

Monday, March 2, 2020
College Place Economic Development, Tourism, and Events Commission

5:00 PM
City Council Chambers
625 S College Avenue
College Place WA 99324

1. Opening Items

Subject :	1.01 Call To Order
Meeting :	Mar 2, 2020 - College Place Economic Development, Tourism, and Events Commission
Category :	1. Opening Items
Access :	Public
Type :	Procedural

Public Content

	Bill Clemens,
	Kelli Leen,
EDTEC Appointed Members	Jeff Lambert,
	Doug Case / Dan Andrews
	Jenny Fuchs
EDTEC Ex Officio Members	WW Chamber, Kyle Tarbet
EDTEC Advisory Members	City Administrator, Mike Rizzitiello
	Finance Director, Brian Carleton

2. Consent Agenda

Subject :	2.01 Approve Agenda for March 2nd, 2020
Meeting :	Mar 2, 2020 - College Place Economic Development, Tourism, and Events Commission
Category :	2. Consent Agenda
Access :	Public
Type :	Action (Consent)

Consent

Our adopted rules of Parliamentary Procedure, The Standard Code of Parliamentary Procedure by Alice Sturgis, 4th Edition, provide for a consent agenda listing several items for approval of the Board by a

single motion. Most of the items listed under the consent agenda have gone through Board subcommittee review and recommendation. Documentation concerning these items has been provided to all board members and the public in advance to assure an extensive and thorough review. Items may be removed from the consent agenda at the request of any board member.

Subject : 2.02 Approve Minutes from February 3rd, 2020

Meeting : Mar 2, 2020 - College Place Economic Development, Tourism, and Events Commission

Category : 2. Consent Agenda

Access : Public

Type : Action (Consent), Minutes

Recommended Action : Motion to approve the minutes from the February 3rd, 2020 meeting of the College Place Economic Development, Tourism, and Events Commission meeting.

Minutes : [View Minutes](#) for Feb 3, 2020 - College Place Economic Development, Tourism, and E

File Attachments

[Minutes_232020.pdf \(93 KB\)](#)

Consent

Our adopted rules of Parliamentary Procedure, The Standard Code of Parliamentary Procedure by Alice Sturgis, 4th Edition, provide for a consent agenda listing several items for approval of the Board by a single motion. Most of the items listed under the consent agenda have gone through Board subcommittee review and recommendation. Documentation concerning these items has been provided to all board members and the public in advance to assure an extensive and thorough review. Items may be removed from the consent agenda at the request of any board member.

Subject : 2.03 Approve Consent Agenda - Our adopted rules of Parliamentary Procedure, The Standard Code of Parliamentary Procedure, provide for a consent agenda listing items for approval of the Commission by a single motion. Typically the items listed under the consent agenda are the minutes from previous meetings and the agenda for the current meeting. Documentation concerning these items has been provided to all Commission Members and the public in advance to assure an extensive and thorough review. Items may be removed from the consent agenda at the request of any Commission Member.

Meeting : Mar 2, 2020 - College Place Economic Development, Tourism, and Events Commission

Category : 2. Consent Agenda

Access : Public

Type : Action (Consent)

Recommended Action : Motion to approve the consent agenda

Consent

Our adopted rules of Parliamentary Procedure, The Standard Code of Parliamentary Procedure by Alice Sturgis, 4th Edition, provide for a consent agenda listing several items for approval of the Board by a single motion. Most of the items listed under the consent agenda have gone through Board subcommittee review and recommendation. Documentation concerning these items has been provided to all board members and the public in advance to assure an extensive and thorough review. Items may be removed from the consent agenda at the request of any board member.

3. Reports

Subject :	3.01 Legislative Session Report - Mr. Rizzitiello
Meeting :	Mar 2, 2020 - College Place Economic Development, Tourism, and Events Commission
Category :	3. Reports
Access :	Public
Type :	Discussion, Information

Public Content

Update on the Fiscal Year 2020 Legislative Session.

File Attachments

[StateLegislativeSession_Update.pdf \(163 KB\)](#)

[Status of Highway 12 Phase 7.pdf \(84 KB\)](#)

Subject :	3.02 ICSC Recon Recruitment - Mr. Rizzitiello
Meeting :	Mar 2, 2020 - College Place Economic Development, Tourism, and Events Commission
Category :	3. Reports
Access :	Public
Type :	Discussion, Information

Public Content

Information on retail recruitment for the upcoming International Council of Shopping Center Real Estate show in Las Vegas, Nevada.

File Attachments

[RetailCoach_Webinar.pdf \(2,146 KB\)](#)

Subject :	3.03 City-Owned Flex/Industrial Maker Space Building Concept - Mr. Rizzitiello
Meeting :	Mar 2, 2020 - College Place Economic Development, Tourism, and Events Commission
Category :	3. Reports
Access :	Public
Type :	Discussion, Information

Public Content

The State of Washington Department of Commerce Community Economic Revitalization Board (CERB) offers a planning grant and a committed partner grant program relating to construction of Industrial/Commercial Flex buildings. As we know, the City effectively has one industrial building on West Whitman Drive that is at 100% occupancy with a waiting list. The City is flirting with the concept on filing for a Planning Grant on the feasibility of a city-owned light industrial flex building. If the study proves its feasibility, we could submit for 50% committed partner grant and seek additional grants from the Port and the Federal Economic Development Agency (EDA). Thoughts?

Subject :	3.04 Development Tracking Update - Mr. Rizzitiello
Meeting :	Mar 2, 2020 - College Place Economic Development, Tourism, and Events Commission
Category :	3. Reports
Access :	Public
Type :	Discussion, Information

File Attachments

[DevelopmentTrackSheet_322020.pdf \(454 KB\)](#)

4. Action Agenda

Subject :	4.01 Lions Park Renovation Letter of Support - Mr. Rizzitiello
Meeting :	Mar 2, 2020 - College Place Economic Development, Tourism, and Events Commission
Category :	4. Action Agenda
Access :	Public
Type :	Action
Recommended Action :	Motion to approve issuing letter of support for the various submittals to the State Recreation Conservation Office (RCO) for grants to renovate Lions Park.

Public Content

The City is trying to assemble funds to do a complete renovation of Lions Park in 2021. The City plans to submit three grant applications to the State Recreation Conservation Office in 2021. One application to the Washington Wildlife Recreation Program to fund construction of the splash pad, picnic shelter, and restrooms. Another application to the Land Water Conservation Fund to separate the pond from Garrison Creek, construct a fishing dock, and a trail/exercise equipment around the perimeter of the cemetery. A final application to the Youth Athletic Facility program to renovate the softball/baseball field. Letters of support are key to the success of the grant applications. The programs are very competitive. The City has a match of \$400,000 toward the project. The full renovation is over \$2 million dollars.

