes for the better in our Black communities. We also know that when we all do better, we all do better.”

– Andrea Caupain Sanderson
Co-Executive Director,
BIPOC ED Coalition of Washington State
and BHI Core Team Member

Black Home Initiative

A Case Statement



“ We live in a region that has created prosperity for many residents but left Black communities behind on every pillar of well-being, economic prosperity, health equity, legal justice, education, and civic engagement. It is time to activate the right levers that will change outcomes for the better in our Black communities. We also know that when we all do better, we all do better.”

— ANDREA CAUPAIN SANDERSON

Co-Founder and Co-Executive Director,
BIPOC ED Coalition of Washington State



Introduction to Black Home Initiative

The wealth gap between Black and white households in Washington state is stark. The disparity is a direct consequence of intentional barriers erected by historical structural racism and by current institutional policies and practices that perpetuate this history. These injustices suppress both the generational wealth-building of households of color and the economic vitality of our entire state.

Black-white wealth gaps in King and Pierce counties are strongly related to a persistently discriminatory homeownership system. Contributing factors are many and layered across time. These include the lingering effects of historical redlining, disinvestment, and restrictive covenants as well as the biased appraisal and lending, aggressive gentrification, and displacement imposed upon communities of color today.

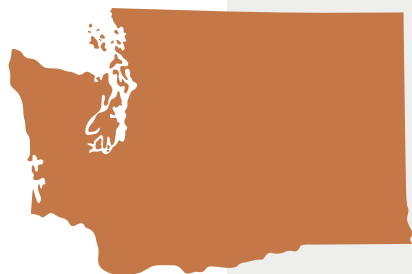
Homeownership offers a uniquely powerful tool for generational asset-building. But our region's housing system has ensured that access to those benefits has been disproportionately denied to Black families. The percentage of Black homeowners in the Seattle-Tacoma-Bellevue MSA has, unfortunately, declined dramatically since passage of the Fair Housing Act in 1968, thus steadily widening the Black-white homeownership gap.^{1,2}

Permanently transforming that reality requires disruptive change on a systemic scale. No single organization or sector can do it alone, nor can separate efforts targeting individual aspects of the housing ecosystem. In response, Black changemakers across our region have come together around a comprehensive and bold shared priority that breaks with traditional approaches to affordable homeownership. This broad, dynamic, multisector network is Black Home Initiative (BHI).

1. Carr, J.H., & Zonta, M. (2023). *2023 State of Black Homeownership in the Seattle-Tacoma-Bellevue, WA, MSA*. National Association of Real Estate Brokers Board of Directors

2. ECONorthwest (2023, January 27). *Redlining and Wealth Loss: Measuring the historical impacts of racist housing practices in King County, WA*. Prepared for King County Wastewater Treatment Division. Retrieved from <https://econw.com/project/redlining-and-wealth-loss-measuring-the-impacts-of-racist-housing-practices-in-king-county-wa>

The Need for Black Home Initiative



In Washington state

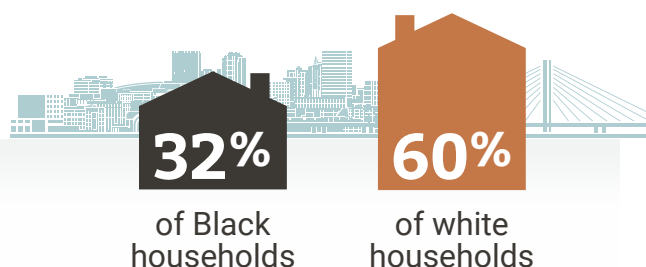
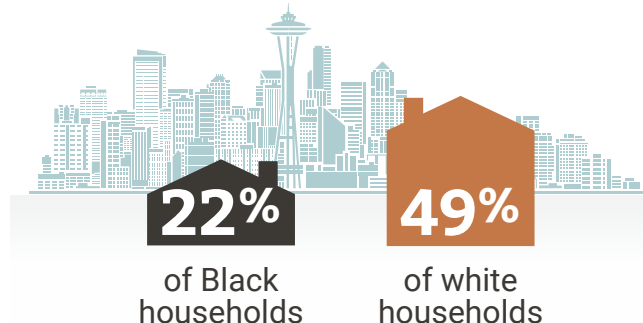
42% of Black households **&** **14%** of white households

have zero net worth

Challenge Seattle and Boston Consulting Group (BCG). (2023, January). *The conspicuous crisis: Addressing housing affordability in Washington*. Retrieved from <https://www.challengesettles.com>

Homeownership rate in Seattle

Homeownership rate in Tacoma



Prosperity Now (n.d.) *Prosperity Now Scorecard custom reports* [American Community Survey (ACS) 2021 data set]. Retrieved November 17, 2023 from <https://scorecard.prosperitynow.org/reports#report-data-table>

“As a community, we unfortunately don’t have a lot of things that we can pass on generationally because a lot of them were stolen from us. But the legacy that I have in my family— of an education, of homeownership and of family togetherness and resiliency— is what I want to pass on to the future. And homeownership is part of that.”

