



City of Tacoma Economic Development Committee Minutes

747 Market Street Tacoma, WA 98402

Conference Room 248

April 28, 2015

10:00 AM

Chair Marty Campbell, Vice Chair David Boe,
Ryan Mello, Lauren Walker, Robert Thoms (alternate)

Call To Order

Chair Campbell called the meeting to order at 10:03 a.m.

Present: 3 - Boe, Campbell and Mello

Absent: 1 - Walker

Council Member Walker arrived at 10:05 a.m.

Approval of Minutes

1. [15-0450](#) Approval of the minutes from the March 31, 2015 meeting
MOTION: Deputy Mayor Boe moved to approve the minutes of March 31, 2015.

SECONDED BY: Council Member Mello.

ACTION: Voice vote was taken and carried. The motion was adopted.

Ayes: 3 - Boe, Campbell and Mello

Absent: 1 - Walker

Briefing Items

2. [15-0451](#) RockTenn
[Ricardo Noguera, Director, Community and Economic Development;
John Brandt, Director of Operations, RockTenn]

At approximately 10:04 a.m. Elly Walkowiak, Community and Economic Development, introduced John Brandt, Director of Operations, and Steve Devlin, General Manager for RockTenn. She stated RockTenn is the largest manufacturing employer in Tacoma and exerts a huge impact on the local economy.

Council Member Walker arrived here, at 10:05 a.m.

Mr. Brandt stated RockTenn is focused on the packaging industry, is merging with MeadWestvaco, and is in Tacoma for the long haul. He briefly reviewed the products produced at the mill. Mr. Brandt then discussed local spending and taxes; types of employees at RockTenn, including salaried, administrative, union and skilled workers; the number of employees; and average wages. Discussion ensued regarding the cleanup efforts relative to operating the mill that have occurred since the 1980s and the promotion of environmentally friendly operations and sustainability efforts. Mr. Devlin noted the merger with MeadWestvaco will complement the products offered by RockTenn and make a full line of products and offers no threat to the Tacoma mill. Discussion ensued regarding where similar products are produced, and Mr. Devlin noted part of the strategy of the acquisition of Simpson was to break into the west coast market and not pay to ship product across the country from other mills. Brief discussion ensued regarding a contract with the Sacramento Municipal Utility District relative to the sale of green energy.

4. [15-0453](#) CERC Interviews
[Doris Sorum, City Clerk]

At approximately 10:27 a.m. Chair Campbell stated the Committee would interview applicants at this time and make the recommendations following the next agenda item. City Clerk Doris Sorum stated there is one interview today, Emily Alm, and the second applicant, Jackie Casella, was unable to make the interview but would still like to be considered. Chair Campbell noted both applicants were interviewed for the Tacoma Arts Commission at the last meeting and were also interested in the City Events and Recognition Committee. The Committee then interviewed Emily Alm.

3. [15-0452](#) Catalytic Project Program
[Elly Walkowiak, Business Development Manager, Community and Economic Development]

At approximately 10:38 a.m. Elly Walkowiak, Community and Economic Development, stated the purpose of this program is to enable development that may not otherwise occur due to inadequate or antiquated infrastructure. Discussion ensued regarding off-site improvements, such as street lights and curb cuts, that may add project costs that were unanticipated by developers. She stated the desired outcome of the program is the adaptive reuse of underutilized buildings and new construction in key infill areas, and the program is geared to supporting privately-owned projects. She noted \$400,000 was allocated to the program for the 2015-2016 biennium and staff recommends a maximum of \$100,000 per eligible project. She stated the geographic focus for the program is downtown, mixed-use centers, and

neighborhood business districts. She then reviewed and discussion ensued regarding project eligibility requirements. Ms. Walkowiak then discussed program priorities and required off-site improvements for developers. She stated this is a discretionary program with the decision ultimately with the City Manager based on staff recommendation from the program evaluation process. Discussion ensued regarding whether the program should focus funding on construction costs or design and construction costs, if the program applies for non-profit tenants, what discretionary means and how it will be used, possible clawback language relative to the resale or major change in use of the property, and other program elements.

15-0453

CERC Interviews
[Doris Sorum, City Clerk]

MOTION: Council Member Walker moved to recommend the appointment of Emily Alm to the At-Large No. 3 position on the City Events and Recognitions Committee to fill an unexpired term to expire July 31, 2015, followed by a three year term to expire July 31, 2018.

SECONDED BY: Deputy Mayor Boe.

ACTION: Voice vote was taken and carried. The motion was adopted.

Ayes: 4 - Boe, Campbell, Mello and Walker

MOTION: Council Member Walker moved to recommend the appointment of Jackie Casella to the At-Large No. 4 position on the City Events and Recognitions Committee to serve a three-year term to expire July 31, 2018.

SECONDED BY: Council Member Mello.

ACTION: Voice vote was taken and carried. The motion was adopted.

Ayes: 4 - Boe, Campbell, Mello and Walker

Topics for Upcoming Meetings

5. **15-0454** May 12, 2015
Business Attraction, Retention, and Expansion Efforts in Tacoma-Pierce County

Brad Forbes, City Manager's Office, stated on May 12, 2015 the Committee will hear a presentation on business attraction, retention, and expansion efforts in Tacoma and Pierce County. Council Member Walker noted she will not be able to attend the May 26 or June 9, 2015 meetings.

Other Items of Interest

There were no other items of interest.


Public Comment

Su Dowie, Foss Waterway Development Authority, stated the catalytic program is good but for some of the small projects she hopes the city will have a methodology to look at financial interests with a third party as there is private financial information that should not be opened up to public records and public disclosure.

Adjournment

There being no further business, the meeting was adjourned at 11:23 a.m.



Marty Campbell, Chair

Wendy Fowler, City Clerk's Office