

**CITY OF EDMONDS**  
**ECONOMIC DEVELOPMENT COMMISSION**  
**April 14, 2016**

The Economic Development Commission meeting was called to order at 6:03 p.m.

**COMMISSIONERS PRESENT:**

George Bennett  
Mary Monroe  
Stephen Clifton  
Aseem Prakash  
Jamie Reece  
Matthew Waldron  
Darrol Haug  
Michael Schindler  
Neil Tibbott, Councilmember, *ex officio*  
Bruce Faires, Port Commissioner, *ex officio*  
Nathan Monroe, Planning Board, *ex officio*  
Greg Urban, Edmonds Chamber, *ex officio*

**STAFF PRESENT**

Patrick Doherty, ED/CS Director  
Cindi Cruz, ED/CS Program Coordinator

**COMMISSIONERS ABSENT:**

Nicole Hughes

1. Approval of 3/30/16 EDC minutes. **Jamie moved to accept minutes as written, Stephen seconded; motion passed.**
2. Amendments and approval of agenda. There was a brief discussion on this evening's goals.
3. Audience comments (3 minute limit per person). None.
4. **Review former EDC suggested priorities for new EDC.** Refer to document from the prior EDC prepared on 12/16/15. Darrol provided an updated document dated 12/18/16. Patrick asked that the commission take a few minutes to review the document titled: Citizens Economic Development Commission revised December 18, 2015. Discussion: How do we meet GMA goals – housing, accommodate increased population, affordable housing. Where do you expand? Provide housing choices, diversity in prices, rather than meeting capacity but plan for future beyond GMA expectations. Create walkable, affordable, neighborhoods, 5-Corners, Westgate. Refer to comp plan assumptions on development and planning for increased population. Questions asked: Where does increased population go? What is the end goal of the commission?

**Review Council priorities for 2016 retreat.** Discussion followed on the Council's priorities as expressed at their 2016 retreat: Long Range Financial Plan – work group has been created; Annexation/Esperance – not a whole lot of economic development potential except for a small amount along the Hwy 99 portion; Strategic Action Plan; (what are citizens going to get behind);

5-Corners, affordable housing, think tank potential; near term and long term; gather information; land use/development code updates; height issue; zoning issues.

Question asked about Harbor Square, it was explained there was a proposal by the Port to amend Comp Plan several years ago but was not approved/accepted by City Council.

Patrick described the process regarding the Hwy 99 subarea planning process and the future open houses that will be happening.

5. **Review goals and policies from Comprehensive Plan Economic Development Element.** Page 100 (Employment) (2<sup>nd</sup> paragraph) indicates people with higher paying jobs have to travel elsewhere and people working in Edmonds cannot afford to live in Edmonds. How do we want to see Edmonds grow based on this imbalance? Page 108 – SWOT analysis synopsis. Page 111 Economic Development Goals & Policies: brief overview of highlights: Goals A, B, C, D, & E. Educate community about value of economic development. Question about incentives – they are not allowed in the state of WA. Hwy 99 proposal of property tax exemption incentive? Must include a residential component. Without increased economic development budget will be dependent on residential property tax.
6. **Brainstorming exercises:** Measuring metrics of quality of life -
  - Small Group Exercise – what would you consider markers of success in 3 years? Broke into 3 groups
    - Group 1 (Ex Officio Members: Bruce, Greg, Neil, Nathan) 3 economic development projects identified for Hwy 99 corridor, 5 Corners land use revision approved, crummy hotel blighted on Hwy 99, Firdale Village development impediments removed, tourism revenue increased, Main Street between 2<sup>nd</sup> and 4<sup>th</sup> redevelopment.
    - Group 2 (Stephen, George, Darrol, Mary) – increasing housing stock and affordability, completion of Hwy 99 plan and 5 Corners subarea plan, successful recruitment of mid & high tech firms 5-10 employees above median salaries, focus on comprehensive tourism strategy, strengthen arts community ECA, CAM, attract boutique hotel, reevaluate Edmonds Crossing alternatives moving traffic across the City.
    - Group 3 (Aseem, Matt, Jamie, Mike) – Vertical space changes, port and Hwy 99. Height is not the devil. Attracting key employers 500+ jobs
  - Similarities between groups – key employer recruitment, 5 Corners, Highway 99, tourism revenues increased.
  - a. Joint Group Exercise – based on reviewed materials or new input, in what areas would the EDC like to focus its work over the rest of this year? Each small group’s ideas were written on white sheets, then the group consolidated ideas into a final draft list of 10 ideas (summary attached).
7. Other business and/or administrative matters.

At next meeting we will review and discuss SAP plan and the Economic Development Commission items. Asked Darrol and Stephen to lead the discussion at the May 18 meeting

because Patrick will be on vacation. At June 15 meeting discuss Council presentation at a date to be determined. Potentially be ready to pick a chair at May meeting. Neil would like a summary of revenue for City automobile sales, contractor income.

8. Adjourn at 8:01