



Planning and Economic Development Committee Minutes

Wednesday, June 6, 2018

5:00 PM

SeaTac City Hall – Riverton Room

Members:	Present:	Absent:	Commence: 5:03 P.M. Adjourn: 5:58 P.M.
Rick Forschler, Chair	X		
Peter Kwon		X	
Mike Siefkes		X	

Staff Present: Joe Scorcio, City Manager; Jeff Robinson, CED Director; Steve Pilcher, Planning Manager; Mark Johnsen, Sr. Asst. City Attorney; Aleksandr Yeremeyev, Economic Development Strategist

1. Public Comment	Earl Gipson stated that he want the SeaTac Center RFP to be posted on the website when it is released. He noted he is recording this meeting.
2. SeaTac Center RFP	<p><u> X </u> Presentation</p> <p>CED Director Jeff Robinson overviewed the draft proposal, which will be provided to the full Council for their review and comment. The City Manager has reviewed the document and his initial edits have been incorporated. It is substantially complete. The RFP has been modeled after other public sector RFPs.</p> <p>Economic Development Strategist Aleksandr Yeremeyev reviewed the RFP in detail, noting the document includes lots of background information. It includes links to webpages such as City Comp Plan, S. 154th St. Station Area Plan, FAA height limits, etc. The RFP also addresses details of available incentives; submittal requirements; and optional additional criteria.</p>

	<p>A voluntary site visit will be hosted in the near future. At that event, Council members and staff will be able to ask questions of potential developers.</p> <p>Mr. Yeremeyev reviewed the evaluation and selection criteria/process.</p> <p>Chair Forschler recognizes this is an important catalyst site and that it should serve as a stimulus to other purchases within the area and for redevelopment. He suggests adding this type of language to the RFP.</p> <p>City Manager Joe Scorcio indicated that the City Council will see all proposals that are received.</p> <p>In response to a question concerning whether there is an urgent need to move forward, Mr. Robinson noted that the City Council has pushed this property to get on the market. Council is not obligated to accept any proposal.</p>
<p>3. Copper River Development Agreement</p>	<p><u> X </u> Information</p> <p>CED Director Robinson reviewed the progress that has been made since the last meeting of the PED Committee. Staff and Alaska finalized major deal points this afternoon and both parties are in agreement. DA public hearing will be next Tuesday evening at City Council.</p> <p>Mr. Robinson noted that the same “asks” from the developer are on the table, as are the same public benefits. He reviewed the concept of how to best maintain the signal box “wraps.” The City and developer will address any copyright issues associated with use of these designs.</p> <p>“Bump outs” will be incorporated along International Blvd. sidewalks to ensure ADA compliance. This will result in slightly wider sidewalks at tree locations.</p> <p>The corner “garden” at S. 192nd & I.B. will now be approx. 300 sq. ft.</p> <p>The ditch on Alaska’s property along S. 192nd will be improved with landscaping for beautification and storm water quality. The developer has agreed to make some stormwater improvements and provide \$50,000 in funding to City efforts to install upgrades to the stormwater system.</p> <p>Chair Forschler expressed a desire for exploring other stormwater options in addition to the Filterra system.</p> <p>Jack Rossi of Alaska expressed his thanks on working with the City staff; noted staff drove a “hard bargain”. Happy with the deal, allows them to move forward and make SeaTac their long-term home.</p>

	<p>Jeff Robinson noted that the final draft will be in the Council's Friday packet. The DA is set for public hearing on June 12th.</p>
4. Adjourn	<p><i>The meeting adjourned at 5:58 pm.</i></p>