



## Meeting Minutes - Draft

City Hall  
601 4th Avenue E  
Olympia, WA 98501

# Community & Economic Revitalization Committee (CERC)

Information: 360.753.8447

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**Thursday, March 5, 2015**

**5:30 PM**

**Council Chambers**

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### Special Meeting of the City Council to Conduct Business of the Community and Economic Revitalization Committee (CERC)

#### 1. ROLL CALL

**Present:** 3 - Mayor Pro Tem Nathaniel Jones, Councilmember Julie Hankins and Councilmember Jim Cooper

#### OTHERS PRESENT

Mayor Stephen H. Buxbaum  
Community Planning and Development Director Keith Stahley  
Deputy Director Leonard Bauer  
Community Member John Newman

#### 2. CALL TO ORDER

Mayor Buxbaum called the meeting to order at 5:32 p.m.

#### 3. APPROVAL OF MINUTES

- 3.A [15-0224](#) Approval of December 15, 2014 Community and Economic Revitalization Committee Meeting Minutes

**The minutes were approved as amended with a word added to item 4A.**

#### 4. COMMITTEE BUSINESS

- 4.A [15-0240](#) Selection of Committee Officers

Mayor Buxbaum opened the discussion to determine Committee Officers and commented for the record, Council assigned the Committee to choose leadership and he does not vote.

Mayor Pro Tem Jones discussed committee functions.

Discussion:

- Interest in including other Councilmembers at the Community and Economic Revitalization Committee (CERC) meetings.
- CERC meetings will include complex issues and generate summary reports for updating Council.

**Councilmember Cooper moved, seconded by Councilmember Hankins, to elect Mayor Pro Tem Jones to CERC Chair. The motion carried unanimously.**

**4.B**      [15-0088](#)      Consider Community and Economic Revitalization Committee Calendar and Work Plan

Mr. Stahley discussed the Work Plan and announced a change to the date for the public finance seminar.

Councilmembers discussed the Work Plan and whether the allotted time between June and July for writing and presenting ideas is adequate.

Discussion:

- Request for Councilmember Langer to address how the Land Use and Environment Committee conducts meetings.
- Concerns about keeping the community informed and past difficulties resulting in mistrust and confusion.
- Possibility of periodical public emails to update the community and stimulate meaningful engagement.
- Changes to the Work Plan will be made by staff and added to next month's consent calendar.

**The discussion was completed.**

**4.C**      [15-0239](#)      Consideration of Revised Draft of the Community Renewal Area Request for Proposal Document and Process

Mr. Stahley presented considerations for use when evaluating potential development properties which included methods of site evaluation, public benefit potential, location advantages, potential for improving community vitality, City ownership and other partnership status, scale of projects, constraints, zoning, preparation and development time, public investment, and public expectations.

Discussion:

- Criteria development for scoring sites.
- Public benefit depends on the community's potential to see possibilities and uniting community could be an outcome of the process.
- Using the 2010 Hartland map with assessed value for Downtown plots and the need to separate land and building values to provide relevant ratios.
- Some land has greater value due to blighted buildings and redevelopment potential is considerable.
- Problems with using a 2010 valuation.
- Evaluating the Reliable Steel site.

- Community Planning & Development staff campaign to reach out to owners to determine interest and generation of a “willing property owner” list.
- Importance of being transparent, inclusive, and acknowledging issues that could be problematic and costly.
- Moving forward with getting public feedback on the Isthmus and then generating RFPs and RFQs ASAP.
- Critical sites include Reliable Steel, Griswold, Olympia Library, and the waterfront.
- Dealing with the controversial history of the Isthmus.
- Potential for synergy between privately owner and City owned properties and ways of adding value by the City to catalyze action.
- Consistent language for comprehension and connection with the community.
- Having a larger process to define community interests and input before developers have put forth proposals and spent many hours working on the design process.
- Interest in the Department Of Transportation site developing alongside transit-oriented housing.

**The discussion was completed.**

**4.D**     [15-0125](#)             Status Report and Update on Community Renewal Process

Mayor Pro Tem Jones queried the Committee whether they are ready for the March 17, 2015 study session and discussed Citizen Advisory Committee roles and responsibilities.

Mr. Stahley announced rezone requests including properties near the Auto Mall and Kaiser Road and Harrison Avenue.

**The discussion was completed.**

**5.        ADJOURNMENT**

The meeting was adjourned at 7:44 p.m.