



**MINUTES
YAKIMA CITY COUNCIL
STUDY SESSION
April 26, 2022
City Hall – Council Chambers
5:00 p.m. Conducted in person and virtually via Zoom**

1. Roll Call

Present: Mayor Janice Deccio, presiding, and Councilmembers Matt Brown, Patricia Byers, Danny Herrera, Holly Cousens (attending remotely via Zoom) and Eliana Macias (attending remotely via Zoom)

Staff: City Manager Robert Harrison, City Attorney Sara Watkins and City Clerk Sonya Claar Tee

Absent and excused: Assistant Mayor Soneya Lund

2. Public comment (allow 15 minutes)

None.

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3. Public Development Authority

Senior Assistant City Attorney Ryan Bleek reported on several communities in Washington that have successfully used Public Development Authorities (PDA) in Economic Development projects. City Manager Harrison stated this would be a very effective tool for downtown and wanted to introduce the concept to Council.

4. Tax Increment Financing options

City Manager Harrison introduced consultant Bob Stowe with Stowe Development and Strategies. Mr. Stowe reported as a result of a new State law created in 2021, cities, counties, and ports in Washington State may now utilize Tax Increment Financing (TIF) to financially support infrastructure improvements (e.g., streets, water and sewer systems, sidewalks, parking facilities, stormwater systems, park or community facilities, and brownfield mitigation) necessary for private development, providing for jobs and additional tax revenue.

Mr. Stowe added that a TIF can be an important tool allowing public agencies to make targeted infrastructure investments to spur economic development. TIF captures property taxes generated from the increased assessed valuation on the site (called a Tax Increment Area or TIA) that results from private development following the infrastructure investment.

MOTION: Cousens moved and Byers seconded to authorize going forward with a Tax Increment Financing District. The motion carried by unanimous vote, Lund absent.

5. Discussion of the draft Request for Proposals for development of the property on the East side of South 3rd Street between East Walnut and East Spruce (across from the Law and Justice Building)

City Attorney Sara Watkins reported as part of the evaluation of City-owned properties, the City listed all properties that could be used for development of residential or mixed uses. The property located across the street from the Law and Justice Building, which is currently parking lots and office space, could be used for such developments. Ms. Watkins reviewed several decision points for the Request for Proposals and the process.

Council reviewed and discussed the following decision points:

- Do you prefer one type of housing over another or make no preference? Council agreed to keep the RFP open to both types of units which would also allow a mix of affordable and market rate.
- Do you prefer a method of providing parking? Council agreed to indicate a preference to underground parking over other parking options but not preclude any specific parking plan through the scoring criteria by giving extra points to proposals with underground parking.
- Do you want to require first floor commercial space (mixed use)? Council agreed to require some first floor commercial space/require mixed use proposals.
- Do you want to require green space for tenants or public spaces? Council agreed to require a green space for tenants and/or public space.

MOTION: Cousens moved and Byers seconded to direct staff to finalize the RFP based on the conversation at today's study session and place it on an upcoming Council meeting agenda. The motion carried by unanimous vote, Lund absent.

6. Resolution authorizing release and settlement agreement in the matter of *West Valley School District vs. City of Yakima*, Yakima County Superior Court Cause No. 21-2-02153-39

City Attorney Sara Watkins reported on a release and settlement agreement with West Valley School District.

The City Clerk read the resolution by title only.

MOTION: Cousens moved and Brown seconded to adopt the resolution. The motion carried by unanimous vote, Lund absent.

RESOLUTION NO. R-2022-051, A RESOLUTION approving the Release and Settlement Agreement in the matter of West Valley School District vs. City of Yakima, Yakima County Superior Court Cause No. 21-2-02153-39.

7. Adjournment

MOTION: Cousens moved and Brown seconded to adjourn to the next City Council regular meeting on May 3, 2022, at 5:30 p.m. in the Council Chambers. The motion

carried by unanimous vote, Lund absent. The meeting adjourned at 6:10 p.m.

CERTIFICATION

READ AND CERTIFIED ACCURATE BY

COUNCIL MEMBER DATE

COUNCIL MEMBER DATE

ATTEST:

CITY CLERK

MAYOR

DRAFT