

AGENDA

Finance and Economic Development Committee Meeting
Thursday March 9, 2017
6:00 p.m. – 6:50 p.m.
South Conference Room

- 1. Call to Order**
- 2. Approval of the January 12th, 2017 meeting minutes**
- 3. Value & Cost Re: Public Services**
(Discussion Item – 30 min)

Staff will provide a discussion of the value vs. cost of public services based on a variety of development type (commercial vs. housing for example).

- 4. Surplus Property Policy**
(Discussion Item – 20 min)

Staff will facilitate a discussion regarding City property surplus guidelines

DRAFT MINUTES

**Finance and Economic Development Committee Meeting
Thursday January 12, 2017
6:00 p.m. – 6:50 p.m.
South Conference Room**

Council Members

Chair Jeremy Nutting
Vic Pennington (absent)
Matt Pina

City Staff

Michael Matthias – City Manager
Dan Brewer – Chief Operations Officer (COO)
Denise Lathrop – Community Development Mgr.
Grant Fredricks – Consultant
Joe Dusenbury – Harbormaster
Tim George – City Attorney
Brandon Carver – Public Works Director
Scott Wilkens – Asst. Harbormaster

Guests:

Bart Brynsstad – Panattoni Development
Donnie Belk – Panattoni Development
Rachel Stamm – Close to Home Housing
Ken Rogers – Container Village Concept

1. Call to Order

Chair Jeremy Nutting called the meeting to order at 6:03 p.m.

2. Approval of the November 10th, 2016 meeting minutes

Minutes approved as submitted.

3. PR-C Zone Economic Update

COO Dan Brewer discussed adding uses to the PR-Zone

- Public Hearing regarding Draft Ordinance No. 16-184 at City Council Meeting on January 19th, 2017
- Discussion points:
 - Should the City move to allow Business-Park (B-P) uses to the potentially rezoned Furney-Ono properties or wait for possible retail?
 - Panattoni has interest in developing additional B-P type commercial/light manufacturing spaces
 - Future employment – B-P pilot program consisting of a shuttle to downtown businesses through a King County Metro partnership that benefits the City of Des Moines with increases in sales tax revenue
 - Based on what we know:
 - Retailers would need direct access to/from Pacific Highway to make these properties viable as retail space, little interest shown in making these expensive improvements

- Big box retail competes with downtown businesses and goal of a vibrant downtown
- Large retailers generate increased sales tax revenue, but it's more common to end up with several smaller stores of 20,000 sf
- Staff will meet with City Council in February to discuss moving forward

4. Marina Lease for Mobile Retail

Harbormaster Joe Dusenbury introduced Ken Rogers and Mr. Rogers' architect, Rachel Stamm. Harbormaster Dusenbury explained that City Attorney Tim George has been working with Mr. Rogers on a contract for a Marina lease of a site located between the current Harbormaster house/offices and the Marina parking lot.

- Mr. Rogers indicated that his project has gotten smaller rather than larger, he's looking at a shipping container fabricated to meet building codes which would be a snack bar type venue.
 - Unobtrusive, but provides shelter to guests
 - Open concept in warm weather
 - Offers seating inside/outside and on rooftop
 - Menu yet to be decided
 - Dog friendly
 - No obstruction of views
- City Attorney George
 - Ground lease for a building pad would take council approval
 - Looking at a 3 year term with options, likely \$300 per month
 - City would cover relocation costs if the site becomes part of a new Comprehensive Marina Plan
- Comments:
 - Creative, out of the box, exciting potential
 - A real people draw, destination
 - A resource for everyone, compatible with the Farmer's Market
 - Collaborative effort
- Timeline
 - Shoreline Permitting
 - Goal to be operational by summer

The next meeting is scheduled for March 9, 5:30-6:20 pm in the South Conference room.

Adjourned at 6:52 p.m.

Respectfully submitted by,

Jodi Grager, Community Development Assistant

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Memo

Date: March 9, 2017
To: Finance and Economic Development Committee
From: Tim George, City Attorney
Re: Surplus Property Policy

Surplus property is generally defined as property that is retained but is not currently being utilized. It may be out of date or no longer working. Surplus property can include real property (land) or personal property (vehicles, equipment, etc.).

Historically, City staff has sought City Council approval for all surplus of City property, ranging from unneeded land to old broken refrigeration equipment. Many times once surplus authority is received, the items will be thrown away or recycled as they have no commercial value.

The purpose of this discussion is to discuss policy questions regarding what threshold the City Council would like to retain the authorization authority for the surplus of property and at what threshold the Council is willing to delegate to City staff the authority to surplus property.

The following guidelines are being proposed:

1. Real Property (Land): Require Council approval.
2. Personal Property over \$10,000 in value: Require Council approval.
3. Vehicles (any value): Require Council approval.
4. Utility Property (real or personal): Requires Council approval by state law.
5. Personal Property under \$10,000 (except vehicles or utility property): Delegate authority to City Manager to dispose of in most commercially viable method.

Once policy is provided by the Committee, the City Attorney will draft an Ordinance consistent with the policy to bring forward to the entire Council.