File Attachments

[EDTEC_LionsPark_SupportLetter.pdf \(426 KB\)](#)

[Grants_CommunityDevelopment_RCO_2018_LionsParkMockUps.pdf \(3,283 KB\)](#)

[YAC_2020_2262020_LionsPark_GeneralSupportLetter.docx \(12 KB\)](#)

[YAC_2020_2262020_LionsPark_SupportLetter.docx \(38 KB\)](#)

5. Closing Items

Subject :	5.01 Adjourn
Meeting :	Mar 2, 2020 - College Place Economic Development, Tourism, and Events Commission
Category :	5. Closing Items
Access :	Public
Type :	Procedural

Public Content

Motion to adjourn the meeting

College Place Economic Development, Tourism, and Events Commission (Monday, February 3, 2020)

Generated by Lisa Neissl on Monday, February 3, 2020

1. Opening Items

Procedural: 1.01 Welcome to new Commission Member Jenny Fuchs

Procedural: 1.02 Call To Order -

Chair Jeff Lambert called the meeting to order at 5:01 PM.

Jeff Lambert, Chair

Bill Clemens,

Present:

EDTEC Appointed Members

Kelli Leen,

Doug Case

Jenny Fuchs

EDTEC Ex Officio Members

WW Chamber, Kyle Tarbet

EDTEC Advisory Members

City Administrator, Mike Rizzitiello

City Clerk, Lisa Neissl

Absent:

Finance Director, Brian Carleton

2. Consent Agenda

Action (Consent): 2.01 Approve Agenda for February 3rd, 2020

Action (Consent), Minutes: 2.02 Approve Minutes from January 6th 2020

Action (Consent): 2.03 Approve Consent Agenda - Our adopted rules of Parliamentary Procedure, The Standard Code of Parliamentary Procedure, provide for a consent agenda listing items for approval of the Commission by a single motion. Typically the items listed under the consent agenda are the minutes from previous meetings and the agenda for the current meeting. Documentation concerning these items has been provided to all Commission Members and the public in advance to assure an extensive and thorough review. Items may be removed from the consent agenda at the request of any Commission Member.

Member Clemens made a motion to approve the consent agenda. Second by Member Leen and the motion passed 6-0.

3. Reports

Discussion, Information: 3.01 Legislative Session Report -

Mr. Rizzitiello gave an update on his trip to Olympia and the current legislative session. He noted transportation resources may be effected by the passing of I-976. He encouraged members to reach out to representatives and lobbyists regarding the need to move forward with phase 7 of the Hwy 12 project. He noted several bills to watch regarding programs that could positively impact development incentives.

Discussion ensued.

Discussion, Information: 3.02 Downtown Catalyst Incentive Program -

Mr. Rizzitiello gave an overview of the Downtown Catalyst Incentive Program as passed by the City Council. He asked that they make potential developers aware of the program if they know anyone who may be interested.

Discussion ensued.

Discussion, Information: 3.03 Micro Business Assistance (MBA) Program -

Mr. Rizzitiello spoke about the Micro Business Assistance Program. He noted the success of the program and the participation of people from College Place. He noted the City has doubled its contribution for 2020.

Discussion ensued.

Discussion, Information: 3.04 Development Tracking Update -

Mr. Rizzitiello gave an overview of the status of current and potential development projects.

Discussion ensued.

4. Action Agenda

Action: 4.01 Proposed Marketing Flyers -

Mr. Rizzitiello reviewed some marketing flyers he developed to promote College Place to retail developers and requested approval for their use.
Discussion ensued.

Member Clemens made a motion to approve usage of proposed flyers for marketing purposes. Second by Member Leen and the motion passed 6-0.

5. Closing Items

Procedural: 5.01 Adjourn

With no further business, Chair Lambert adjourned the meeting at 5:43 PM.

Approved:

Commission Chair

Attest:

City Administrator

The foregoing minutes are the official record of the Economic Development, Tourism, and Events Commission meeting that occurred February 03, 2020. Further detail may be obtained by reviewing the actual audio recording made during this session.

Local Government Bill Status Report

High Priority Bills

Bill #	Abbrev. Title	Short Description	Status	Sponsor	Position
2ESHB 1332 (SB 5329)	Energy site eval. council	Concerning updating and streamlining energy facility site evaluation council operations.	S Environment, En	Wylie	Concerns
HB 1590	Housing tax/councilmanic	Allowing the local sales and use tax for affordable housing to be imposed by a councilmanic authority.	S Local Governmen	Doglio	Support
ESHB 1598	City annexing/interlocal ag.	Providing code cities of a certain size with the ability to annex unincorporated areas without a referendum provision pursuant to a jointly approved interlocal agreement with the county.	S Local Governmen	Doglio	Support
ESHB 2342	Comprehensive plan updates	Aligning the timing of comprehensive plan updates required by the growth management act with the timing of shoreline master program updates required by the shoreline management act.	S Environment, En	Fitzgibbon	Support
SHB 2343 (SSB 6334)	Urban housing	Concerning urban housing supply.	S Housing Stabil	Fitzgibbon	Support
2SHB 2499	Correction officer cert.	Certifying corrections officers.	S Law & Justice	Appleton	Oppose
HB 2508 (SB 6481)	City utility surplus	Simplifying the process for donating low-value surplus property owned by a city-owned utility.	S Rules 2	Wylie	Support
ESHB 2565	Disposable wipe labeling	Concerning the labeling of disposable wipes products.	S Environment, E	Fitzgibbon	Support
HB 2950	Housing tax exemption	Addressing affordable housing needs through the multifamily housing tax exemption by providing an extension of the exemption until January 1, 2022, for certain properties currently receiving a twelve-year exemption and by convening a work group.	H Finance	Macri	Neutral
HJR 4212	Community redev. financing	Providing for community redevelopment financing in apportionment districts.	H Rules R	Sullivan	Support
ESSB 5323 (2SHB 1205)	Plastic bags	Reducing pollution from plastic bags by establishing minimum state standards for the use of bags at retail establishments.	H Env & Energy	Das	Support

