

Minutes
Joint Municipal Action Committee
April 14, 2017

CALL TO ORDER

Chair Anders Ibsen called the meeting to order at 8:03 a.m.

ROLL CALL-JMAC COMMITTEE

Anders Ibsen, Chair, City of Tacoma
Connie Ladenburg, Vice-Chair, Pierce County
Tim Reid, Metro Parks Tacoma
Robert Thoms, City of Tacoma
Clare Petrich, Port of Tacoma

GUEST INTRODUCTIONS

City of Tacoma: Randy Lewis, Denise Rakas
Tacoma Public Schools: Karen Vialle
Metro Parks: Andrea Smith, Hunter George
Port of Tacoma: Yvette Mason
Pierce County: Tiffany Speir
Tacoma Housing Authority: Sheila Miramar, Adriane Wilson
Forterra Conservation Director: Jordan Rash


APPROVAL OF AGENDA

Tim Reid moved to approve the agenda. Clare Petrich seconded the motion. The chair declared the motion passed.

APPROVAL OF MINUTES

Connie Ladenburg moved to approve the minutes of March 10, 2017. Clare Petrich seconded the motion. The chair declared the motion passed.

AGENDA ITEMS

 Landbanking and Surplus Property Strategies
Jordan Rash, Conservation Director, Forterra, presented information on landbanking. Landbanking is the intent of entering into the market and purchasing property several years in advance before private real estate would. We have the example of the development of South Lake Union. Property can be purchased and held until the time comes to utilize the property.

Forterra is the largest conservation and community building organization solely dedicated to this region. It started as a small land trust in 1989 conserving habitats, parks, trails, farm lands, etc. We make this a more sustainable region by focusing on communities as well. Not investing in affordable housing in the community will push people further and further out. Forterra protects keystone property, develops policies that grow communities up rather than out, and engages communities on the growth of the region as well as the stewardship of their land.

Recently Forterra announced the creation of a social impact fund for partnering with municipalities, community groups, and non-profits to secure keystone properties.

We would like to discuss how Forterra can work with JMAC and its members to activate properties held by the public for community and economic benefits and potentially dovetail those properties with the impact fund as well as other properties landbanked by other entities. Identify public real estate assets held by members of JMAC, identify development opportunities for these assets, and select those opportunities that serve the greatest public need. Mr. Rash gave the example of a project in the Aberdeen-Hoquiam area.

Clare Petrich asked about how the impact fund works. Mr. Rash replied it is not a publically traded fund. It is typically family foundations and other individuals putting money to the fund. It is a ten year fund and 501(c)3 and not tax deductible. It is up to Forterra to evaluate property and disperse the fund through a board of directors who supervises the fund. It has not been used yet for any projects. If interested, contact Mr. Rash and he will evaluate property to determine end use.

Karen Vialle reported that the school district is planning a 30-year long-range asset planning process looking at all facilities and properties. There may be properties such as the old Gault school site that is not in use. Perhaps in the future, the school district can have a conversation with Forterra regarding some of these properties.

Tim Reid also stated that Metro Parks is looking at inventories and what should be done with the inventory in 20 or 30 years and commented that the presentation was timely to begin those conversations and look at different partnerships.

Chair Ibsen commented that Tacoma has an asset map; however, there is no regional strategy. There was discussion on what can be done as partners. The Port is working on a strategic plan for the future of the Port of Tacoma with the creation of the Northwest Seaport Alliance. Mr. Rash stated that Forterra could convene a conversation with the various entities. Everyone could bring their surplus plans, disposition plans, real estate asset mapping and overlay them. There can be a GIS exercise as well to look at the various properties.

Connie Ladenburg shared the county does not have much property. They will surplus the maintenance facility on Pacific Avenue. Also the Health Department is looking at possibly relocating.

Chair Ibsen reported as of April 18, 2017 there will be an anchor institution strategy for economic development. An anchor institution is a hospital or university. They are large entities with a big economic footprint and the idea is to stimulate other like businesses.

Clare Petrich stated she would like more information on any proposals from Forterra. Mr. Rash replied that he could draft a scope giving an idea of what Forterra believes the problems might be and the entities could review it. The cost would not be high for staff time. Connie Ladenburg stated she was willing to talk with Forterra regarding the GIS portion if the county could be of assistance. It was stated Metro Parks had just finished their GIS mapping and the school district was working on theirs.

Hunter George stated there were conversations taking place between Metro Parks and the school district regarding surplus properties. Chair Ibsen asked if there was interest in a central convening process at the CEO or head planner level between the entities to discuss assets and what to do with them.

Clare Petrich stated mitigation thinking should be an important part and asked if any work had been done with the Puyallup Tribe. Mr. Rash replied that there had been. Chair Ibsen stated the Tacoma Housing Authority has also expressed interest.

Tiffany Speir asked about the size of the social impact fund. Mr. Rash replied that it is a \$50 million fund that can be leveraged. The first iteration of the fund will close at \$10 million then spending will begin. Yvette Mason asked if there was geographic equity if funding comes out of Pierce County into the fund that an equal amount is spent in Pierce County. Mr. Rash replied not necessarily that the majority of the funding is coming out of the King County area and will be coming to Pierce County.

Chair Ibsen stated the next steps would be for the entities to talk with their CEOs and Mr. Rash will create a county-wide draft scope for this exact project and will report back to JMAC at a later date. Also Mr. Rash will contact the Puyallup Tribe.

DISCUSSION OF MUTUAL INTERESTS AND CONCERNS/FOR THE GOOD OF THE ORDER

No items were discussed.

SETTING OF NEXT MEETING AGENDA

South Sound Alliance and Capital Widening, Dr. Ali Modarres, Director of Urban Studies, UWT

FUTURE AGENDA ITEMS

- Landbanking and Surplus Property Strategies Follow-Up (Jordan Rash, Forterra)
- IDEA
- Workforce Development
- South Sound 911/Emergency Management
- Continue Mental Health Conversation
- Youth Mental Health Issues: Trafficking, Housing/Shelters, Gangs, Drugs, etc.
- Economic Development Growth and Impacts
- Trades, Apprenticeships, and Regional Partnerships (Tacoma SD, Bates, City)

NEXT MEETING

The next meeting will be held on Friday, May 12, 2017 at 8:00 a.m. in Conference Room 248 at the Tacoma Municipal Building. Quarterly meeting with the CEOs. Minutes for May to be taken by City of Tacoma.

ADJOURNMENT

Chair Anders Ibsen adjourned the meeting at 8:48 a.m.