

MINUTES

**Economic Development Committee Meeting
Thursday May 23, 2019
6:00 p.m. – 6:50 p.m.
South Conference Room**

<u>Council Members</u>	<u>City Staff</u>
Chair Jeremy Nutting	Michael Matthias – City Manager
Co-Chair Vic Pennington	Dan Brewer – Chief Operating Officer
Mayor Matt Pina	Susan Cezar – Chief Strategic Officer (CSO)
	Scott Wilkins - Harbormaster
	Denise Lathrop – Planning & Development Services Manager
	Brandon Carver – Public Works Director
	Jodi Grager – Community Development Assistant

Guests: Councilmembers Luisa Bangs, Matt Mahoney and Traci Buxton; and Highline School District Representatives: Scott Logan, Denise Stiffarm, Rod Sheffer

1. Call to Order

Chair Jeremy Nutting called the meeting to order at 6:00 p.m.

2. Approval of the March 28th, 2019 meeting minutes

Minutes approved as submitted.

3. School Impact Fees (SIF)

CSO Cezar presented a summary of the Highline School District's School Impact Fees and King County's 2019 School Impact Mitigation Measures Fee Guide, (Agenda Item #3 Attachment 1). Planning and Development Services Manager Denise Lathrop introduced the Highline School District representatives to inform and respond to questions.

- HSD is in the process of updating School Impact Fees for the 2019-2020 school year.
- The District has seen more students/families living in multi-family units.
- SIF results in new development funding additional capacity rather than relying on communities passing school levies and bonds.

For timing, staff is recommending bringing an ordinance to City Council with the updated school capital facilities plan, with fees effective on January 1, 2020.

Direction Given to Staff – Bring a draft ordinance to committee for review.

4. 2019 Work Program

This item will be addressed on the next available agenda.

5. 2019 Marina Redevelopment

City Manager Michael Matthias started the discussion by updating the committee regarding the Commercial property at 605 S 223rd St known as The Tag Zone. A non-profit group, SR3 Sealife Emergency Response Unit, is interested in the property

as a field hospital for their response, rehabilitation and research facility, (Agenda Item #5 Attachment 1). The City proposes a different location for this exciting venture; in the parking lot north of the Marina Sculpture Garden. This area would allow for outdoor saltwater tanks that would be necessary for the work of the Sealife Rescue mission. This would be an excellent location for public education and the large number of visitors that are anticipated each year. The City may consider contributing by providing utilities to this area and recouping the costs over time to facilitate the development. Other recent and proposed Marina District projects were also discussed including the Marina Steps, (Agenda Item #5 Attachment 2). Maps titled Primary Locations and Additional Locations were given to the committee to illustrate the City's beautification efforts and placement of flower pots, (Agenda Item #5 Attachment 3).

6. Parcel Development in the Marina

CM Matthias referred to Agenda Item #5 Attachment 2 – Des Moines Marina District Projects map to point out a section of the Marina that may be open to private development (Section #12). Redevelopment costs may require funding from the sale of City property. The discussion included these concerns:

- This section of the Marina floor is centrally located and may separate the Marina into halves
- Private ownership of a section poses City limitations of future control

The committee requested a draft proposal in order to better understand the ramifications of this decision.

7. Branding Project: Phase 1 Beautification

This item will be addressed on the next available agenda.

The next meeting is scheduled for June 27th, 2019.

Adjourned at 6:50 p.m.

Respectfully submitted by,

Jodi Grager, Community Development Assistant