

**Minutes**  
**Joint Municipal Action Committee – Quarterly Meeting**  
February 8, 2019  
8:00 a.m. – 9:30 a.m.  
Tacoma Municipal Building, Conference Room 248

**CALL TO ORDER**

Chair Clare Petrich called the meeting to order at 8:05 a.m.

**ROLL CALL - JMAC COMMITTEE**

Clare Petrich, Chair, Port of Tacoma  
Tim Reid, Metro Parks Tacoma  
Anders Ibsen, City of Tacoma  
Andrea Smith, Metro Parks Tacoma

**GUEST INTRODUCTIONS**

Forterra: Nick Bratton, Bree Nicoletto  
Metro Parks Tacoma: Peter Mayer, Joe Brady  
Tacoma Public Schools: Carla Santorno, Rosalind Medina  
Port of Tacoma: John Wolfe  
City of Tacoma: Elizabeth Pauli, Bucoda Warren, Denise Rakas

**APPROVAL OF AGENDA**

It was moved and seconded that the agenda be approved; passed unanimously.

**APPROVAL OF MINUTES**

It was moved and seconded that the minutes of January 11, 2019 be approved; passed unanimously.

**AGENDA ITEMS**

Election of 2019 Vice-Chair

Tim Reid moved to nominate Andrea Smith, Metro Parks Tacoma, as Vice-Chair. Anders Ibsen seconded the motion. The chair declared the motion passed.

Forterra Asset Mapping Project Update

Nick Bratton gave a brief overview of the project. It is a community asset mapping project in which there are agencies that have land use interests and work in real estate and have strategic goals for different constituencies within the city that all involve land. There were conversations on how to coordinate those efforts and create a tool that the city can use to assist the different agencies to identify ways to maximize public benefits when making land use decisions. The end product Forterra is moving towards is a web-based tool so the different agencies can go to a website and look at a map of the city to view various properties and its location. Another outcome is each agency will have its own individual list of parcels.

Pete Mayer asked if there was a way to identify potential properties that may be surplus and that may be a benefit to other organizations to utilize the resource. Mr. Bratton replied that one of the elements going into the tool is a measurement to redevelop ability looking at property valuations, surrounding areas, etc. Bree Nicoletto replied that surplus property was not one of the indicators ranked by the participating agencies.

Tim Reid asked if the conclusion of the mapping process would include all the municipalities' property. Ms. Nicoletto replied that it will include all the property owned by the City of Tacoma. A question was asked about EPA credits. Ms. Nicoletto replied that EPA credits are not included. Mr. Bratton continued that agency needs can be extensive and specific so Forterra has attempted to identify which items are most important and useful to each agency.

A question was asked about the governance from policy makers regarding the mapping tool moving forward. Would it be JMAC or will there be opportunities to periodically check in. Mr. Bratton replied that a key piece for success is to create an institutional structure as this moves forward and as the tool is used. Part of the next stage in the project is working with agency staff to become familiar with the tool. It will live permanently with the City of Tacoma and will be hosted on the website. A user's guide will be created.

Chair Petrich asked if job centers, industrial areas, the tide flats, and tribal lands were included in the study. Ms. Nicoletto replied that early in the analysis Forterra did work with the Port and the Puyallup Tribe. The feedback received indicated interest in seeing publicly available parcels from the agencies involved; however, there was a decision to not include specific Port properties. All of those parcels are still available on the map. Job centers were not ranked as a high priority by the agencies, although, commercial growth capacity was reviewed so it shows the areas where there may be the most jobs.

Joe Brady commended JMAC for spearheading the mapping project. Also Forterra as this has not been an easy project. Metro Parks is really excited about the project. The third leg of the strategic planning framework rests upon the completion of this tool. It will help Metro Parks understand what the gaps are and the opportunities to fill those gaps. It will also provide the opportunity for a baseline discussion.

Mr. Brady asked about the buildable lands framework part of the project. Ms. Nicoletto replied that every parcel that is technically developable would show up on the map and that there is actually a formula the city's GIS staff developed that looks at the different values of a parcel and will estimate if it meets the threshold to be re-developable. Metro Parks GIS was also involved in the process.

John Wolfe commented about the sub-area planning process and the shared outcome to have alignment around land use and planning. The tool that is being created may lead to an opportunity for the Port properties and possibly Tribal properties to be included into the future tool. The tool will provide clarity and alignment around land use. That is what the sub-area plan process is about.

Mr. Bratton stated the five partners involved in the process were the City of Tacoma, Pierce County, Tacoma School District, Tacoma Housing Authority, and Metro Parks Tacoma.

Mr. Bratton continued there were two levels of input on the design. First was input from a survey so each agency could rank important items. The results created a list of five items including: access to transit, neighborhood amenities, access to parks, displacement risk, and if the property was publicly owned. Second, Forterra looked at the respective priorities of each individual agency and where they may overlap.

