

## MINUTES

### **Finance and Economic Development Committee Meeting**

**Thursday November 10, 2016**

**5:30 p.m. – 6:15 p.m.**

**South Conference Room**

#### Council Members

#### City Staff

Chair Pro Tem Vic Pennington	Michael Matthias – Interim City Manager
Matt Pina	Dan Brewer – Planning, Building and Public Works
Chair Jeremy Nutting (absent)	Director (PBPW Director)
	Grant Fredricks – Consultant
	Tim George – Interim City Attorney

#### **Guests**

Bart Byrnestad & Donnie Belk, Panattoni

#### **1. Call to Order**

Chair Pro Tem Vic Pennington called the meeting to order at 5:34 p.m.

#### **2. Approval of the October 13<sup>th</sup>, 2016 meeting minutes**

Minutes approved as submitted.

#### **3. Allowed Uses in the PR-C Zone**

PBPW Director Brewer opened up the discussion on the potential for adding business park uses to the PR-C zone on the north side of South 216<sup>th</sup> Street. Representatives from the Panattoni Development Company currently have an option on one owner's property and feel that business park type uses would be beneficial for the City. Committee members expressed some concerns about the economic risks of adding business park uses in this commercial zone, and the potential of losing out on the opportunity for commercial development along SR 99. Unfortunately at this time there is still very little economic data available from the Des Moines Creek Business Park in order to get a realistic picture of what the City could expect in terms of revenues. It was pointed out that there is already a large amount of commercial property that is either vacant, or underdeveloped along Pacific Highway South, both in Des Moines and also within the City of SeaTac. The Committee also discussed the opportunity cost of delaying action and the imminent availability of BP-type property along the 24<sup>th</sup>/28<sup>th</sup> corridor once the City of SeaTac's 24<sup>th</sup> Ave extension is complete next year. The Committee directed staff to prepare an ordinance for the Council's consideration, and to bring the item back to the full Council for discussion at a public hearing.

#### **4. Draft 2017 Committee Work Program**

PBPW Director Brewer reviewed the draft 2017 Committee work program, highlighting a number of new proposed items that are suggested by staff for the Committee to address in 2017.

The next meeting is scheduled for January 12, 2017, 6:00-6:50 pm in the South Conference room.

Adjourned at 6:20 p.m.  
Respectfully submitted by Dan Brewer, PBPW Director