— MICHELLE Y. MERRIWEATHER
President & CEO, Urban League of Metropolitan Seattle

Homeownership and Intergenerational Wealth Loss

Among BIPOC households in King County from 1950 to 2019:



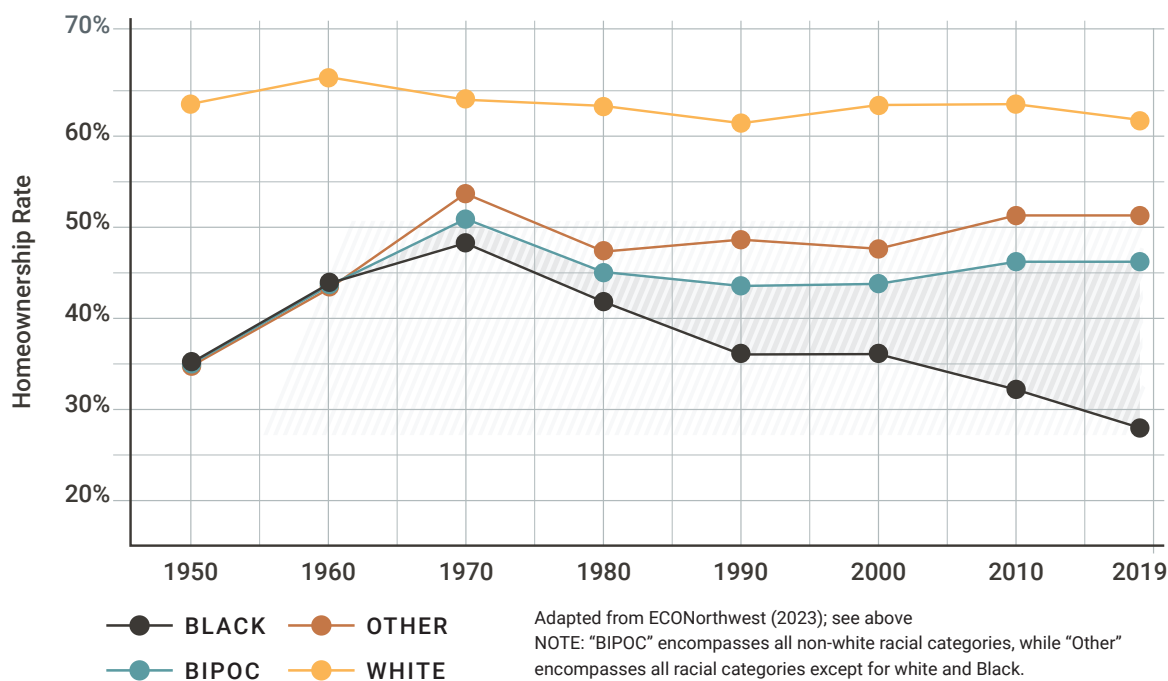
- Individual Black households lost an estimated \$105,000 - \$306,000 in potential wealth
- Other non-white households lost an estimated \$32,000 - \$85,000 in potential wealth
- The largest contributing factor to wealth loss was lower homeownership rate
- Black households accounted for roughly 50% of the total BIPOC wealth loss over those years, despite being only 20% of King County's BIPOC households in 2019
- The disproportional wealth loss was due to a decline in Black homeownership

ECONorthwest (2023, January 27). *Redlining and Wealth Loss: Measuring the historical impacts of racist housing practices in King County, WA*. Prepared for King County Wastewater Treatment Division. Retrieved from <https://econw.com/project/redlining-and-wealth-loss-measuring-the-impacts-of-racist-housing-practices-in-king-county-wa>

“When you invest in a home, you’re giving your kids a hand up— you’re starting your family’s generational transfer right there.”

— ELIJAH recent first-time Black homebuyer

King County Homeownership Rates by Race, 1950-2019





The Purpose of Black Home Initiative

“People saw how centrally located the Central District was. So the ‘clean-up’ happened. That focus pushed people out... This is all happening in the community I was born and raised in—and the city I pay taxes in.”

— **SAMANTHA**
recent Black homebuyer
displaced from Seattle’s
Central District

The primary purpose of Black Home Initiative is to increase the number of BIPOC households who successfully secure homeownership. The ultimate impact we aspire to is the reduction of inequity and an increase in intergenerational household wealth. Our initial emphasis is on Black households; this is the shared priority of all partners in BHI’s broad network.

BHI’s goal is to make the opportunity to own a home, and the potential benefits of that asset, available to 1,500 new low- and moderate-income Black homeowners by the end of 2028. BHI will focus concurrently on the essential work of clearly defining and transforming the systems that have impeded Black homeownership.

The work of BHI currently includes 50 ZIP codes in South Seattle, South King County, and North Pierce County, and may continue to grow. This represents BHI’s intentional focus on areas to which many Black households have been displaced due to gentrification of historically Black neighborhoods, such as Seattle’s Central District and Tacoma’s Hilltop (defined in 2018 as one of the most rapidly gentrifying ZIP codes in the nation).



Network Weaving: The Power of Black Home Initiative

Black Home Initiative is not an organization, a department, or an organizational program. It's a broad, deep, community-based network boldly imagined into being, and continuously woven, by recognized Black changemakers in the public, private, and nonprofit sectors.

