



**MINUTES OF COMMITTEE OF THE WHOLE
BOARD OF PARK COMMISSIONERS
APRIL 16, 2018**

PRESENT: Andrea Smith, President
Aaron Pointer, Clerk
Erik Hanberg,
Tim Reid

ABSENT: Jessie K. Baines, Jr.

PLACE: Metro Parks Tacoma Headquarters

The meeting was called to order by President Smith at 5:30pm.

APPROVAL OF MINUTES

January 29, 2018 Committee Of The Whole

Commissioner Pointer moved to adopt the minutes as presented; seconded by Commissioner Reid. The minutes passed on a vote of 4-0 (Commissioner Baines being absent).

JMAC PROPERTY INVENTORY AND CRITICAL PATH

Joe Brady reminded the Board that In mid-2017, the Joint Municipal Action Committee provided guidance to its partner agencies to evaluate the benefits and potential costs associated with the development of a property study that identified publically owned properties in the Tacoma/Pierce County and facilitate a process to identify potential transactions between the partner agencies to assist in meeting service delivery objectives. He commented that in January 2018, the funding partners (Metro Parks, City of Tacoma, and Tacoma Housing Authority) signed an agreement with Forterra to assist in the facilitation of this work. It was noted that the Tacoma Public School has declined to participate in this project.

Mr. Brady commented that an initial mapping phase is currently underway. Following its completion as public outreach effort will take place.

Commissioner Hanberg inquired about TPS land that could be identified since they are not currently participating in the project. Mr. Brady noted that those parcels will be flagged and prioritized along with all the other identified land.

Commissioner Pointer asked about private property. Staff commented that private property that might fill a need will be considered as an acquisition plan is developed with the public.

Commissioner Pointer also suggested staff continue conversations with the City of Tacoma regarding impact fees.

EASTSIDE COMMUNITY CENTER /PORTLAND AVENUE STATUS

Dave Lewis commented that construction on Eastside is going well; windows are now going in the building. The project looks like it is moving closer to a substantial completion date with the opening planned for September. Programming wise staff is working with First Creek Middle School to hold its fitness and swim lessons in the new center. Staff is also continuing to work with Will Jordan and Tiffany Hammond reading programs for song writing, digital mastering and other programming related to the recording studio for the center. Mr. Lewis reminded the Board that Metronome Coffee will be a vendor in the center but will also have opportunities for youth related to employment and entrepreneurial skills.

Fundraising continues to go well, the following have been secured for name recognition:

Gymnasium –Scott & Sis Names Family Foundation

Boys & Girls Club –Milgard Family

Exercise Room –Tom & Meg Names Family Foundation

Lower Classroom –Ben B. Cheney Foundation

Aquatic Center Lobby –In Memory of Ottie Ladd

Practice Room –Oscar T. and Olivann Hokold Foundation

Administrative Suite –In Memory of Ottie Ladd

Mr. Lewis then gave the Board an update on the Portland Ave Park & Community Center RFP Process. Staff commented that public outreach meetings were held June 29th and August 5th. Following the public meetings, staff received direction by the Board to keep the green space at Portland Avenue. Established priorities related to program amenities and key audiences were also identified by the public meeting attendees. There was Board and staff discussion relative to the benefit of master planning the park space at the site.

Mr. Lewis then outlined the RFP Process as follows:

Publish RFP 1/28

RFP closed 3/30

Review Proposals 4/12

Mr. Lewis commented that the three proposals received have not yet been scored and there is no leading proposal at this time. Interviews of the three organizations who submitted proposal are planned to take place on April 23rd with a public meeting planned for May 4th.

Mr. Lewis commented on the multitude of ways that outreach was done to solicit RFPs including emailing interested parties, posted on MPT Website, posted on the State of WA website and contacts with the steering committee and ENACT. Mr. Lewis further listed and commented on the criteria that is being used to score the proposals:

Proposal Criteria Scoring:

- Services Offered to Public (25)
- Experience Offering Services (20)
- Financial Sustainability (15)
- Financial Arrangement of Proposal (15)
- Reputation of Parties in the Community (10)
- Future Property Improvements (10)
- Experience as a Partner with MPT (5)

Mr. Lewis then commented on the key services, key new amenities and proposed structure that were submitted by the three organizations that submitted proposals.

Making A Difference Foundation

Key Services: Public Meeting Rooms, Adequate Parking, Youth Development Programs, Social Gathering Opportunities

Key New Amenities: Grocery Store, Food Bank, 45 Housing Units, Business Incubator Space, Added Parking Garage, Event Space

Proposed Structure: Lease with Option to Own (99 Years)

Korean Women's Association & Tacoma Housing Authority

Key Services: Lifelong Learning Center, Hot Senior Meals, Rental Space for Events, Domestic Violence Advocacy, Celebration of Diversity, Accommodate Current Partners

Key New Amenities: Remodel of Current Center, 500+ Social Gathering Space, 100-150 Affordable Housing Units, Relocation of Current Park Amenities

Proposed Structure: Purchase (Transfer to THA), Lease to KWA

SOAR Academy

Key Services: Free & Reduced Meals to Youth, Public Meeting Rooms (non-school hours), Public Parking, Extension of ECC, Youth Development, Before and After School Care, Accommodate Current Partners

Key New Amenities: Portables for Expanded Grades, New Facility Long-Term

Proposed Structure: Lease (5 Years, with Three Extensions)

Board discussion ensued about the three proposals. Commissioners Reid and Pointer both commented that they are not in favor of housing on the site. Commissioner Hanberg commented that he is not in favor of any future housing on the site or selling the property; and is interested in a tenant who will offer community services similar to the South Park model.

Commissioner Smith commented that there is a deficit of low-income housing in the city.

Shon Sylvia noted that based on the Board's comments staff will look at the process time and communicate back with Board members.

LINK LIGHT RAIL IMPACT TO WRIGHT PARK

Due to time the Link Light Rail Impact to Wright Park Agenda items were tabled.

POINT DEFIANCE PARKING STATUS UPDATE

Debbie Terwilleger commented that staff continues to work on parking solutions related to the ever changing conditions resulting from construction at the Park. Relative to boat trailer parking staff has reached out to the boating organizations in the community. A meeting with these organizations to discuss the parking challenges and possible solutions is scheduled for April 27th. Ms. Terwilleger stated that staff is working with Atkinson Construction on the possibility of access to the multi-purpose lot. Staff also continues to work with Point Defiance Elementary on use of their lot during high use days. The Board will continue to be updated on this issue at future Board Meetings.

BOARD RETREAT FOLLOW UP

Due to the time this item was tabled until the April 30, 2018 COW meeting.

OTHER

Shon Sylvia commented that there is a possibility that there will be an executive session scheduled for the April 23rd regular Board Meeting to discuss potential litigation.

Andrea Smith commented that she is signing a letter of support on behalf of the District addressed the Foss Water Way Development Authority in support of their proposal to name their waterfront Central Park in honor of the late Melanie Dressel.

ADJOURNMENT

Being no further business, President Smith adjourned the meeting at 8:00 p.m.

APPROVED:

President

Clerk

Submitted by:
Jennifer Bowman, Secretary