Bill Status & Upcoming Events Report

February 24, 2020

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ESSB 5522	City annexing/interlocal ag.	Providing code cities with the ability to annex unincorporated areas pursuant to a jointly approved interlocal agreement with the county.	H Local Govt	Takko	Neutral
SB 5970	Transportation funding bonds	Authorizing bonds for transportation funding.	S Transportation	Hobbs	Support
SSB 5972	Additive trans funding	Concerning additive transportation funding and appropriations.	S Transportation	Hobbs	Support
SSB 6086 (SHB 2335)	Opioid use/medications	Increasing access to medications for opioid use disorder.	H HCWDP	Hasegawa	Support
ESSB 6592	Tourism authorities	Concerning tourism authorities.	H Inn, Tech & Ec	Holy	Oppose
ESSB 6617	Accessory dwelling units	Concerning accessory dwelling unit regulation.	H Env & Energy	Liias	Concerns

Medium Priority Bills

Bill #	Abbrev. Title	Short Description	Status	Sponsor	Position
ESHB 1793 (SSB 5789)	Auto. traffic safety cameras	Establishing additional uses for automated traffic safety cameras for traffic congestion reduction and increased safety.	S Transportation	Fitzgibbon	Support
3SHB 1938	Local infra. investment prg	Creating a local infrastructure investment program to support the development of affordable housing, workforce housing, and revitalization efforts.	H Finance	Steele	Support
ESHB 2265 (SB 6360)	Firefighting foam	Eliminating exemptions from restrictions on the use of perfluoroalkyl and polyfluoroalkyl substances in firefighting foam.	S Environment, En	Doglio	Support
E2SHB 2311 (SB 6272)	Greenhouse gas emissions	Amending state greenhouse gas emission limits for consistency with the most recent assessment of climate change science.	S Environment, E	Slatter	Concerns
EHB 2461 (SB 6452)	Transp. system goals/health	Including health in the state transportation system policy goals.	S Transportation	Riccelli	Neutral
ESHB 2625	Local parks funding options	Concerning local parks funding options.	S Ways & Means	Eslick	Support
ESHB 2642	Sub. use disorder coverage	Removing health coverage barriers to accessing substance use disorder treatment services.	S Behavioral Heal	Davis	Support
SHB 2684 (SSB 6466)	Traffic control signals	Concerning traffic control signals.	S Transportation	Shewmake	Support
ESB 5457 (HB 1571)	Naming of subcontractors	Naming of subcontractors by prime contract bidders on public works contracts.	H Cap Budget	Keiser	Concerns
SSB 5789 (ESHB 1793)	Auto. traffic safety cameras	Establishing additional uses for automated traffic safety cameras for traffic congestion reduction and increased safety.	H Trans	Liias	Support
ESSB 6217 (SHB 2715)	Airport labor standards	Concerning minimum labor standards for certain employees working at an airport	H Labor & Workpla	Keiser	Neutral

Bill Status & Upcoming Events Report

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		or air navigation facility.			
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Dead Bills

Bill #	Abbrev. Title	Short Description	Status	Sponsor	Position
SHB 1082 (SSB 5097)	Massage therapists/photo	Concerning the licensure and certification of massage therapists and reflexologists.	H Rules 3C	Kraft	Support
HB 1086 (SB 5098)	Public defense funding	Increasing appropriated funding for public defense services.	H Approps	Chapman	Support
SHB 1135 (SSB 5163)	Wrongful injury or death	Concerning actions for wrongful injury or death.	H Rules X	Santos	Concerns
SHB 1357 (SB 5249)	Unincorp. island annexation	Eliminating certain requirements for the annexation of an unincorporated island of territory.	H Local Govt	Doglio	Support
EHB 1390 (SSB 5400)	PERS/TRS 1 benefit increase	Providing a benefit increase to certain retirees of the public employees' retirement system plan 1 and the teachers' retirement system plan 1.	S Ways & Means	Leavitt	Concerns
SHB 1456	Aviation revital. loan prg	Concerning a community aviation revitalization loan program.	H Rules X	Dent	
SHB 1457	Aircraft fuel tax distrib.	Concerning the distribution of aircraft fuel tax revenue.	H Rules C	Dent	
SHB 1576	Construction defect actions	Concerning construction defect actions.	H Rules 3C	Senn	Support
HB 1679 (SSB 5676)	Councilmanic REET/GMA	Authorizing cities planning under the growth management act to impose certain real estate excise taxes by councilmanic action.	H Finance	Frame	Support
HB 1718	Existing resources/local gov	Providing cities and counties flexibility with existing resources.	H Rules C	Volz	Support
SHB 1797 (ESSB 5812)	Accessory dwelling units	Concerning local governments planning and zoning for accessory dwelling units.	H Local Govt	Gregerson	Concerns
EHB 1948 (SSB 5862)	Warehousing & manuf. jobs	Supporting warehousing and manufacturing job centers.	S Ways & Means	Entenman	Support
HB 2193 (SSB 6074)	Financial fraud/theft crimes	Reauthorizing and expanding the financial fraud and identity theft crimes investigation and prosecution program.	H Rules R	Kirby	Neutral
HB 2285	Road maintenance/planning	Elevating road maintenance and preservation in transportation planning.	H Trans	McCaslin	Neutral
SHB 2335 (SSB 6086)	Opioid use/medications	Increasing access to medications for opioid use disorder.	H Rules C	Davis	Support
HB 2362 (SB 6652)	Local transportation revenue	Addressing local transportation revenue options.	H Trans	Ramos	Support

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HB 2420	Indigent defense/state	Requiring the office of public defense to assume duties for the provision of trial court indigent defense services.	H Approps	Irwin	Support
SHB 2438	Opioid impact account	Concerning establishment of the prescription opioid impact account.	H Rules C	Kilduff	Support
SHB 2469	Small works rosters	Concerning small works rosters.	H Rules R	Santos	Neutral
HB 2472	Greenhouse gas/fossil fuels	Incorporating comprehensive measurements of greenhouse gas emissions from certain fossil fuels into state environmental laws.	H Env & Energy	Pollet	
SHB 2494	Public facilities tax/rural	Concerning sales and use tax for public facilities in rural or border counties.	H Rules R	Stonier	Support
HB 2529 (SB 6503)	Odd-numbered year elections	Concerning odd-numbered year elections.	H State Govt & T	Gregerson	
HB 2549	Salmon recovery efforts/GMA	Integrating salmon recovery efforts with growth management.	H Env & Energy	Lekanoff	
SHB 2550	Net ecological gain	Establishing net ecological gain as a policy for application across identified land use, development, and environmental laws.	H Approps	Lekanoff	
HB 2560	Basic law enf. training	Concerning basic law enforcement training.	H Approps	Maycumber	Support
SHB 2620 (2SSB 6411)	Multiple-unit dwellings/tax	Expanding the property tax exemption for new and rehabilitated multiple-unit dwellings in urban growth areas.	H Rules C	Walen	Concerns
HB 2639	Home sharing support grants	Creating the home sharing support grant program.	H Hous, Com Dev	Caldier	
SHB 2649	Homeless shelter capacity	Concerning homeless shelter capacity.	H Rules C	Ryu	Concerns
HB 2667 (SB 6681)	Energy code/residential	Increasing housing access and affordability by decreasing construction costs associated with implementing the Washington state energy code for residential buildings.	H Local Govt	Chapman	Concerns
HB 2688 (SB 6398)	Transportation policy goals	Expanding transportation policy goals.	H Trans	Shewmake	
SHB 2715 (ESSB 6217)	Airport labor standards	Concerning minimum labor standards for certain employees working at an airport or air navigation facility.	H Rules R	Gregerson	Neutral
HB 2740	Marijuana/employment	Concerning the employment of individuals who lawfully consume marijuana.	H Labor & Workpl	Kloba	
HB 2741 (SB 6509)	Salmonid abundance	Increasing the abundance of salmonids in Washington waters.	H Approps	Van Werven	Concerns

