



Economic Development Committee Minutes

<http://www.cityoftacoma.org/ED>

Tacoma Municipal Building, Room 248, 747 Market Street, Tacoma, Washington 98402

July 30, 2013

Chair Campbell called the meeting to order at 10:04 a.m.

Council Committee Members Present: Boe, Campbell, Mello, and Walker.

Council Committee Members Absent: None.

James L. Walton Renaissance Project Purchase and Sale Agreement

At approximately 10:05 a.m. Martha Anderson, Community and Economic Development, introduced Michael Mirra, Tacoma Housing Authority, and Kevin Grossman, MLK Rehab, LLC. She then briefly discussed the James L. Walton Renaissance Project, stating the proposed development projects are located at 1110-1124 Martin Luther King (MLK) Jr. Way. She provided background information on the site, noting this site was previously identified as a Tier 1 property and as a key site in the MLK corridor. Discussion followed regarding design review of the project, the Landmarks Preservation Commission, whether the City has required other development to go through the Landmarks Preservation Commission for design review, and any cost associated with a design review.

Ms. Anderson reviewed the MLK Rehab project at 1110 and 1114 Martin Luther King Jr. Way, stating it will include mixed-use residential and commercial/retail. She showed pictures of the existing and the proposed design concept of the two buildings. She then highlighted key terms of the purchase and sale agreement, including \$50,000 for each building, sold as-is, a repurchase option, and construction should be completed by fall of 2014. Ms. Anderson then reviewed Tacoma Housing Authority project at 1120 and 1124 Martin Luther King Jr. Way, stating it will be new construction of mixed-use residential and commercial/retail and include 40 to 50 rental housing units. She then reviewed the purchase and sale agreement, including acquired for no monetary price, sold as-is, a repurchase option, and construction to be completed no later than July 31, 2017. Discussion ensued regarding parking provided with these projects, parking concerns, zoning for the area, terms of the option agreement, and the deadline for the repurchase option.

Ms. Anderson stated the purchase and sale agreements will come forward to the City Council for consideration on August 13, 2013.

Public comment was heard from Sharon Winters, Historic Tacoma.

Council Member Mello discussed the need for further conversations about historic preservation and the adjacent properties prior to August 13, 2013. Council Member Walker inquired about design review and requested information on potential costs associated with the review. Council Member Boe briefly discussed the benefits of having a more public process.

Council Member Boe moved to recommend this item for adoption with the added requirement of going to the Landmarks Preservation Commission for design review for the Tacoma Housing Authority and MLK Rehab, LLC projects. Seconded by Council Member Mello.

Discussion followed regarding the goal of this project, the MLK corridor, building design, concerns about review by the Landmarks Preservation Commission, unforeseen costs associated with Mixed-Use Centers, the need for a public process on the design of city properties, other issues that may get in the way of development projects, and a consultative or regulatory review by the Landmarks Preservation Commission.

Council Member Boe clarified his motion to state it would be at a minimum, consultation with the Landmarks Preservation Commission through the design process. Seconded by Council Member Walker. Chair Campbell inquired about having more floors in the Tacoma Housing Authority building. Voice vote was taken and carried. The motion was adopted.

Ms. Anderson briefly reviewed the current Tier 1 property list.

Topics for Upcoming Meetings

Anita Gallagher, City Manger's Office, stated the next meeting on August 13, 2013, will include the Economic Development Dashboard second quarter report, the Berger Library Trust-Municipal Virtual Library, and interviews for the City Events and Recognitions Committee.

Other Items of Interest

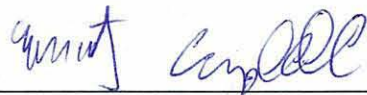
Chair Campbell noted Odette D'Aniello, previously recommended for appointment to the City Events and Recognitions Committee, has withdrawn her application. He then stated this appointment will need to be reconsidered at a later date.

Public Comment

Public comment was heard from was heard earlier in the meeting.

Adjournment

There being no further business, the meeting was adjourned at 11:18 a.m.



Marty Campbell, Chair



April Larsen, Office Assistant, City Clerk's Office