

CITY OF SHORELINE
SHORELINE CITY COUNCIL
SUMMARY MINUTES OF WORKSHOP DINNER MEETING

Monday, June 9, 2014
5:45 p.m.

Conference Room 104 - Shoreline City Hall
17500 Midvale Avenue North

PRESENT: Deputy Mayor Eggen, Councilmembers McGlashan, Hall, McConnell, Salomon, and Roberts

ABSENT: Mayor Winstead

STAFF: Debbie Tarry, City Manager; John Norris, Assistant City Manager; Dan Eernisse, Economic Development Manager; Rachael Markle, Director, Planning and Community Development; and Bonita Roznos, Deputy City Clerk

GUESTS: Mayor Joshua Freed and City Manager Bob Stowe, City of Bothell

At 5:49 p.m., the meeting was called to order by Deputy Mayor Eggen who presided. Deputy Mayor Eggen moved to excuse Mayor Winstead. The motion was seconded by Councilmember Hall and unanimously approved.

Mayor Joshua Freed and City Manager Bob Stowe shared the Revitalization Plan for the City of Bothell. They presented “knife-edge focus”, “outrageous ambition” and “partnerships” as key strategies directing the transformation of Bothell’s Downtown area into a vibrant mixed use community. Mr. Stowe shared funding strategies and commented on the City’s role as Master Developer, including the assemblage of 25 acres of land for sale and development, the relocation of 32 businesses, and the use of right of way development to establish clear public purpose. He stated the City partnered with the School District, the State of Washington, University of Washington, Bothell/Cascadia Community College and private developers.

City of Shoreline Councilmembers commented on zoning change requirements, federal relocation guidelines and the difficulties of making eminent domain cases based on “public benefit”. They inquired about the accuracy of the economic development survey and noted that the purchase of properties served as a catalyst for the City of Bothell project. Mayor Freed explained the two year rezoning effort for the downtown area and the importance of identifying the vision and obtaining citizens’ support for the vision. He shared that investors feel safe because they see the City making significant steps forward in a logical approach to development. Mr. Stowe commented on incentivized development, buy-back provisions and on the accuracy of the economic development survey.

Mr. Eernisse asked about capitalizing on land values. Mr. Stowe spoke on property inflation, explained the price lock in with the school district, deferred payments, and the benefits of being the property owner. He talked about making an early decision to purchase the property and mitigating the risk of holding on to it. He commented that the assemblage of property is the most difficult part of the process, and then reviewed capital investments options.

Ms. Tarry inquired about incentives for developers. Mr. Stowe responded that incentives included infrastructure, sidewalk and offsite improvements, discount purchase prices, an administrative approval process, a planned action environmental impact statement, and streamlining the overall permitting processes. Mr. Norris asked how the vision was presented to the development community. Mr. Stowe responded that the vision told the “story of Bothell” and that once the story was laid out they were able to target developers. Mayor Freed stressed the importance of getting developer interest from outside the state, and commented that the marketing piece is a crucial component of the process.

City of Shoreline Councilmembers commented on generating outrageous ambition. Mr. Stowe responded that the City’s goals were focused on one vision and identified leadership commitment, the preparation of staff for a relentless task, and not giving up as components for success.

Ms. Tarry recommended a future Council discussion to talk about becoming property owners, bond options and the creation of City generated tax increment financing. Mayor Freed commented on the value of researching debt options that will generate future revenue.

At 6:53 p.m. the meeting was adjourned.

Bonita Roznos, Deputy City Clerk