

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