

August 27, 2024

EDI Board meeting minutes

Attendees: Executive Satpal Sidhu, Kayla Schott-Bresler, Tyler Schroeder, Port Commissioner Ken Bell, County Councilmember Barry Buchanan, Tara Sundin, County Councilmember Todd Donovan, Kevin Renz, Guy Occhiogrosso, Mayor Kevin Hester, Mayor Scott Korthuis, Jill Boudreau

Initial thoughts from attendees about County Council requests/EDI

Settle on priorities and focus before finalizing Board make-up recommendations

Pressure points for development – ex: cost of wetlands, infrastructure costs

What are upcoming large infrastructure projects in all jurisdictions? Invest in looking ahead

Reduce costs of infrastructure with focus on investments resulting in NEW development

Use comp plan update work to inform strategic focus

- % of growth per jurisdictions
- Single family and multi-family units
- Industrial development conflicts with other development
- Cities policies on impact fees – path to waive or not

Define type of housing for focused investment

Important feedback from housing developers:

- both for profit and non-profit, what are the pressure points?
- Have you used EDI funding?
- Would It help and in what format?

Grants vs Loans vs Combo – needs relook based on strategic focuses of Board

\$7 million annually (only)

Application update to reflect Board decisions

Application and award timing

WHAT COULD BE – Board

Meetings: 2x, 3x, 4x per year

Predictable schedule for Board, Applicants, Staff

Predictable meeting content: include measurable success in investments, report back to Board on previous investments, how's it going?

Current number is good – change makeup and get the right sectors

- 14 totals: 7 govt, 1 utility, 1 ADO, 3 economic sectors, 1 Chamber, 1 at large

WHAT COULD BE – Investments

Define housing focus

- Who to serve? Workforce housing as relates to economic development nexus?
 - ✓ EDI RCW requires 120% AMI or below
- Land acquisition use? Legislature resolved this, yes.
- Existing unit acquisition use
- What to developers say are roadblocks, pressure points
- What do jurisdictions say are roadblocks, pressure points according to comp plan work and impact fee calculations (for example huge infrastructure projects like pump stations, road improvements, sewer improvements)
- Investments for housing must truly be for NEW housing capacity (i.e. Sewer expansion)
- Equity reached between rate payers paying for capital projects/EDI investments

Don't forget Broadband investment

FOR SEPT 16

Revisit meeting time (10am)

Look to schedule additional meetings in October (2x?)

Produce broad countywide investments recap

Look at parameters of past investments as related to housing – take existing list (showing 44%) and scrub it – potentially review at next meeting to get truest possible picture... sets up conversation about how to define 'housing related investment'

Reach out to Business/Commerce housing subcommittee for input

Outreach profit/nonprofit developers for input

Educate EDI Board on how deals are put together – Scott Pelton

HATWF program

More work items:

Meetings with housing community

Review application

Review policies

Review alignments with WCC language

Propose annual meeting schedule and base line agendas: call for applications, review of applications, awards, county council actions, review of investments