

MINUTES

**Economic Development Committee Meeting
Thursday May 25, 2023
4:00 p.m. – 4:50 p.m.
Council Chamber**

Council Members

Jeremy Nutting, Chair
Vic Pennington, Vice Chair
Traci Buxton

City Staff

Michael Matthias – City Manager (CM)
Denise Lathrop – Community Development Director
Bonnie Wilkins – Chief Administrative Officer
Jeff Friend – Finance Director
Scott Wilkins - Harbormaster
Matt Hutchins – Assistant City Attorney
Jodi Grager – Admin Asst II

Guests: Councilmembers Gene Achziger, Harry Steinmetz and JC Harris
AHBL Consultants – Wayne Carlson and Elizabeth Espinoza
EcoNorthwest Representative – Oscar Sauceido-Andrade
Residents – Kristi Gwinn, Chris Tollefson, Bill Linscott, Bill Bishop, Chuck Coleman

Meeting was called to order at 4:00 p.m. The meeting location was changed to the South Wing Conference Room because of a previously scheduled court case which extended beyond the start of the Economic Development Committee Meeting.

1. Approval of 09.22.2022 Minutes

Minutes approved as submitted.

2. Bond Update

CM Michael Matthias gave a brief update regarding the upcoming request to issue a \$26 million bond for Marina and Redondo Redevelopment bond. The bond will allow for funding of infrastructure improvements, dock replacement and other projects. CM Matthias stated that the City's cost of borrowing dollars is at the lowest rates possible. Staff is considering previous community input on the potential designs of the Marina Redevelopment and there will be additional opportunity as the project moves forward. This item will be on the next Full Council agenda for discussion. CM

3. Housing Action Plan

CM Matthias introduced the HAP as an extremely complicated piece of new legislation that requires the city to develop a roadmap towards meeting housing targets established by the state. He indicated our goal is to meet the standards but to keep as much local control as possible. Community Development Director Denise Lathrop continued the presentation with a draft of the City of Des Moines Housing Action Plan. Consultants from AHBL and ECONorthwest reviewed the document which will be available on the City's website. The Committee members had an opportunity to seek clarification. AHBL Consultant Wayne Carlson indicated that changes will be made as the HAP wends its way through the process. CM Matthias

stated this is a framework for housing needs in Des Moines which will ultimately be fulfilled and funded by private investments.

4. Review of height limits in the Downtown

CM Matthias hopes to bring a comprehensive look for MVDS and 7th Ave S back to the committee and eventually to full council. There is a lot of private development interest in this area. As a reminder, the Theater Project was granted a height extension entitlement. The other parcel granted the extension was at 22607 MVDS, (The Pitt). This entitlement lapsed due to property owner not moving forward on their plans to construct a mixed use building. The question to the committee is would there be consensus to offer that height extension to a new developer? Consensus confirmed to offer the height extension for development at that property.

Adjourned at 4:43 p.m.

Respectfully submitted by, Jodi Grager, Public Works Administrative Assistant