

Minutes
Joint Municipal Action Committee
Quarterly Meeting
May 12, 2017

CALL TO ORDER

Chair Anders Ibsen called the meeting to order at 8:02 a.m. and stated he would need to leave the meeting early.

ROLL CALL-JMAC COMMITTEE

Anders Ibsen, Chair, City of Tacoma
Connie Ladenburg, Vice-Chair, Pierce County
Catherine Ushka, Tacoma Public Schools
Tim Reid, Metro Parks Tacoma
Jessie Baines, Metro Parks Tacoma

GUEST INTRODUCTIONS

City of Tacoma: Mark Lauzier, Randy Lewis, Denise Rakas
Metro Parks Tacoma: Shon Sylvia, Hunter George
Tacoma Public Schools: Debbie Winskill, Katheryn McCarthy
Port of Tacoma: Evette Mason
Tacoma Housing Authority: Sheila Miraflor


APPROVAL OF AGENDA

Jessie Baines moved to approve the agenda. Connie Ladenburg seconded the motion. The chair declared the motion passed.

APPROVAL OF MINUTES

Connie Ladenburg moved to approve the minutes of April 14, 2017. Tim Reid seconded the motion. The chair declared the motion passed.

AGENDA ITEMS

 South Sound Alliance and Capital Widening
Dr. Ali Modarres began by discussing economic development issues, livability issues, and the inequities between the north and the south. There are 40 jurisdictions between Sea-Tac and Olympia. How can these small jurisdictions work together to achieve the goals that they want? There needs to be a forum so various topics can be discussed. There are metropolitan planning organizations (MPO) throughout the country and most govern a defined metropolitan area. The jurisdictions need to get together and create a vision proactively to work with the various organizations including parks, Pierce Transit, and the schools within those jurisdictions.

The point of the South Sound Alliance was to bring key individuals together to a gathering that would act as an informal collective. The idea was not to create coalitions, but to create an alignment between divisions that various groups have. It is a vision for south sound that extends south sound and allows groups to work on important issues. One of the top issues was jobs.

Tim Reid asked about gathering information and analysis and was there a goal and timeline by a certain date. There can be problems working across jurisdictional lines. JMAC works to solve problems or issues that cross jurisdictional lines and form partnerships. An example is the overlay map of properties and the future plans for those properties.

Dr. Modarres continued that in the South Sound Alliance is where discussions take place regarding larger jurisdictions and gradually want to build on that. It typically starts with an active membership of a third of all the jurisdictions. As the issues begin to expand and the visions begin to be formed, more jurisdictions and offices begin to engage. Another part was to be able to share. There has been some hesitation among the jurisdictions during the four months the meetings have taken place.

There was discussion on what was happening in King County with large companies such as Microsoft and Amazon and the need for conversations regarding growth. The question was asked about attendance at the meetings. Dr. Modarres replied that it is a mix including economic development officers, mayors, city council members, city managers, as well as the port. No one from the schools has attended. Also the City of Tacoma is not present. There are no by-laws, it is voluntary participation and meets monthly. The next meeting will be in Auburn on May 25, 2017. It takes 6-8 months for visions to become clear and sub-groups and coalitions begin to form.

Mark Lauzier asked about the Economic Development Board and how it interplays with the South Sound Alliance. Dr. Modarres replied that the EDB is present at the meetings. The conversations have started at the midlevel and are going deeper. The EDB discussed the sectors they focus on and the jurisdictions could hear that. Jessie Baines asked about how small Chambers of Commerce could bring in other stakeholders relative to capital widening. The other jurisdictions would be thinking about things on the higher level not always trickle-down economics. How could we get the stakeholders focused on the ground level to these types of meetings? Dr. Modarres replied that when the size of the meeting increases the level of action decreases. With more people at the table, fewer decisions will be made. Another part is the smaller entities present at the table takes information back to its individual jurisdictions and offices for discussion.

Dr. Modarres stated there are two forms of economic development. One is called capital deepening and the other one is called capital widening. In the capital deepening, the way economists talk about it is that productivity from labor increases through investment. Any industry that relied on research and development to increase the output of every employee is a part of capital deepening. In capital deepening more is invested in the front part in research and development, but you harvest more, revenue goes way up. Employment does not increase.