HB 2774	Housing/state property inven	Concerning the inventory of underutilized, state-owned property that may be suitable for the development of affordable housing.	H Hous, Com Dev	Ryu	
HB 2778	Community redevl. financing	Concerning community redevelopment financing in apportionment districts.	H Rules R	Sullivan	Support
SHB 2804	Local government infrastruct	Addressing local government infrastructure.	H Rules C	Duerr	Support
ESSB 5024	Local taxing districts	Concerning the transparency of local taxing districts.	H Local Govt	Hasegawa	Concerns
SSB 5097 (SHB 1082)	Massage therapists/photo	Concerning the licensure and certification of massage therapists and reflexologists.	H HC/Wellness	Cleveland	Support
E2SSB 5120	For-profit correctional facs	Contracting with for-profit correctional facilities for the transfer or placement of offenders.	S Rules X	Palumbo	Support
SB 5249 (SHB 1357)	Unincorp. island annexation	Eliminating certain requirements for the annexation of an unincorporated island of territory.	S Rules 2	Hunt	Support
SSB 5363	Urban center dwellings/taxes	Extending the property tax exemption for new and rehabilitated multiple-unit dwellings in urban centers.	S Rules X	Palumbo	Support
SSB 5366	Urban centers/multiple-units	Expanding the property tax exemption for new and rehabilitated multiple-unit dwellings in urban centers.	S 3rd Reading	Wagoner	Support
SSB 5400 (EHB 1390)	PERS/TRS 1 benefit increase	Providing a benefit increase to certain retirees of the public employees' retirement system plan 1 and the teachers' retirement system plan 1.	H Approps	Conway	Concerns
SSB 5676 (HB 1679)	Councilmanic REET/GMA	Authorizing cities planning under the growth management act to impose certain real estate excise taxes by council action.	S 2nd Reading	Takko	Support
SSB 5680 (SHB 1371)	Parks benefit districts	Concerning the creation of parks benefit districts.	S Ways & Means	Liias	Support
ESSB 5812 (SHB 1797)	Accessory dwelling units	Concerning local governments planning and zoning for accessory dwelling units.	S Rules X	Palumbo	Concerns
SB 6126	Housing tax/councilmanic	Allowing the local sales and use tax for affordable housing to be imposed by a councilmanic authority.	S 2nd Reading	Hunt	Support
SB 6272 (E2SHB 2311)	Greenhouse gas emissions	Amending state greenhouse gas emission limits for consistency with the most recent assessment	S Environment, E	Das	

Bill Status & Upcoming Events Report

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		of climate change science.			
SSB 6328	Local infra. investment prg	Creating a local infrastructure investment program to support the development of affordable housing, workforce housing, and revitalization efforts.	S Ways & Means	Warnick	Support
SSB 6334 (SHB 2343)	Urban housing	Concerning urban housing supply.	S Rules 2	Salomon	Support
SB 6360 (ESHB 2265)	Firefighting foam	Eliminating exemptions from restrictions on the use of perfluoroalkyl and polyfluoroalkyl substances in firefighting foam.	S Environment, E	Van De Wege	
SB 6372	Structured settlements	Concerning structured settlements.	S Labor & Commer	King	
SB 6373	Industrial insurance claims	Allowing self-insurers to accept certain industrial insurance claims.	S Labor & Commer	King	
SB 6386	Low-income housing/fees	Reducing impact fees for low-income housing.	S 2nd Reading	Zeiger	Support
2SSB 6411 (SHB 2620)	Multiple-unit dwellings/tax	Expanding the property tax exemption for new and rehabilitated multiple-unit dwellings in urban growth areas.	S Rules 2	Das	Concerns
SB 6461	Project permit timelines	Concerning permit timelines.	S Local Governme	Fortunato	Oppose
SSB 6466 (SHB 2684)	Traffic control signals	Concerning traffic control signals.	S Rules 2	Randall	Support
SB 6481 (HB 2508)	City utility surplus	Simplifying the process for donating low-value surplus property owned by a city-owned utility.	S 2nd RdConsCal	Cleveland	Support
SB 6503 (HB 2529)	Odd-numbered year elections	Concerning odd-numbered year elections.	S State Govt/Tri	Nguyen	
SB 6509 (HB 2741)	Salmonid abundance	Increasing the abundance of salmonids in Washington waters.	S Ag/Water/Natur	Rivers	
SB 6519	Archaeological sites	Requiring protection of archaeological and cultural sites by state agencies, local governments, and all recipients of state revenue.	S State Govt/Tri	McCoy	
SB 6543	PRA/subsequent discovery	Concerning penalties against agencies which subsequently discover and produce additional responsive records after the close of an initial public records production.	S State Govt/Tri	Short	Support
SB 6652 (HB 2362)	Local transportation revenue	Addressing local transportation revenue options.	S Transportation	Nguyen	Support

Michael Rizzitiello

From: Patrick Reay <pr@portwallawalla.com>
Sent: Thursday, February 27, 2020 8:21 AM
To: Greg Tompkins; Todd Kimball; Michael Rizzitiello; Ron Dunning; Michael Fredrickson; Nabel Shawa - City of Walla Walla (nshawawalla@wallawalla.gov); Kip Kelly
Cc: Tony Garcia; Meagan Blair; Andrea Weckmueller-Behringer - WWVMPO (abehringer@wwvmmpo.org)
Subject: US 12 Phase 7 Project

STOP and VERIFY - This message came from **outside** of the City of College Place.