The BHI Network *is* BHI. These community leaders bring unparalleled insight into the strengths and challenges of the Black communities BHI seeks to serve because they work in and with those communities every day.

BHI's shared priority has been validated by extensive community engagement overseen by BHI's Core Team. By November of 2023, BHI's Network Partner Pledge had been signed by nearly 100 entities representing multiple sectors and communities, and the network continues to grow.

BHI's longstanding community connections are unique in their depth, breadth, longevity, and power. They're essential to the success of BHI's shared priority. They also provide the community knowledge, community credibility, and trusting connections that position the BHI Network as the best assembler and disseminator of investor resources.

"A network, led by a network-weaver weaving on the daily, has the potential to dismantle systems and enact policy better than any existing methodology."

— **GREGORY DAVIS**
Managing Strategist,
Rainier Beach Action Coalition



Guiding Principles for Marshaling and Allocating Resources

The BHI Network Partners are committed to living out the principles below, and to doing so with both transparency and accountability.

Community investment funding for affordable housing in the United States is a complex system. It often brings together public and private funds and is generally more robust for development of multi-family rental affordable housing. In addition, many existing funding programs have “gating” barriers that make access difficult for community-based organizations and developers who are BIPOC-owned and led.

- BHI’s primary goal is for the economic benefit of funds marshaled for this work to be gained by Black-led developers and Black-led nonprofit organizations.
- Moreover, the benefit of the resources marshaled should, as much as possible, directly support LMI Black homebuyers.
- Regarding the creation of additional homeownership homes: BHI will prioritize Black-owned/Black-led developers and Black-led community-based organizations to lead the development work and, when necessary, consider joint ventures with appropriate community-facing/community-serving organizations.
- Regarding the identification and support of Black homebuyers: BHI prioritizes the funding of Black-led nonprofit organizations who specialize in doing outreach and in providing pre-purchase counseling and support. When necessary, funding may also be provided to community-serving organizations committed to the BHI shared priority and principles.
- BHI will prioritize intermediaries to disseminate funds based on their commitment to the BHI shared priority and principles. Fees should be aligned with the goal of maximizing the funding levels passing through to community-based organizations and to Black developers, while insuring mission impact.
- BHI expects that all funder advisory groups will be made up of Black community members.
- All funding criteria and proposal requirements for new, intermediary funding programs will be assessed to ensure they meet BHI standards.



William Wright/King County Housing Authority

Accomplishing the BHI Network's Shared Priority

BHI Network Partners believe breakthrough success will only come from:

1. Bringing together and unifying those who make decisions for, and carry out the work of, many relevant sectors,
2. Elevating the voices of community members impacted by that work, and
3. Combining the depth and breadth of their diverse experience, expertise, tools, resources, and commitment...

...while focusing on:

1. Increasing the supply of ownership homes available to purchase in South Seattle, South King County, and North Pierce County,
2. Supporting Black households with low and moderate incomes who want to buy a home, helping them complete the process and obtain an appropriate mortgage, and
3. Overcoming the fragmented "housing ecosystem" of public, private, and nonprofit organizations.

"It is not incumbent on or possible for one group to carry this work. To combat the centuries of discrimination against the Black community, it will take a network of committed individuals to drive the work to achieve the outcomes we aspire to see."

— **NICOLE R. BASCOMB-GREEN**
SVP-Head of Community Lending, Umpqua Bank



Conclusion

BHI has laid out a roadmap for short-term fueling of work that will scale homeownership supply and demand. The roadmap is comprehensive and blends with long-term enhancement of the enabling environment to truly dismantle existing broken systems and enact permanent structural change.

Critically, the roadmap is a co-creation of the local Black community. Leaders with deep roots in the communities BHI seeks to serve partnered with the people most impacted by the challenges and solutions framing this effort— the community residents themselves.

BHI offers people from all sectors a once-in-a-lifetime opportunity to right the wrongs of the past and of the present— wrongs that have kept our Black neighbors from accessing a uniquely powerful tool for financial empowerment, civic engagement, and the transfer of wealth from generation to generation.

BHI Network Partners welcome you into this innovative, disruptive, and fully transformative movement. The work relies upon change in a broad and complex system that crosses many sectors and areas of expertise. There is a unique and impactful niche that needs you. We look forward to exploring partnership opportunities together.

To get started, please email us at infobhi@civic-commons.org.

“ I would say that as a person in America, owning land or owning property or having ownership is one of the most important things that we can do. And I would say that beyond it being personally rewarding, beyond it being a nice thing to do as an individual and collectively, it’s one of the most important things I think we can do to push forward this 200-year gap that we have in wealth-building for our community.

It’s the most important thing to do for your children, for your children’s children, in breaking generational curses. And even more than that, I would say that it is one of the biggest determinants you have in controlling your destiny and controlling your health, your wealth... really everything about your life.

And if we are not talking about structural barriers while we’re helping people do the individual work, we’ve really missed the mark.”

— KIARA
recent first-time Black homebuyer



Black Home Initiative

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 @CommonsCivic

 civic-commons

blackhomeinitiative.org