



Lacey City Council Approved Worksession Minutes

Tuesday, May 27, 2025

Council Chambers and Online

1. Call to Order

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

2. Roll Call

Council Present

Mayor Andy Ryder

Deputy Mayor Malcolm Miller

Councilmember Lenny Greenstein

Councilmember Michael Steadman

Councilmember Carolyn Cox

Councilmember Robin Vazquez

Councilmember Nicolas Dunning

Staff Present

Rick Walk, City Manager

Shannon Kelley-Fong, Assistant City Manager

Dave Schneider, City Attorney

Vanessa Dolbee, Community and Economic Development Director

Sarah Schelling, Current Planning and Economic Development Manager

Wesley Nguyen, Economic Development Coordinator

Paul J. White, Deputy City Clerk

3. Land Acknowledgement

Mayor Ryder presented the abbreviated Land Acknowledgment.

4. Approval of the Agenda

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

5. Public Comment

Verbal Public Comment

No one signed up to speak at the meeting or registered to speak remotely.

Written Public Comment

One (1) written public comment was received.

6. Agenda Items

A. Five-Year Economic Development Strategy

Vanessa Dolbee, Community and Economic Development Director
Sarah Schelling, Current Planning and Economic Development Manager
Wesley Nguyen, Economic Development Coordinator
Brittany Bagent, Project Director, EConorthwest
James Kim, Project Manager, EConorthwest

Bagent and Kim presented the Five-Year Economic Development Strategic Plan prepared by consultant EConorthwest as a response to key questions about how to shape Lacey's next wave of economic growth, revitalize older commercial areas, and diversity retail options and employment base. Project phasing was presented, and the engagement work of phase 2 is beginning. Kim presented demographic findings, noting Lacey's aging population that is becoming more diverse and trending toward smaller households. Most of Lacey's residents work elsewhere and many of Lacey's workers live elsewhere. Retail and real estate statistics were described. Bagent summarized the stakeholder engagement process and responded to councilmember questions and comments.

B. Urban Growth Area Annexation Financial Study

Vanessa Dolbee, Community and Economic Development Director
Sarah Schelling, Current Planning and Economic Development Manager
Katherine Goetz, Senior Associate, Berk Consulting
Andrew Bjorn, Senior Advisor - Urban Planning at Small Housing

Walk introduced the presentation, noting that since 2015, the City has annexed about 1,791 acres with a population of almost 2,900. Most of those annexations were property-owner initiated pursuant to the City's annexation policy. It is hoped future annexations can be approached comprehensively and strategically to benefit existing residents and residents living in annexation areas.

Goetz and Bjorn presented the Lacey Annexation Financial Study prepared by Berk Consulting, which addresses the financial impacts and costs and benefits of annexation and assesses developable land and likely building capacity within the Urban Growth Area (UGA). State law and local policy governing annexation were summarized. Subareas of the UGA were assessed based on their assessed valuation, number of current housing units, and current non-residential square footage. The methodology for determining development impact, including annual budget impacts, was presented. Scenarios considered included no growth, building out the analyzed development capacity, and growth based on historic patterns. Revenue and expenditure estimates under each scenario were

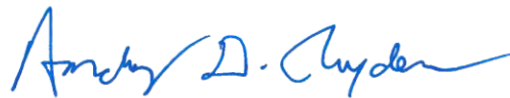
summarized. Staffing estimates for growth scenarios were also presented. Revenue and staffing were compared to peer cities.

Next steps include coordination with Thurston County leadership and discussions of applicable interlocal agreements related to future annexations.

7. Adjourn

Mayor Ryder adjourned the meeting at 7:38 p.m.

MAYOR:


Andy Ryder, Mayor

ATTEST:


Elissa Fontaine, City Clerk

APPROVED: July 15, 2025