Good morning all-

A brief update on our trip to Olympia this week to advocate for the US 12 Phase 7 project to be removed from the hold/paused list.

Currently, Phase 7 is fully funded in the Senate and House budgets. Indications from the Governor's Office would be to un-pause the projects previously listed, once he receives a reconciled budget from both the Senate and House. Session ends on March 12th, so that could be the latest date that this could occur.

There was an indication that the paused projects would be immediately released from the delayed status and WSDOT would be directed to begin to execute what is necessary to get these projects back on track and into the system.

That means that Phase 7 could be awarded and contracts entered into in March. Depending on the contracting timeframe, the Notice to Proceed would be issued upon an executed contract.

We are hopeful that this will have minimal impacts on the construction schedule and the contractor, Guy F. Atkinson Construction, from Renton, Washington will be able to begin mobilizing and starting the \$114,000,000 contract. (Bids were opened yesterday at 11:00am)

More updates will be provided as they come available.

Have a great day. Pat

Patrick H. Reay
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Starting Out 2020 With An Aggressive Retail Recruitment Strategy

2020 Webinar Series
February 2020



The Retail Coach

The Retail Coach is a national retail recruitment and development firm that combines strategy, technology and retail expertise to develop and execute high-impact retail recruitment and development plans.



National Client States

- 20+ Years
- 500+ Clients
- 37 States Served

Agenda

- 1 Trends Impacting Retail in 2020 & Beyond
- 2 Developing an Aggressive Retail Recruitment Strategy



2020 Retail Trends



2019 Holiday Sales

Retailers benefited from strong employment and higher wages (offsetting six fewer shopping days) resulting in higher-than-projected holiday sales.

- Holiday sales **grew 4.1%**, amounting to \$730.2 billion
- Online sales during the holidays **increased 14.6%** to \$167.8 billion
- Home center, electronics, sporting goods, pharmacies and grocers had strong sales
- Department stores lagged



2020 Retail Trends

The retail sector has been turned upside down by new technologies and the ever-changing consumer.

National brands are scrambling to counter Amazon by investing millions to billions of dollars on their E-commerce platforms.

Major national brands can afford the investment... but **what about local retailers?**



Amazon is Still King

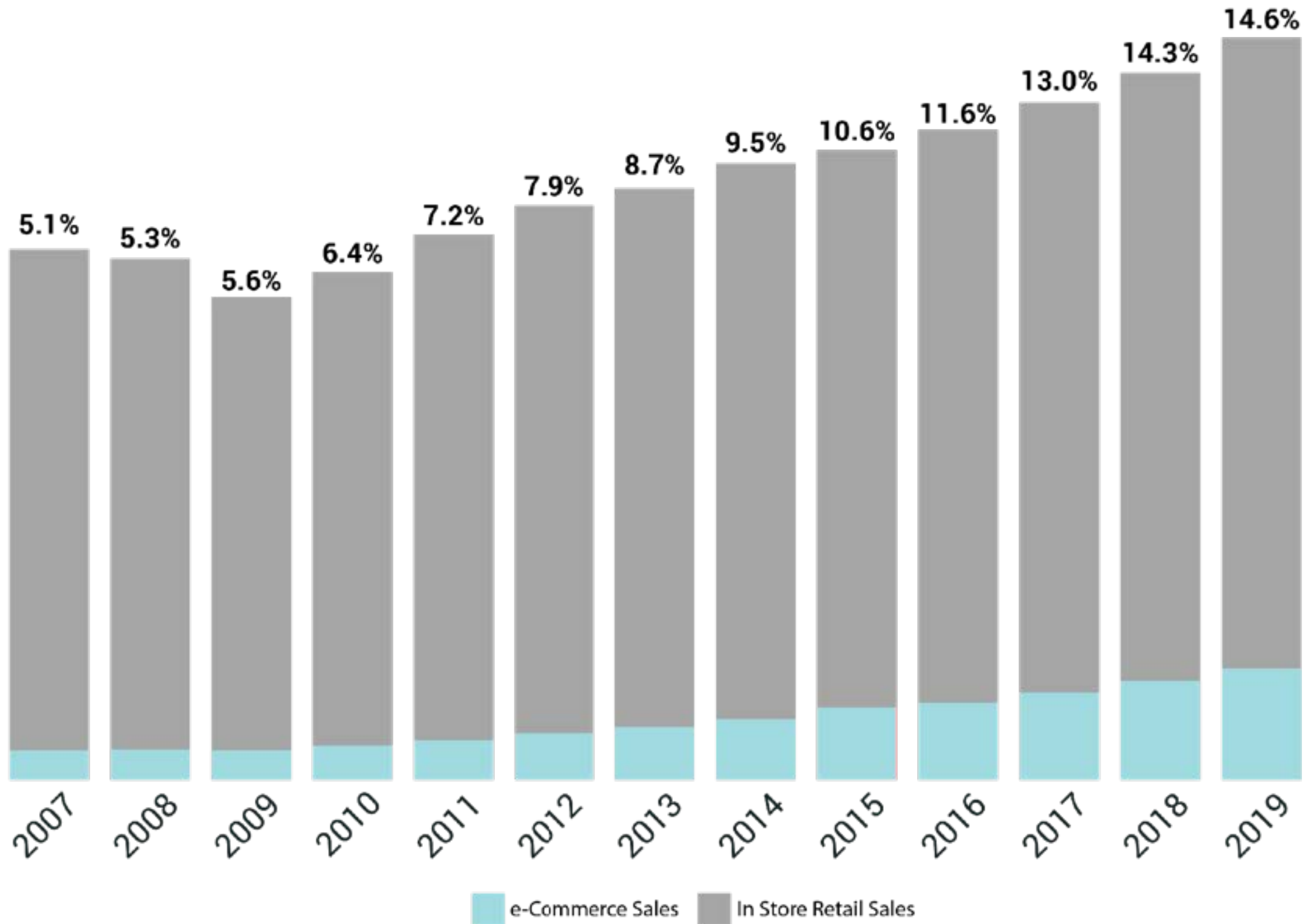
Amazon is impacting all retail categories and concepts - but local retailers, department stores and aging malls appear to be the most impacted.

- Dominant leader in e-commerce
- More than **47% share**
- Going physical with go, books and Whole Foods
- Forcing developers to alter retail development designs - smaller and lifestyle-oriented
- B&M retailers still struggling with how to compete
- Department store sales **down 7.2%** during Nov & Dec 2019



US Ecommerce Penetration

US Ecommerce sales as % of total retail sales



Source: Internet Retailer, U.S. Commerce Department, NRF

Online to B&M

Many online retailers are making the leap to brick-and-mortar stores.

