



City of Lacey, Washington Lacey City Council Approved Worksession Minutes

Tuesday, October 8, 2024

6:00 PM

Council Chambers and Online

1. Call to Order

Deputy Mayor Miller called the meeting to order at 6:00 p.m.

2. Roll Call

Council Present

Deputy Mayor Malcolm Miller

Councilmember Lenny Greenstein (remote, present until 8:34 p.m.)

Councilmember Michael Steadman

Councilmember Carolyn Cox

Councilmember Robin Vazquez

Councilmember Nicolas Dunning

Council Excused

Mayor Andy Ryder

Staff Present

Rick Walk, City Manager

Dave Schneider, City Attorney

Vanessa Dolbee, Community and Economic Development Director

Troy Woo, Finance Director

Ryan Andrews, Planning Manager

Jennifer Adams, Housing Coordinator

Michelle Chavez, Human Services Coordinator

Nicole Williams, Executive Assistant to the City Manager

Brandy Legomina, Deputy City Clerk

3. Land Acknowledgment

Deputy Mayor Miller presented the abbreviated Land Acknowledgment.

4. Approval of the Agenda

Councilmember Steadman moved to approve the agenda. Councilmember Vazquez seconded. The motion carried.

5. Public Comment

One person signed up to speak at the meeting.

Peter Condyles, Senior Project Manager for Toyer Strategic Advisors Inc., provided public comment on the Multi-Family Tax Exemption Program.

No one registered to speak via Zoom, and no written comments were received.

6. Agenda Items

A. **Thurston County Property Tax Assessment Overview**

Steven Drew, Thurston County Assessor

Drew presented an overview of the Thurston County Property Tax Assessment. This presentation included discussion on budget-based property taxes through home values and renovations; jurisdictional levies and how prior lawful budgets and new construction increase those levies; how construction values are reflected through permit progress; the Washington tax system; levy distribution among property owners; applying for various exemptions; the levy lid lift; innovative investments in infrastructure; home values and the appeal process; home values and land values; and the Real Estate Excise Tax (REET).

B. **LMC 3.64 Multi-Family Tax Exemption Program - Target Zone Amendment**

Vanessa Dolbee, Community and Economic Development Director

Ryan Andrews, Planning Manager

Jennifer Adams, Housing Coordinator

Dolbee, Adams, and Andrews presented the LMC 3.64 Multi-Family Tax Exemption (MFTE) Program - Target Zone Amendment. This presentation included discussion and updates on Lacey's various exemptions; streamlined development processes; design review; zoning incentives; middle housing, residential, and affordable housing zones.

Adams provided an overview of the Area Median Income (AMI) in Thurston County; the U.S. Department of Housing and Urban Development's (HUD's) 2024 fiscal year income limits; the Multifamily Tax Exemption (MFTE) program; advantages and considerations of the MFTE, MFTE options of 8-year, 12-year, and 20-year exemptions with a 12-year extension option on the 8-year and 12-year options; Lacey housing policy objectives; and current and proposed residential target areas to expand the MFTE program. Discussion ensued.



Council recessed from 7:41 p.m. until 7:47 p.m.

C. Human Services Grant Awards

Michelle Chavez, Human Services Coordinator

Chavez presented the Human Services Grant Award. This presentation included discussion on the 16 Human Services Grant Program (HSGP) applications received with a total request of over \$1.1 million. Applicants emphasized their requests for funding for housing, survival, and security. The Human Services Workgroup reviewed applications and recommended awarding grants equally to organizations that scored an average of 90 on the rubric - \$30,000 or the total requested by the applicant, whichever is less. Discussion ensued regarding allotting remaining funds to those who scored over 90.

D. Washington Center Free Day Discussion

Rick Walk, City Manager

Nicole Williams, Executive Assistant to the City Manager

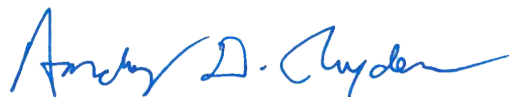
Walk and Williams presented the Washington Center Free Day Discussion. This presentation included discussion on the 2025 applicants, their proposed events, and if multiple events could be held in a single day. Discussion ensued.

Without objection, the City Council awarded the Washington Center free day to the Capital City Chorus.

7. Adjourn

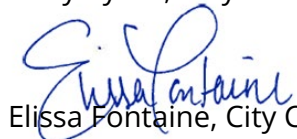
Deputy Mayor Miller adjourned the meeting at 8:48 p.m.

MAYOR:



Andy Ryder, Mayor

ATTEST:



Elissa Fontaine, City Clerk

APPROVED: November 5, 2024

