



# City of Olympia

City Hall  
601 4th Avenue E  
Olympia, WA 98501

## Meeting Minutes - Draft City Council

Information: 360-753-8447

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**Friday, October 12, 2012**

**4:15 PM**

**Room 112**

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### Community Renewal Area Ad Hoc Committee

#### 1. ROLL CALL

Mayor Stephen H. Buxbaum, Mayor Pro Tem Nathaniel Jones. Staff present included Community Services Manager Steven Friddle. Guests included Michael Cade, Economic Development Council, George Sharp, Visitor Convention Bureau and Cheryl Selby, Vivala.

Mayor Buxbaum called the meeting to order.

#### 2. MINUTES

- 2.A 12-0206** Approval of July 30, 2012 Community Renewal Area Ad Hoc Committee Meeting Minutes

Mayor Pro Tem Jones moved, seconded by Mayor Buxbaum, to approve the minutes. Motion passed unanimously.

- 2.B 12-0631** Approval of August 8, 2012 Community Renewal Area Ad Hoc Committee Meeting Minutes

Mayor Pro Tem Jones moved, seconded by Mayor Buxbaum, to approve the minutes. Motion passed unanimously.

- 2.C 12-0632** Approval of September 28, 2012 Community Renewal Area Ad Hoc Committee Meeting Minutes

Mayor Pro Tem Jones moved, seconded by Mayor Buxbaum, to approve the minutes. Motion passed unanimously.

#### 3. COMMITTEE BUSINESS

- 3.A 12-0629** Oral Report - Discussion with Representative of the Olympia-Lacey-Tumwater Visitor and Convention Bureau about Potential Opportunities to Collaborate on Formation of a Community Renewal Area

Mayor Buxbaum open the discussion with a summary of how the proposed CRA effort is complementary to other City activities and directly relates to additional City efforts to

stimulate and attract quality investment through such things as the Housing and Urban Development (HUD) Section 108 Loan Pool Application.

Mayor Buxbaum expressed the importance of partnering with the Economic Development Council (EDC), the Visitor Convention Bureau (VCB) and the Thurston Regional Planning Council (TRPC) who are currently conducting research and activities that are consistent and directly related to the City's proposed CRA effort.

Mr. Sharp discussed the VCB work to establish destinations and work on the downtown master plan and the value of BERK style information. Mr. Cade discussed the EDC's ability to provide expertise to conduct market research, case studies and outreach to key markets, and the Committee discussed TRPC's related "Urban Corridor Grant" award from HUD to study Martin Way from Phoenix to Lilly.

Mayor Buxbaum identified the need to cement the partnerships with the EDC, VCB and TRPC as a way to expand education on CRAs, assist in the consultant selection process and provide meaningful data to the CRA effort. The Committee discussed how support from these organizations allows the City to potentially re-scope and support the consultant work plan based on:

- Committee discussions
- A broad look at various sites which provide opportunity
- Legal support from Hugh Spitzer's work on CRAs
- Establishing priorities

In response to Mr. Sharp's concern about the potential role of condemnation, the Committee agreed there are numerous concerns and some health and safety opportunities that require greater discussion. Mr. Sharp indicated that the VCB interest and focus is on making downtown and the waterfront a destination and putting heads in beds. Mr. Cade indicated that the EDC's support is focused on bringing in investment and that his Board will need to take a closer look at condemnation when it comes up.

The Committee discussed the stigma of labeling a property or area as "blight." Mayor Buxbaum stated that the intent of CRA does not necessarily mean an area is unsightly; it includes a broad range of issues from addressing economic vitality to the presence of contaminated soils and the need for environmental remediation. Mayor Pro Tem Jones discussed the potential opportunity under the State Environmental Policy Act to consider the role of a "Planned Action" as an additional tool that the City could consider. Planned Actions provide a high level of certainty to prospective investors.

The Committee discussed whether the CRA timeline might allow the City to move forward on a couple of sites in 2013.

Mr. Cade discussed the EDC's work and focus on efforts to attract life science, healthcare, tourism, food, light industrial wood, plastic production and information technology. He also suggested considering enlisting the Urban Land Institute's "Technical Assistance Panel." Ms. Selby commented on the Committee's discussion.

The Committee directed staff to draft supplemental questions for consultant's written response prior to and in preparation of conducting interviews.

**4. ADJOURNMENT**

The meeting adjourned at 5:19 p.m.