



City of Olympia

City Hall
601 4th Avenue E
Olympia, WA 98501

Information: 360-753-8447

Meeting Minutes City Council

Monday, July 8, 2013

3:00 PM

Room 207

Ad Hoc Community Renewal Area Committee

1. ROLL CALL

Present: 2 - Mayor Stephen H. Buxbaum and Mayor Pro Tem Nathaniel Jones

Excused: 1 - Councilmember Steve Langer

OTHERS PRESENT

City Manager Steve Hall
Community Planning and Development Director Keith Stahley
Abe Farkas and Lorelei Juntunen, ECONorthwest
Morgan Shook and Eric Rundell, BERK and Associates

2 COMMITTEE BUSINESS

[13-0546](#) Meeting with CRA Consultants

Mayor Buxbaum and Mr. Stahley provided a brief overview of the brown bag luncheons. Mr. Stahley noted his recent attendance at an EDC Economic Development Committee meeting where he heard a presentation by attorney Kelly Wood regarding changes to the state's Model Toxics Cleanup legislation. The changes to the legislation may create some value in the CRA process as a number of properties in downtown are affected by contaminated soils. Mayor Pro Tem Jones agreed the brown bag luncheons had been valuable and there still was work around sequencing the Shoreline Master Program, Comprehensive Plan, Downtown Master Plan, and Community Renewal Area (CRA) Plan.

Ms. Juntunen and Mr. Shook reviewed Component A: Draft Report and lead a discussion. Ms. Juntunen noted Olympia would likely need both a Downtown Master Plan as well as a CRA Plan to be successful in the long-term.

Mr. Shook explained the "hurtle rate" to the Committee and how the CRA could help to lower the "hurtle rate." He illustrated this concept by talking about projects that were at one of three stages - either the nurture, catalyze, or grow phase. Projects at the nurture phase require too much energy or are premature, while projects at the grow stage are above the hurtle rate. Where a CRA is most effective is for projects at the catalyze stage - those that need a little push to move forward. The CRA can provide that push.

Mr. Rundell reviewed two Power Point presentations for the Committee.

Ms. Juntunen reviewed the draft Executive Summary. She noted there are several questions in the report that remain unresolved, including questions about the boundary and governance of the CRA.

Mayor Pro Tem Jones said he thought the City needed to retain relatively tight control of the CRA at this point, but the issue will need further Council input and direction.

Ms. Juntunen asked the Committee how they wanted to maximize the time the team would be spending in Olympia on July 23. The Committee asked the consulting team to help Council narrow its options. They suggested meeting with other Councilmembers in small groups to help bring them up to speed.

The discussion was completed.

3. ADJOURNMENT

The meeting adjourned at 5:15 p.m.