

MINUTES

Finance and Economic Development Committee Meeting
Thursday, May 12, 2016
5:45 p.m. – 6:50 p.m.
South Conference Room

Council Members

Chair Jeremy Nutting
Vic Pennington
Matt Pina

City Staff

Michael Matthias – Assistant City Manager/Economic
Development Director (ACM/FED)
Denise Lathrop – Community Development Mgr.
Jodi Grager – Community Development Assistant

Guests:

Scott Hodgins, Executive Director of Capital Planning & Construction, Highline School District
Michael Spear, School Board President, Highline School District
Denise Stiffarm, Attorney @ Pacifica Law Group, Consultant for Highline School District

1. Call to Order

Chair Jeremy Nutting called the meeting to order at 5:45 p.m.

2. Approval of the April 14th, 2016 meeting minutes

Minutes approved as submitted.

3. Development Updates

Community Development Manager Denise Lathrop presented a Development Activity Map for the 2nd Quarter of 2016. Manager Lathrop provided an update on development projects throughout the city. Key points include:

- Des Moines Creek Business Park
 - Clearing and grading progress
 - DMCBP at capacity would provide about 5,000 jobs
- Waterview Crossing on Pacific Highway
 - Affordable housing will replace the current mobile home parks
- Highline Place on Pacific Highway (Phase 1)
 - SEPA will be issued on Monday, May 23rd
- Dougherty Mixed Use @ S 223rd/7th
 - Near completion
 - Restaurant at street level, 2 two bedroom apartments on 2nd level
- The Adrianna Mixed Use @ S 226th/7th
 - Shoring at site
 - Affordable Senior Housing Units

4. School Impact Fees (SIFs)

Representatives from Highline School District provided a summary of the District's planning efforts and discussed the potential for a City/School District partnership to develop a School Impact Fee Ordinance.

- Scott Hodgins, Executive Director of Capital Planning & Construction, Highline School District, explained the need to implement SIFs to reassure the public that new construction will help cover the costs of Highline's school improvement plans.
- Denise Stiffarm, Attorney @ Pacifica Law Group, Consultant for Highline School District, described the process adopted by King County to assess school impact fees. Many municipalities used KC's plan rather than create a new version, however, SIFs and TIFs (Traffic Impact Fees) are controlled by each individual city.
- Michael Spear, School Board President, Highline School District, discussed the need for a short timeline/turnaround on this decision. With additional populations of new students entering the district and the recent state law regarding K-3 class size, the District is looking at a need of up to 200 new classrooms in the near future.

Direction/Action

Chair Nutting directed that City Staff and School District Staff work together to draft an ordinance that can be ready for the next FEDC meeting.

The next meeting is scheduled for June 9th, 2016 p.m. in the South Conference room.

Adjourned at 6:55 p.m.

Respectfully submitted by,

Jodi Grager, Community Development Assistant