Capital widening is typically taking an existing knowledge and creating the ratio of capital to labor remaining constant. As the number of people increases the capital investment increases. The net output of the labor is not increasing; however, the total employment is increasing. The prosperity level stays constant unless research and development is built on a small scale and begin to expand it so when the time is right it can be switched. So the economy can be mixed up. Since the 2007-2008 academic year, the University of Washington Tacoma has graduated over 600 computer scientists. No more than 40-50 of them are still here – they are all gone. That should be the base of the research and development that is done.

The question was asked how could we get companies to change from hiring to research and development. Dr. Modarres replied that in most regions cities and jurisdictions begin to partner with the universities where they co-invest in small entrepreneurial venture capital investment. As a group in the south sound, we need to begin to think of a lot of small and medium companies and diversify our portfolio.

Chair Ibsen stated he needed to leave the meeting; however, he would like to briefly discuss land banking and surplus property strategies from the April 14, 2017 JMAC meeting. The meeting was very productive regarding joint planning for vacant land/surplus property. Forterra has sent a draft scope of work plan with a convening that would cost approximately \$50,000 to \$60,000. Divided evenly among all the entities, it would be approximately \$10,000 per agency. The City can participate and there is a commitment from Tacoma Housing Authority to match. Metro Parks has been contacted and would other agencies be interested in participating.

Catherine Ushka stated she needed a little more information and would take the proposal back to the school district for discussion. It was stated the draft scope of work plan would be sent to JMAC members.

Debbie Winskill asked if Forterra was mainly land conservancy. Chair Ibsen replied that Forterra does do land conservancy, however, they also do community land trusts, and the proposal is about asset management.

Chair Ibsen left the meeting and Vice-Chair Connie Ladenburg continued the meeting.

Jessie Baines stated that the land banking sounded very similar to the South Sound Alliance regarding the future vision of what is going to be done with properties, how is the population going to grow and how will we provide the parks, schools and other things that will be needed. Vice-Chair Ladenburg stated that it is part of economic development, i.e. growing jobs and residents.

Dr. Modarres stated that these issues have been discussed and are connected to affordability. One of the issues is there has not been a reason to do land banking and now there is with Sound Transit 3 coming down and the need to be ready for that. Land banking needs to be looked at so it does not turn into all commercial. Wherever the stations are will determine land value.

Tim Reid asked when discussing research and development versus investment if there was a time to encourage white-collar versus blue-collar manufacturing and what area needs the focus and how to decide on it. Dr. Modarres replied that this was the vision that comes from economic development folks and the sectors they focus on. Also, there was not an either/or situation. One indicator that was looked at was the unemployment rate. Unemployment in every sector needs improvement. There was discussion on manufacturing and the medical and health industry in the area.

Tim Reid asked if a representative from UWT should be invited to attend the JMAC meetings. There are additional experts in the field of economic development, and land use. Vice-Chair Ladenburg replied that there may not be a need for someone to attend every JMAC meeting; however, there may be a need for information regarding future land banking discussions. Dr. Modarres stated the Committee could call on him to attend future meetings.

Vice-Chair Ladenburg stated that the Puget Sound Regional Council and economic development district has been working on and released a draft economic development strategy for the

region. It is very King County central and drives the economy to King County. The Puget Sound Regional Council is asking for comments and responses. A meeting was set-up with economic development representatives asking how to respond to the strategy. What came out of that meeting was a suggestion to talk with board members from the other communities to see what their thoughts were. It appears it will be delayed on the vote and there may be some restructuring. It emphasizes the importance of having a small region strategy to feed in to the big region strategy.

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

It was announced the June 9, 2017 JMAC meeting would be held in Conference Room 243 on the second floor of the Tacoma Municipal Building.

SETTING OF NEXT MEETING AGENDA

Potential agenda items will be emailed to the Chair.

FUTURE AGENDA ITEMS

- Opioid Epidemic (Pierce County)
- Homeless Encampments (City, County Agencies, Tacoma Public Schools, Port of Tacoma)
- Sub-Area Plan – Tideflats Area
- 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, Apprenticeship, Regional Partnerships (Tacoma SD, Bates, City)

NEXT MEETING

The next meeting will be held on Friday, June 9, 2017 at 8:00 a.m. in Conference Room 243 at the Tacoma Municipal Building. Please note different meeting location. Minutes for June to be taken by City of Tacoma.

ADJOURNMENT

Vice-Chair Connie Ladenburg adjourned the meeting at 9:15 a.m.