

COVINGTON ECONOMIC DEVELOPMENT COUNCIL

City Council Chambers
16720 SE 271st Street, Suite 100
Covington, WA 98042
253-480-2400

MINUTES

Thursday, August 22, 2013

6:30 to 8:30 pm

Jeff Wagner called meeting to order at 6:32 pm.

Members Present: Jeff Wagner, Jim Hutchinson (late arrival), Josh Parnell, Kevin Holland, Laura Roth, Mike Hanratty, Rick Oliveira (late arrival), Steve Pand, Zach Steele

Members Absent: Hugh Kodama- Members Olivera & Hutchinson arrived a few minutes late prior to announcements.

Minutes for May 23, 2013, approved 7-0

Introductions

Co-Chair Elections: Steve Pand nominated Jeff Wagner as City Co-chair and Rick Oliveira as Chamber Co-Chair. Laura Roth seconded the motion for Co-chairs. The motion was approved by a vote of 7-0.

Announcements

Chamber Report: Krista Bates

- Mariners Game – 77 attended. Profit of \$2,400. Plan to do similar event next year
- Annual Picnic – About 50 attended. Valley Medical Center sponsored
- August After Hours – Valley Medical Center Covington Clinic South – Grand Opening
- September After Hours – Southlake Clinic, September 19, 5:00 pm

City Report:

- Town Center: Request for qualifications for development partner. Sending out request for proposals for Town Center development.
- The City Council set goal for higher education presence in Town Center; meeting with representatives from local universities.
- Distributed CEDC contact lists.

- Reviewed Development Activity Report; subdivision plats for Mountain Meadows Estates and Victorian Meadows to begin development next year.
- More multi-family housing coming soon in Cedar Springs Development.
- Hawk Property draft subarea plan – overview of process, Public Comment Period ends August 26, Planning Commission public hearing October 17. Council holding public hearing January 14 and will make final decision on January 28.

2013 CEDC Initiatives

Business Breakfast Update – Krista Bates

- Scheduled for October 16, 7:30 am to 9:00 am, Covington Community Room
- Multi-Care is our major sponsor, will procure speakers to present about healthcare reform.
- We have confirmed catering and audio/video services. Seeking additional sponsorships.
- Postage will be paid by CEDC funds. Invitations will be sent out in mid-September.

Hawk Property Update – Brian Ross & Colin Lund – Oakpointe Communities

- Currently in the process of land reclamation from gravel mining
- Reviewed Market Pricing and Absorption Analysis
- Project Overview Conceptual Plan
- Discussed Project Pricing and Housing Values
- Proximity to employment, location of area retail
- Retail market analysis
- Oakpointe will bring in a partner for commercial construction
- Discussed potential tenants by square feet demanded
- Questions regarding school district boundaries

Branding Update – Karla Slate, Derek Gillette, Jeff Shaw

- Discussed scope of work, reviewed symbolism
- Discussed potential logos
- Decided on a more simplistic symbol with a focus on typography

Transportation Benefit District (TBD) Update – Derek Matheson

- Issues: dwindling street fund, tight general fund, transportation needs, public safety
- Options: reduce expenses or increase revenues
- Budget Priorities Advisory Committee (BPAC) appointed by City Council, met for nine months. Core recommendation of BPAC was to form a TBD and ask voters for a 0.2% sales tax increase.
- A TBD is a separate government entity
- Ballot measure in November for a 0.2% sales tax increase

Comments:

Mike: Reaffirmed the decision to keep new branding simple.

Kevin: Welcomed as a reappointed member for the City.

Jim: Praised Derek for great representation of the City of Covington at a recent conference. Also would like to request support of the TBD from the Chamber Board.

Steve: Request to create attendance policy for CEDC members.

Next Meeting: Thursday, September 26, 2013

Meeting adjourned at 8:48 pm

CEDC Members:

Rick Olivera: Co-Chair

Zach Steele

Josh Parnell

Hugh Kodama

Mike Hanratty

Jeff Wagner: Co-Chair

Jim Hutchinson

Laura Roth

Steven Pand

Kevin Holland

Staff:

Derek Matheson, City Manager

Richard Hart, Community Development Manager

Krista Bates, Covington Chamber of Commerce Office Manager