



City of Tacoma Economic Development Committee Minutes

747 Market Street Tacoma, WA 98402

Conference Room 248

September 13, 2016

10:00 AM

Chair Marty Campbell, Ryan Mello,
Marilyn Strickland, Robert Thoms, Conor McCarthy (alternate)

Call To Order

Chair Campbell called the meeting to order at 10:08 a.m.

Present: 3 - Campbell, Mello and McCarthy

Absent: 2 - Strickland and Thoms

Council Member McCarthy, alternate, was in attendance.

Approval of Minutes

1. [16-0860](#) Approval of the minutes of August 9, 2016

MOTION: Deputy Mayor Mello moved to approve the minutes of the August 9, 2016 meeting.

SECONDED BY: Council Member McCarthy.

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

Ayes: 3 - Campbell, Mello and McCarthy

Absent: 2 - Strickland and Thoms

Briefing Items

2. [16-0861](#) Transit Oriented Development Update (Pat Beard, Project Manager, Community and Economic Development)

At approximately 10:09 a.m., Pat Beard, Community and Economic Development, provided an overview of the transit oriented development (TOD) construction sites located along the Tacoma Link extension and introduced Eli Moreno, Premier Residential, and Kim Nakamura,

Stadium Apartments LLC. Ms. Beard discussed an article relative to growth in cities and public transportation and leveraging the Tacoma Link extension. Ms. Beard and Mr. Moreno reviewed sites under construction or in the design phase, including Dystopian State Brewing, Artist and Craftsman Supply, McMenamins, Union Club, the Grand on Broadway, and Titus Will site redevelopment. Mr. Nakamura discussed the Stadium Apartments and benefits of the North Downtown Subarea Plan. Ms. Beard concluded by reviewing additional sites including, the Encompass, Hilltop Mixed-Use Center, the Kellogg Sicker Pochert, Hilltop Lofts, Valhalla Hall and potential TOD sites.

Discussion ensued throughout regarding parking in the Stadium District, the Transfer of Development Rights Program, long term vision, increasing commercial and office space development, privately owned properties, leveraging TOD, reducing offsite improvement requirements, tax incentive programs, City assistance for local investors, jobs, economic development strategies, streamlining regulations, eliminating large parking structures, economy, and policy strategies.

Topics for Upcoming Meetings

3. [16-0863](#) September 27, 2016 - City of Tacoma Arts Program & Spaceworks Update; TCRA Update

Brad Forbes, Committee Liaison, stated the next meeting will be held on September 27, 2016, and topics will include updates on the City's Arts Program, Spaceworks and the Tacoma Community Redevelopment Authority.

Other Items of Interest

Deputy Mayor Mello discussed having a presentation on a potential tax increment financing.

Public Comment

Public comment was heard from Kit Burns, citizen, speaking on transit oriented development.

Adjournment

There being no further business, the meeting adjourned at 11:04 a.m.

Marty Campbell, Chair

Jennifer Beauchamp, City Clerk's Office