

**BURIEN BUSINESS AND
ECONOMIC DEVELOPMENT PARTNERSHIP (BEDP)**

Date: March 28, 2008

Time: 7-8:30 a.m.

Members Present: Harvey Aulgur, Mary Averett, Rick Cosgrave, Nancy Damon, David Elliott, Bob Ewing, Kevin Fitz , Michael Goldsmith, Jim Hughes, Mark Minium, Doug Moreland, Jane Voget

Excused Absentees: Geri Fain, Karen Lautermilch

Staff: Mike Martin, City Manager; Janet Stallman, Department Assistant, City Manager Office; Chip Davis, Planner, Community Development

Guests: Mayor Joan McGilton; Councilmembers Kathy Keene and Gordon Shaw; Patty Sader, Interim Director, Discover Burien; Mark Griffin, Real Estate Manager, Port of Seattle; Marco Milanese, Community Relations Manager, Port of Seattle; Larry Toedtli, Transpo Group;

Call to Order: Meeting opened at 7:00 a.m. by Kevin Fitz, Chair

Minutes from February 22, 2008, were approved as written.

Chair's Report

Kevin reported that at the March 17 City Council meeting, the Council recommended three things that the BEDP consider for their work plan:

- 1) The Arts Commission is developing an Aesthetic Master Plan for Burien; BEDP could look at economic impacts of that master plan.
- 2) On April 14 there will be a presentation on a "sustainable" Burien; BEDP could examine what does that mean from the Economic Development perspective. The study session begins at 7PM on the 14th.
- 3) The Comprehensive Plan updates that need to be examined annually -- regarding zoning, building regulations, etc. Council would like input from BEDP in regard to future Economic Development.

Kevin recommends that the new Chair put these items on the work program, honoring the Council's request for them to look at these issues.

Kevin asked for a volunteer to be on the Parks & Recreation Community Center Initiative Ad Hoc Committee. Jim Hughes volunteered to represent BEDP on this committee.

Kevin mentioned the lack of attendance at recent meetings. He said that the group had a very good meeting the last time, but had poor attendance. He stated that we need better participation. He asked that members please take their commitment to be here seriously. He

stated that the strength of the organization has come from the diversity of opinions and good participation. He hopes to see regular attendance in the future. Kevin asked Mike Martin to introduce Mark Griffin to discuss the NERA.

Mike Martin introduced Mark Griffin, Real Estate Manager for the Port of Seattle. He indicated that Burien has been working with the Port to fund a study for the Northeast Redevelopment Area (NERA). Mark Griffin helped select the firm that is doing the study. In addition to the study, we were successful in getting \$500,000 from the State to get things moving over there.

Mark Griffin reported on the Port's perspective about what's going on in NERA. He said that they are working on redevelopment strategy with the City. Commercial and residential acquisitions will be completed by the end of this year. The Port will have assembled a good portion of the NERA, and are looking forward to putting in place a long-term strategy of the area. They want to plan a strategy to facilitate transition of the area. A pilot project will begin once the strategy is in place. The Port's emphasis is on implementation. The Port-owned assemblage of property is to start redevelopment of a portion of the area.

Q. Will the implementation include infrastructure? **A.** It will depend. We need to identify the infrastructure that is needed to guide redevelopment of the area as a whole. We want to work on early implementation projects that can help start redevelopment of the area. **Q.** Is Filiberto's being closed or being relocated? **A.** Closed. **Q.** Will the uses for the NERA have to be 100% airport-supported or are you open to anything? **A.** The Port will look at a range of uses; commercial light-industrial uses. We will thoroughly assess all of the uses that are viable from a market standpoint. Of course we want uses that are airport-compatible. We do recognize the city's desire to grow its revenue base, and will do so if it proves to be viable. **Q.** Would the Port ever consider selling some of this property, or must you retain and lease it? **A.** The Commission's policy to date has been to not sell the property. It has been to maintain ownership and ground lease it. The public maintains a stake 40-50 years from now. If conditions change, it allows the Port to change the use of the land to match conditions.

Mark Griffin stated that they are encouraged by the Des Moines Creek Development as well as the response the Port received from the Lora Lake RFP that went out. Using a ground lease is less of an impediment now than it has been in the past. Mr. Griffin understands that it can be a financing challenge for certain types of developments, but the presumption, where feasible, is to do long-term ground leases.

Q. How long are the ground leases for? **A.** Up to 75 years in length. They are typically done in increments. It's negotiated. You might see a lease of at least 30 years, and then extensions from there.

Mark Minium commented that the nature of the relationship between the Port and the City has really evolved over the last year, and has greatly improved. He thanked Mark for his good work. He also stated appreciation of the involvement of Diane Summerhays and Marco Milanese in Burien organizations.

City Manager Report

Mike met Monday with the Annexation subcommittee. He will make a presentation to Council Monday night of three annexation options, as well as the option of no annexation. No recommendation will be made at this time.

Mike believes that the options he will be describing on Monday are very defensible from a public policy position. He met together with special districts and city staff to see what makes sense. He has taken many things into consideration based on these conversations.

Fire District #2 is likely to advance a bond measure this year to rebuild two stations and possibly build a third. This information is important to consider.

All of the information that will be presented Monday night will be available on the City's website.

Traffic Mitigation Impact Fees

A presentation was made by Larry Toedtli of Transpo Group and everyone was invited to attend the next Planning Commission meeting to hear more information. Date of Planning Commission meeting to be announced.

Discover Burien Report

Discover Burien and the Southwest King County Chamber, along with El Dorado West, hosted a successful event on March 19th. Tonight is the annual dinner and pre-birthday celebration. Clean Sweep is coming up. Volunteer signups and sponsorships are going well. The Farmer's Market may be on 10th Avenue near old town this year. Our newsletter is now being translated into Spanish along with our brochure and application. Patty has an interpreter to assist her with talking to our Latino community about what Discover Burien does.

Election of Chair & Vice Chair for Next Term

Doug Moreland nominated Michael Goldsmith to be next year's Chair and Harvey Aulgur to be next year's Vice Chair. A motion was made and seconded, and Michael and Harvey were unanimously elected.

The group thanked Kevin and Doug for their work these past years as Chair & Vice Chair.

Future Agenda

Kevin asked that the initiatives that the Council wanted us to review be put on next year's work plan. Kevin also asked that John Hogue(sp?) come in and speak to the BEDP about his experience in getting permits.

Annexation will again be the topic of the next Study Session. (April 11); The Berk Study will be provided for the discussion in the next packet.

Round the Table

April 10 – Mick Kelly's Irish Pub will be hosting a benefit for Autism

Meeting Adjourned at 8:30 a.m.