



# Minutes of the Arlington City Council Workshop

Council Chambers  
110 East 3rd Street  
Monday, May 8, 2023

**Councilmembers Present:** Don Vanney, Heather Logan, Debora Nelson, Marilyn Oertle, Jan Schuette, Michele Blythe, and Yvonne Gallardo-Van Ornam.

**Council Members Absent:** none.

**Staff Present:** Mayor Barb Tolbert, Paul Ellis, Sarah Lopez, James Trefry, Marc Hayes, Jonathan Ventura, Tony Orr, Dave Varga, City Attorney Steve Peiffle, and Wendy Van Der Meersche.

**Also Known to be Present:** Allison Jones, and children, Grace Jones and Colt Jones, April Wolanek and sons, Micah and Joshua Wolanek, Kathy Vanney, Dave Kraski, and Todd Chase.

Mayor Barb Tolbert called the meeting to order at 6:00 pm, and the Pledge of Allegiance and roll call followed.

## **APPROVAL OF THE AGENDA**

Mayor Pro Tem Jan Schuette moved to approve the agenda as presented. Councilmember Marilyn Oertle seconded the motion, which passed with a unanimous vote.

## **PROCLAMATIONS**

Mayor Barb Tolbert read the Apraxia Awareness Day proclamation, and thanked Grace Jones and Micah Wolanek for being present.

## **INTRODUCTION OF SPECIAL GUESTS AND PRESENTATIONS**

None.

## **WORKSHOP ITEMS – NO ACTION WAS TAKEN**

### **Overview of Tax Increment Area (TIA) Project Analysis**

Community and Economic Development Director Marc Hayes introduced Todd Chase, of FCS Group. With the use of a PowerPoint presentation, Mr. Chase reviewed Tax Increment Area (TIA) Project Analysis.

In 2021 the Washington State Legislature passed HB 1189, which authorizes a financing tool for local governments known as tax increment financing (TIF). Tax Increment Financing allows local governments to finance infrastructure in targeted areas, with the goal that these improvements will encourage additional private development and investment. Any improvements to a targeted area may eventually result in increased property values, bringing benefits to property owners, investors, residents, and the local

government. In order to utilize a TIF, the city must pass an ordinance that designates an increment area (i.e., a specific geographic area that is expected to benefit from the development), identifies the infrastructure improvements to be financed, and states whether or not bonds will be issued. The local government must prepare a project analysis.

In 2021, the City created and adopted its Housing Action Plan. Part of the adopted plan were action items, identified, to be implemented, some of those action items are as follows; Action 1.3 Use value capture to generate and reinvest in neighborhoods experiencing increased private investment. Action 1.5 create a process to coordinate public investments, like capital improvements, with affordable activities to reduce the overall cost of development. Action 3.2 Create incentives to develop affordable housing. In 2022 the city applied for a grant to implement action items identified in the Housing Action Plan. Tax Increment Financing is the method that the City may utilize to create “value capture” and “reinvestment” in neighborhoods experiencing an increase private development, thus implementing three of the action items identified in the Housing Action Plan. Discussion followed with Mr. Hayes and Mr. Chase answering Council questions.

**Police First Quarter Report**

Police Chief Jonathan Ventura reviewed the 2023 first quarter report. Discussion followed with Chief Ventura answering Council questions.

**North County Regional Fire Authority First Quarter Report**

North County Regional Fire Authority Deputy Chief of Operations Dave Kraski reviewed the 2023 first quarter report. Discussion followed with Chief Kraski answering Council questions.

**ADMINISTRATOR AND STAFF REPORTS**

City Administrator Paul Ellis thanked Councilmembers for their quick response to his email regarding the upcoming joint meeting with the Parks, Arts, and Recreation Commission Monday, May 22 at 5 pm.

**MAYOR'S REPORT**

None.

**COMMENTS FROM COUNCILMEMBERS**

None.

**COUNCILMEMBER REPORTS**

Councilmembers had nothing to report this evening.

**PUBLIC COMMENT**

None.

**REVIEW OF CONSENT AGENDA ITEMS FOR NEXT MEETING**

None.

**EXECUTIVE SESSION**

City Attorney Steve Peiffle announced there would be no need for an executive session for discussion of pending or potential litigation [RCW 42.30.110(1)(i)], as previously noted on the agenda.

**ADJOURNMENT**

With no further business to come before the Council, the meeting was adjourned at 7:08 p.m.

  
Barbara Tolbert, Mayor