- Amazon Go, Amazon Books and Whole Foods
- Bonobos (Walmart owned)
- WARBY PARKER
- AWAY Luggage
- UNTUCKit
- ModCloth
- Casper
- ADORE ME

"The top 100 digital-native brands they looked at have announced plans for at least 850 stores over the next five years."

Source: JLL Research





Rise of the Influencers

Shopping continues to be a social experience.

Social media has emerged as the third buying channel - alongside in-store and online.

57% Of online shoppers have purchased a product they heard about on social media.

Consumer generated content (CGC) like photos and videos that showcase products are flooding social media - all in hopes of receiving high ratings and reviews.



Millennials Matter

Born between 1981 and 1996

Millennials are having - and will continue to have - a huge impact on the evolution of retail.

- Make up **25%** of population
- **88%** live in metro areas
- They are frugal - **94%** use coupons
- **60%** prefer generic brands over flashy brands to save money
- Make approximately **54%** of purchases online
- **\$1.4 Trillion** purchasing power



Gen Z

Born Between 1997 and 2016

Looked at as the saviors of brick and mortar retail

Gen Z is already driving the way retailers think about technologies and tools they will need to enhance shopping experiences.

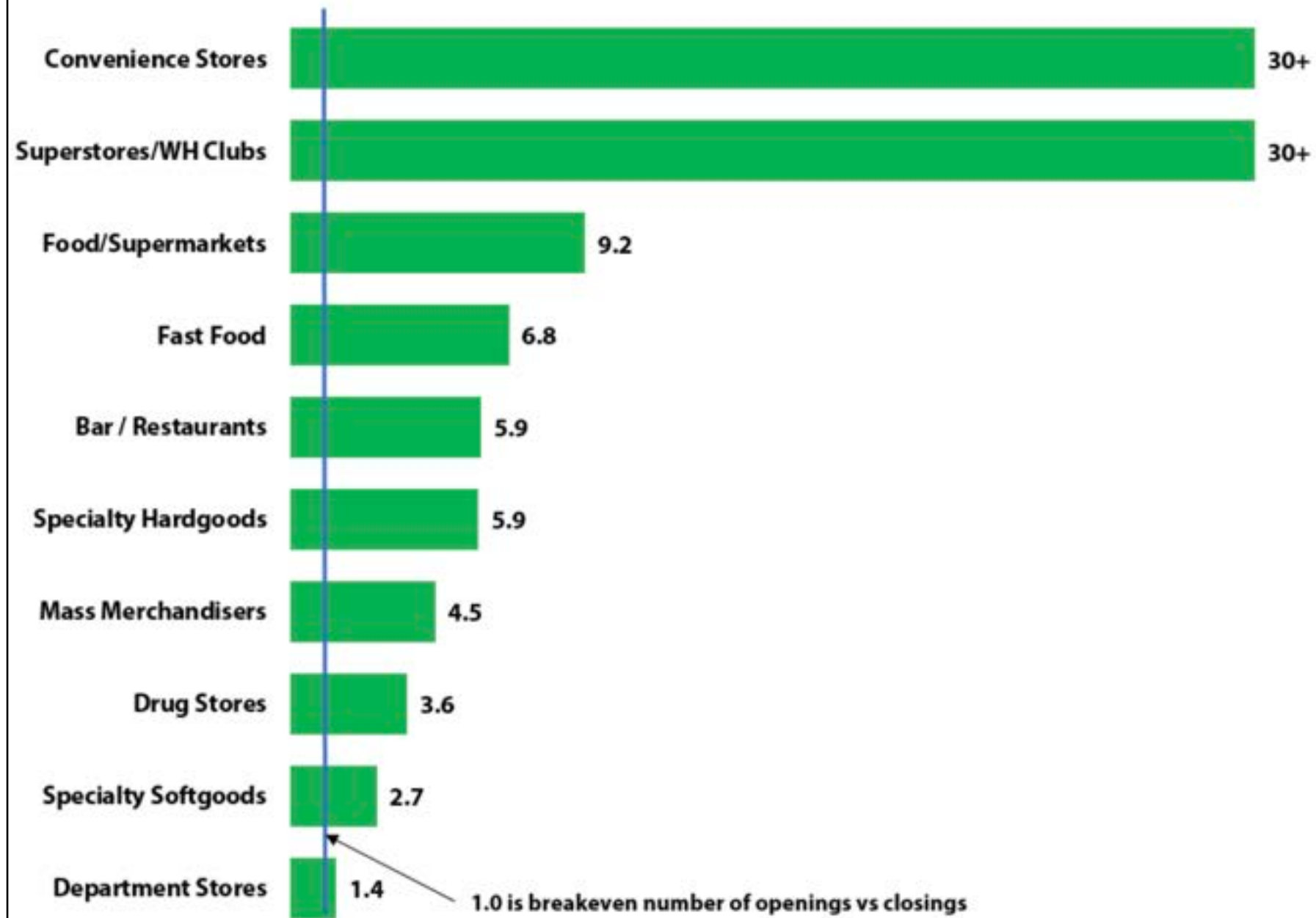
- Make up **25%** of population
- **81%** Prefer to shop in stores
- **73%** Discover new products in stores
- Stressed Out as a whole - concerned about their health and mental state
- Physical store shopping is therapeutic - looking for social media alternative
- Offer **optimism for B&M retail**

B&M Store Comeback

Is the retail apocalypse fact or fiction?

- In 2018 - 675 retailers increased stores/1,065 in 2019 (up 56%)
- Chains closing stores peaked in 2018 at 612 - 206 for 2019 (66% drop)
- Of the 9,300 stores that closed in 2019, 10 chains represented 66% of the closings
- In 2019 - retailers planned 2,965 more openings than closings
- Department stores continue to struggle - have lost 20% of stores since 2016, many mall anchor stores
- C & D malls are losing retailers - no retail market for vacant anchor store (change-in-use likely)
- Restaurants (QSR/Fast Casual/TSR) continue rapid growth patterns - regardless of the economy consumers eat out
- In 2015 - dollars spent on eating out exceeded grocery store sales
- Retail market is saturated with Apparel - resulting in sector closings

Ratio of Banners Net Stores Open vs Close



Source: IHL Group

Net Restaurant Count Gain vs Loss



■ % Banners Closing Stores ■ % Banners Gaining Stores

Source: IHL Group

Retailers Searching for New B&M Concepts

- Target is seeking neighborhood locations with six figure incomes
- 23% Of target shoppers earn over \$100,000 annually
- Smaller stores
- Aiming to capture shoppers not shopping at target on regular basis
- 30 Small stores a year
- Seeking urban areas, densely populated suburbs & near college campuses



Transition Stores to Destinations

Creating an experience beyond outdoor clothing & gear..

