

MINUTES – FINANCE AND ECONOMIC DEVELOPMENT COMMITTEE MEETING

January 31, 2012

South Conference Room

21630 11th Avenue South, Des Moines, WA

Council Members

Chair Bob Sheckler

Matt Pina

Carman Scott

City Staff

Tony Piasecki – City Manager

Lorri Ericson – Assistant City Manager

Grant Fredricks – PBPW Director

Marion Yoshino – Economic Development Mgr

Larry Pickard – Building Official

Robert Ruth – Development Services Manager

Denise Lathrop – Planning Manager

Jason Sullivan – Senior Planner

Joe Dusenbury – Harbormaster

1. Call to Order

Meeting called to order at 5:07 pm by Chair Scott who advised that the committee had appointed Councilmember Sheckler as the new chair.

2. Approval of the 10/25 Meeting Minutes

Minutes from the October 25, 2011 were approved as corrected. (CM Scott requested her reasons for being unhappy with the approval of the SeaMar development be included in the minutes and the spelling for ED Mgr Yoshino's name was corrected).

3. Economic Development Update

Chair Sheckler asked ED Manager Yoshino to review what is happening in Economic Development. This will be a regular portion of the meeting. ED Manager Yoshino detailed the following items:

- Staff met with potential developers of a proposed hotel across from the McDonald's on Pacific Hwy who hope to get started sometime this year.
- Legislator lunch in Olympia proved that our legislators are very supportive of the 509 project and willing to work with us to complete the project.
- ED Manager Yoshino met with a local developer who is looking for a location to build a 25,000 Sq ft. building, and they toured potential locations in the City.
- ED Manager Yoshino has been talking with a local car dealership that may be interested in moving to a location along Pacific Hwy north of 216th. However, it is not currently a permitted use and the city would need to change its regulations. City Manager Piasecki will have staff put together an information piece for council.
- PBPW Director Fredricks and CM Piasecki gave a brief update on the status of current city projects.

4. Review of list of items/issues remanded to the Committee by the City Council

The following list was accepted with the caveat that the Municipal Facilities Committee and the Finance and Economic Development Committee would work together and make sure they did not duplicate efforts:

- Zoning Code Changes

- Streamlining and Improving Permitting
- City Borrowing, Bonding and Investing
- Monitoring City Revenues

5. Committee 2012 Work Plan

PBPW Director Fredricks shared the 2012-2013 work plan. He stated that staff priority will be those items that bring in revenue. He mentioned he included item #4 even though it was not on council's 2012 list because it last year's #1 objective. Other areas staff wanted to highlight for direction were the code enforcement issues, sound code review and the way finding signage. There was council consensus to add Way finding Signs as a 16th item. PBPW Director feels the work plan is 6 staff-years worth of work. MPT Pina felt that the items needed to be prioritized based on ROI. CM Piasecki in conjunction with Chair Sheckler will work with staff to determine a schedule.

Discussion ensued about institutional zoning and height restrictions specifically Wesley Homes and Highline Community College. Chair Sheckler and staff will follow up with the appropriate business members.

Director Fredricks passed out the Customer Survey's from the Matrix Building study.

CM Piasecki identified some additional items that the committee should request the full council remand to the committee. They are: 1) oversee implementation of the Economic Development Plan, 2) develop a list of potential economic development incentives for the Council to Consider, and 3) monitor economic development activity/projects occurring in Des Moines. He will prepare an Agenda Item for a council meeting to be identified in the future.

6. Downtown "Theme"

Chair Sheckler suggested that based on discussions held during the 2010 Leadership Summit, the "dot" exercise that council did at the retreat regarding the Marina District Zoning review, and the "dot" exercise the public participated in during the public open houses held as part of the Marina District Zoning review, the committee should consider working toward adopting a "Cape Cod" theme. As a result of the discussion, CM Piasecki stated he would have staff prepare an agenda item around a downtown theme. The goal of the agenda item will be to ask the council if they would like to recommend or require a specific theme and if so, what theme. Also, how detailed the guidelines should be and if the theme is recommended or required. If the theme is only a recommendation, the council will be asked if they want to provide incentives to those developers who include the theme.

7. Review of Current and Proposed Development Incentives

ED Manager Yoshino shared a sample, "Develop Des Moines Incentive Program." Discussion ensued about what a potential package would look like. Staff will expand upon the sample and bring it back to the Economic Development Committee for review before taking it forward to the entire council if the committee so directs.

8. Review of request from Alex White to allow multi-family use at property zone Neighborhood Commercial

Development Services Manager Ruth outlined the options for accommodating this request. One is to change the zone itself, the second is to change the existing zone to allow multi-family housing in the NC zone. The committee directed staff to prepare an ordinance for the text change option and bring it forward to the full council.

10. Future meetings

The committee would like to consider meeting every other week. The potential next meeting are February 15th and February 21st from 5:00 to 6:00 p.m.

Adjourned at 6:40 p.m.

Respectfully submitted by:

Lorri Ericson, Assistant City Manager