There was discussion regarding holding a retreat for the elected representatives on the use of the mapping tool after it is presented to the different municipalities and perhaps afterwards create a five year plan for review so each one is on the same page. Ms. Nicoletto stated that invitations will be sent out for the agencies to meet with Forterra staff during February and March. The web application component will be finalized and then recommendations drafted. The contract expires March 31, 2019. Forterra is available to make presentations when requested.

### CEO Updates

Carla Santorno, Tacoma School District, stated there would be a brief overview on the budget and legislative remedies. Ms. Santorno introduced Rosalind Medina who shared information on the McCleary impact. Ms. Medina stated the Supreme Court ruled the State in contempt of the McCleary lawsuit. The legislature passed a follow-up bill in 2017 and an additional follow-up bill in the 2018 session; however, it did not provide levy relief for Tacoma. Funding for state salaries were provided up front. In this year there will be the second year of levy loss. Next year there will be a revenue loss of \$29.9 million of legislative money. Expenditures will have to be reduced with the possibility of eliminating programs and/or positions. With the current levy structure, inequities have been created.

Ms. Santorno stated it is important for the legislature to hear about the levy issues. Tacoma Public Schools is working on the budget for 2019-2020 so there needs to be quick resolution.

Elizabeth Pauli, City of Tacoma, reported on the recycling market. The turmoil in the international markets is going to require the city make adjustments to the recycling program. Community engagements have begun to get the truth out about what is happening in those markets and how it impacts what can be done and not done. Customers will be paying more. During these events, the city is showing different options and asking for feedback.

Ms. Pauli stated another outward community engagement effort is the Cushman/Adams substation on what to do with those properties in the north end.

Ms. Pauli stated the city has been working on an equity index which is a tool to apply equity to the work that is done. The tool maps 20 different indicators throughout the city. There are findings that look at different areas of Tacoma and the city would like to share this information with JMAC.

Ms. Pauli reported on an article in the Municipal Research News on camping ordinances. The city has a no camping ordinance; and the article does help explain why there are still encampments. Chair Petrich asked if a copy of the article could be distributed to JMAC.

John Wolfe, Port of Tacoma, reported that 2018 was a good year at the port in terms of volume of cargo and job creation. Nearly 40% of the jobs in the state are either directly or indirectly tied to trade. We wanted to give kudos to the city. First, the port had an expansion of the auto import business this year. A new customer has developed a brand new auto processing facility. A new account for Nissan autos is now using Tacoma. Second, one of the major container terminals has a large queuing area for the trucks that was built because trucks were lining up out onto Highway 509. A culvert failed so the trucks could not use the large parking lot. The city's great assistance allowed the port to install a temporary fix so the trucks can use the parking lot.

Mr. Wolfe continued the Seattle-Tacoma partnership is working well. When the alliance was formed, Tacoma agreed that within five years there would be a new leader at the Port of Tacoma and I would focus solely on the Seaport Alliance so that is in process.

Joe Brady, Metro Parks Tacoma, reported that work continues on the joint maintenance facility with Tacoma Public Schools. Metro Parks tried to acquire the TNT building, however, that did not work out. Another big project is welcoming the Reign FC now the Tacoma Defiance. The Heidelberg Sports Village feasibility study is in the last stages. It is a 5,000 seat soccer specific stadium and ten acres of mixed-use residential development, and an eight field sports complex at Tacoma Community College.

Mr. Brady continued there will be a People's Center listening session to hear from the community about needed services. The libraries will be included as well. Also, there is administrative work happening around what Tacoma Creates means and what the passage of that initiative means with the increased level of programming.

Chair Petrich stated that the Port of Tacoma recently celebrated its centennial and there is a legacy project going on. The port is working with the city on possibly using Totem Pole Park / Fireman's Park where that project may be located.

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

No items were discussed.

### **SETTING OF NEXT MEETING AGENDA**

March 8, 2019 Regular Meeting – Sub-Area Plan (City of Tacoma)  
Foss Waterway (Norm Gollub)  
Review Topics for 2019

### **FUTURE AGENDA ITEMS**

Equity Index/Indicators (City of Tacoma)  
Pierce Transit and JMAC Discussion  
Whole Child Initiative Follow-up  
Child Dependency – Foster Care – Remann Hall (Connie Ladenburg w/TJ Bohl)  
Community Workforce (Benefits) Agreement (Metro Parks Tacoma)  
Tacoma Dome Link Light Rail Extension (Sound Transit)  
Address Poverty from a Governmental Standpoint  
Affordable Housing  
Sub-Area Plan – Tideflats Area  
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, March 8, 2019 at 8:00 a.m. in Conference Room 248 at the Tacoma Municipal Building.

### **ADJOURNMENT**

Chair Clare Petrich adjourned the meeting at 9:30 a.m.