- Hosts in-store workshops and discussions on environmental matters
- Offers free yoga classes
- Hosts sewing workshops



Transition Stores to Destinations

Hosting in-store sleepovers is taking experience retail to a new level.

- Started as a prank but resulted in slumber party to promote healthy sleep habits
- Sleep specialist lead workshops
- Product demonstrations
- Guided meditation sessions
- Karaoke, ghost stories, movies and midnight snacks



Transition Stores to Destinations

Looking for inventive ideas to increase consumer traffic and become a lifestyle center.

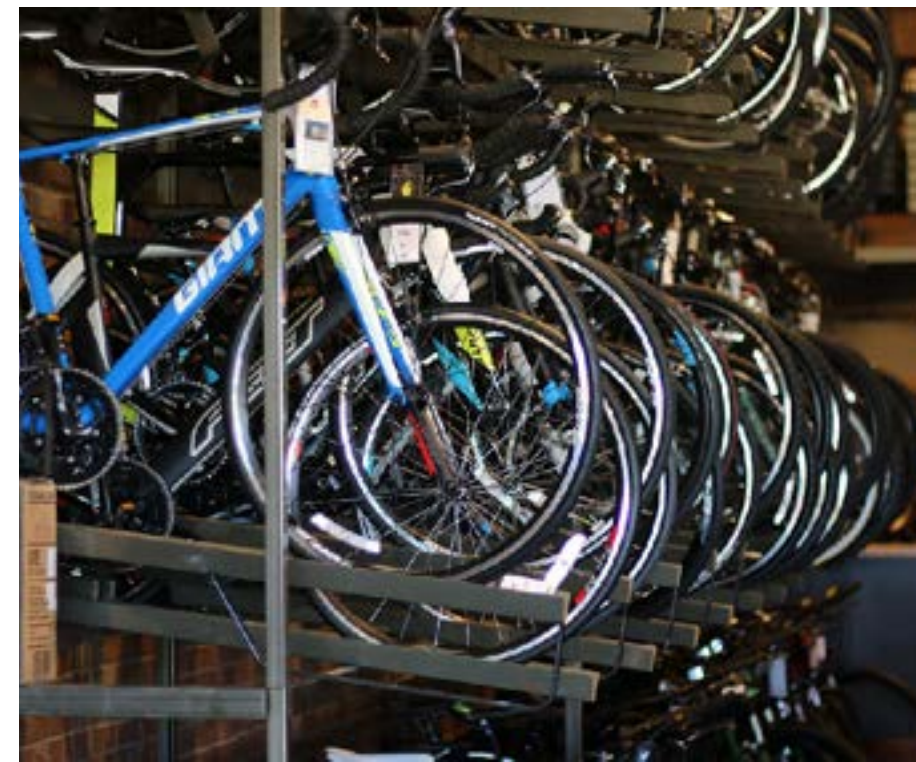
- Each B&M store is unique in style and experiences
- Offers free yoga classes
- Hosts sewing workshops
- Fast casual food offerings
- Coffee shops
- On-site live music & events
- Hangout spaces for social connecting
- Salon services



Transition Stores to Destinations

An outdoor lifestyle shop.

- Outdoor apparel & gear
- Rock climbing gym
- Regional cycling headquarters
- Running, cycling, climbing fly fishing, camping and water sport gear



The background image shows a modern urban environment. On the left, a multi-story building with a grey facade and balconies is visible. In the center, a building with a white brick facade features large, colorful murals, including one of a person's face and another with the text 'LIVE MUSIC'. A red-roofed outdoor seating area with wooden tables and benches is in the foreground. Several people are sitting at the tables, and a person is standing near the entrance. The scene is set during the day with trees and a clear sky.

Developing A Retail Recruitment Strategy

New Stores Must Be The Sure Thing

National retailers are looking to boost online sales - while reducing store sizes and “limiting” new store growth.

- The right site
- The right market
- The right shopper profile
- The right level of competition
- The right distance from existing stores
- The right traffic counts
- The right visibility
- The right access
- The right signage
- The right price



Keys To Retail Success

Identifying and targeting the appropriate retailers for outreach is key.

1

DATA

Data must be current, accurate and relevant.

- Retail Trade Area
- Demographic Profile
- Psychographic Profile
- Gap Analysis
- Consumer Buying Analysis

2

REAL ESTATE SITES

Maintain a database of all available retail properties and sites along with detailed site-specific information.

- Consider highest-and-best use of well located properties/sites

3

RECRUITMENT

Using data and real estate sites, determine a list of retailers to target for recruitment.

- Make certain targets are a “fit”
- Proactively recruit targeted retailers
- Email data and site information then followup with a personal call
- Attend retail industry events

