



Department of Commerce

Interbay Public Development Advisory Committee

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Welcome and Introductions

Introductions: What does a successful outcome look like?



Overview of Key Work Elements

Four Key Elements

1. Identify options or alternatives for the National Guard to Relocate
2. Identify economic development options or alternatives with the highest public benefit for the Interbay armory site if the National Guard are able to move
3. Make recommendations regarding the potential governance structure for a future public development authority to carry out the committee recommendations
4. Meaningful public engagement



Open Public Meetings Act (OPMA)



Assistant Attorney General determined this committee is subject to OPMA

- Meetings are open to the public
- Not required to be open for public comment

Recommend reviewing OPMA training video



Committee Process and Procedures

Does this committee want to establish a committee chair, or co-chairs?

Group Discussion

RECOMMENDED ACTION – ESTABLISH COMMITTEE CHAIR OR CO-CHAIRS



Committee Process and Procedures

How will the committee determine a quorum?

- Reeds Rules of Order as used by Washington State Legislature recognizes that city councils and boards of directors use the majority method
- The Interbay proviso calls for a quorum to be present at the public meetings

Group Discussion

RECOMMENDED ACTION – ADOPT DEFINITION OF QUORUM IN LINE WITH REEDS RULES OF ORDER FOR CITY COUNCILS AND ADOPT MAJORITY VOTE



Committee Process and Procedures



How will the committee make decisions?

- Presence of a Quorum
- Consensus is preferred
- Majority vote – If consensus is not possible

Group Discussion

RECOMMENDED ACTION – ADOPT MAJORITY VOTE AS METHOD FOR DECISION-MAKING IF CONSENSUS IS NOT POSSIBLE



Project Timeline



Provide a report to the Legislature and Office of the Governor with recommendations for each area described in this subsection (10)(d) by June 29, 2019.



Project Timeline

Sept – Nov 2018

- Committee Kick Off
- Begin Procurement Process
- Submit RFP and Consider Proposals

Dec 2018

- Select Consultant Team and Begin Contract Work
- Hold First Public Meeting



Project Timeline

January 2019

- Conduct 2nd and 3rd Public Meetings
- Develop Research Alternative(s) Reflecting Public Input

February – March 2019

- Refinement of Research Alternative(s)
- Draft Findings and Recommendations

April 2019

- Review Findings and Establish Final Recommendations
- Draft Report to Legislature

May – June 2019

- Final Report to Legislature
- Commerce to Finish Report to Legislature and Deliver by 6/29



Project Timeline – Challenges and Constraints

- 2019 legislative session – Jan 15 through Apr 28
- Public involvement is rushed
- Required analysis would benefit from extended timeline

Group Discussion

RECOMMENDED ACTION – IF COMMITTEE DESIRES, MAKE RECOMMENDATION TO LEGISLATURE TO MODIFY SCHEDULE





BREAK



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Overview of Key Work Elements

Work in collaboration with the military department to determine the needs of the military department if it is relocated from Interbay site

- Current uses by the military at the site
- Future needs of the military units currently at this location
- Potential suitable publicly owned sites in Washington for relocation of current units
- The costs associated with acquisition, construction, and relocation to another site or sites for these military units



Overview of Key Work Elements

Explore the future economic development opportunities if the Interbay site is vacated by the military department

- Suitable and unsuitable future uses for the land
- Environmental issues and associated costs
- Current public infrastructure availability, future public infrastructure plans by local or regional entities, and potential public infrastructure needs
- Transportation corridors in the immediate area and any potential right-of-way needs
- Existing zoning regulations for the land and potential future zoning needs to evaluate workforce housing, affordable housing, and other commercial and industrial development compatible with the Ballard-Interbay manufacturing industrial center designation



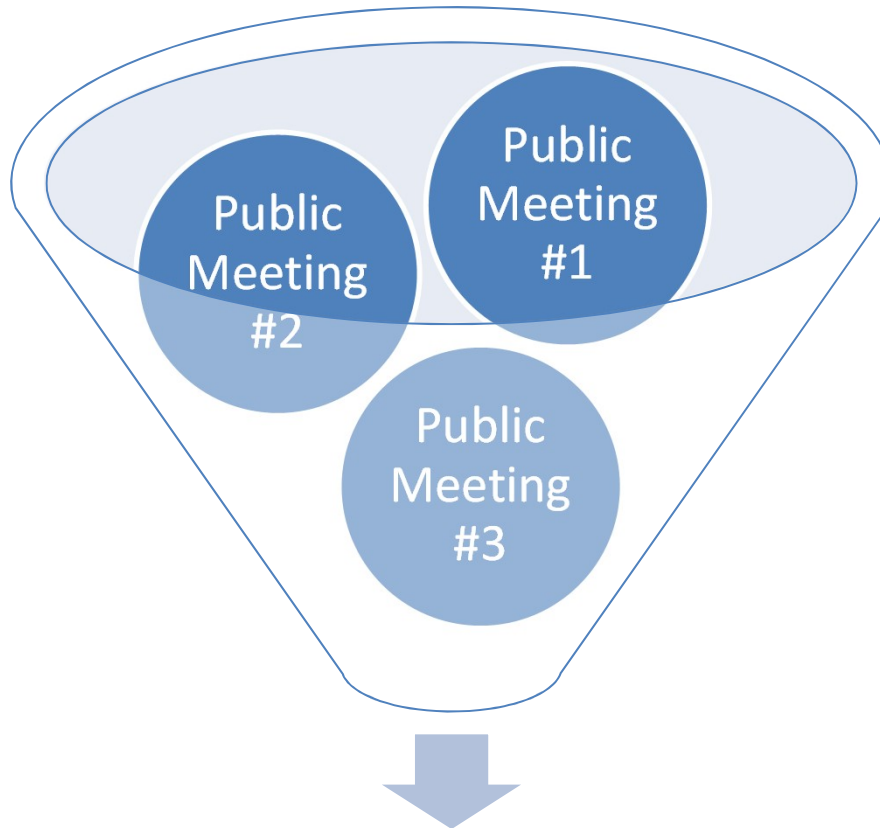
Overview of Key Work Elements

Explore the potential funding sources and partners as well as any needed transactions, and make recommendations regarding:

- Any potential private partners or investors
- Necessary real estate transactions
- Federal funding opportunities
- State and local funding sources, including any tax-related programs



Overview of Key Work Elements



Public Involvement Informs the Process



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Draft RFP Process (see handout)

- Research objectives
- Public outreach, facilitation, consultation, and analysis
- Required areas of expertise
- Proposed procurement process schedule

Group Discussion

WHAT ARE THE KEY RESEARCH QUESTIONS THAT NEED TO BE ANSWERED?



Next Steps

- When and where should the procurement team meet?
- What dates, times and meeting frequency works best for committee members?
- Are there any suggestions on how we can do things better?
- Are there any other questions or concerns?





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Presented by:

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