4

LOCAL RETAIL FOCUS

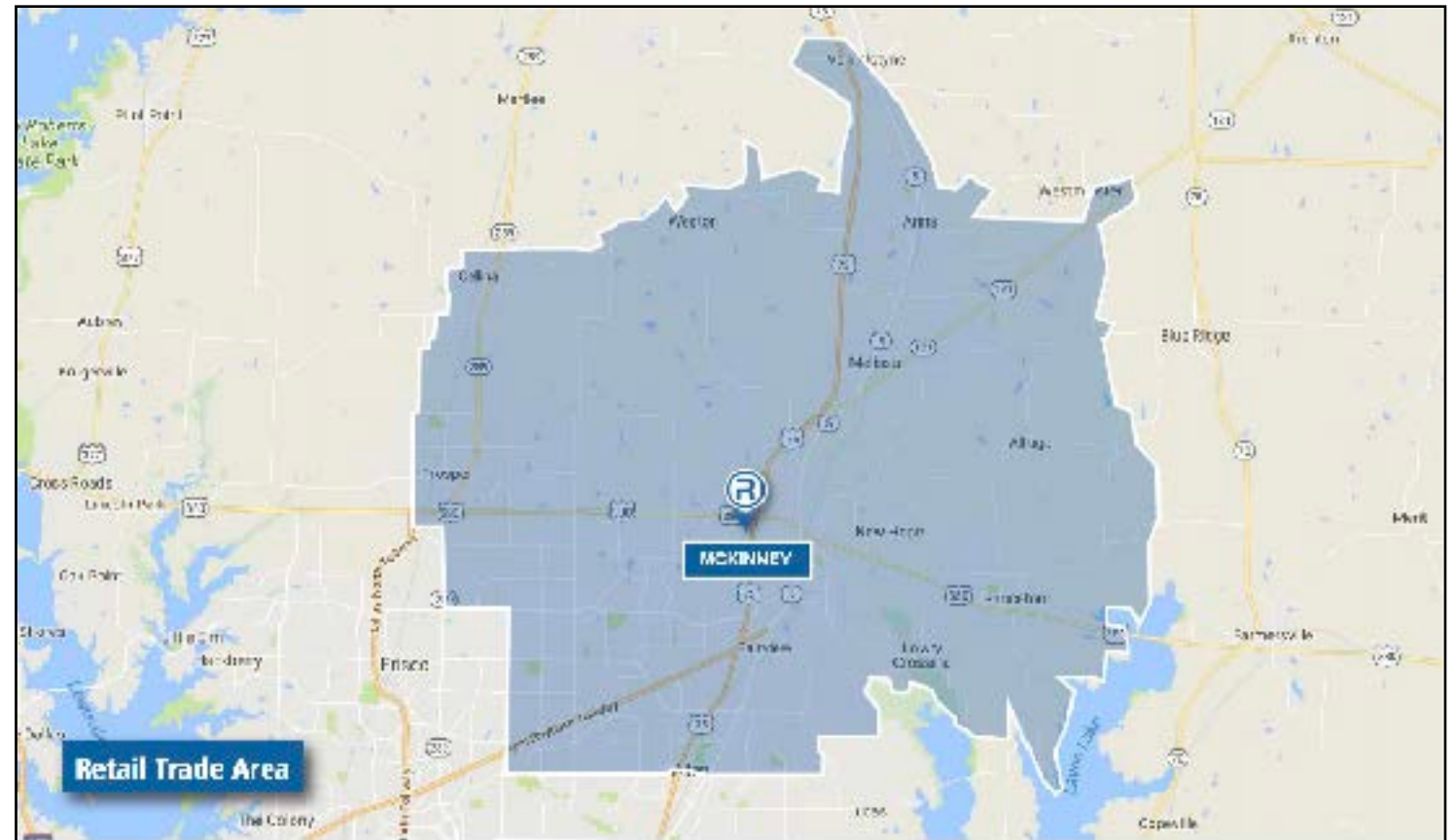
Do not overlook your local retailers.

- They must understand retail trends and be educated on how to adapt
- They must embrace change and make data-driven decisions
- National brands and local retailers can co-exist

Retail Trade Area Must be Accurate

An accurate retail trade area is the foundation of any retail recruitment plan.

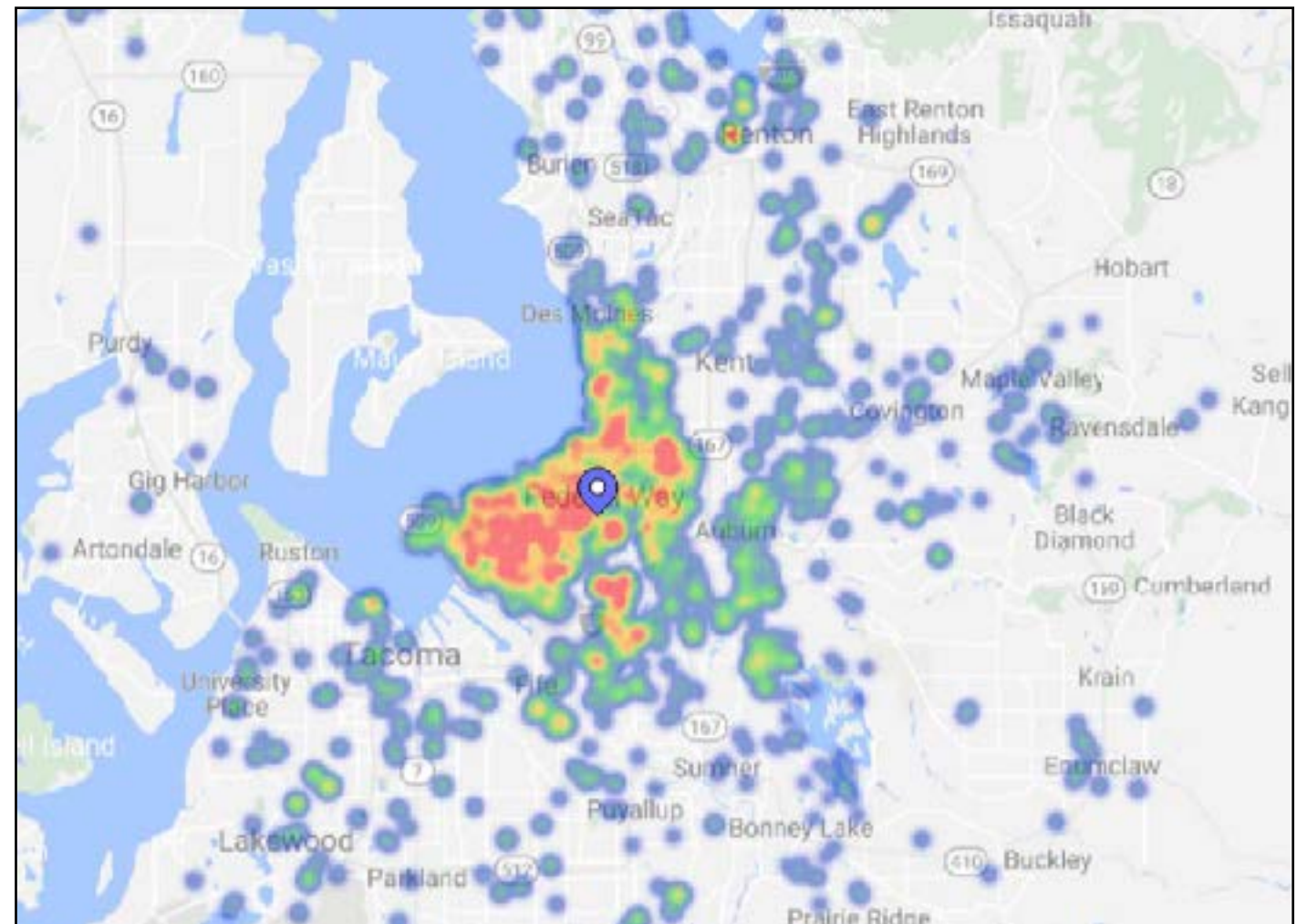
- Quantifies the number of consumers a market or site will serve
- Profiles the consumer's demographic characteristics & purchasing power
- Assists in selecting specific retailers that are a “fit” for proactive recruitment



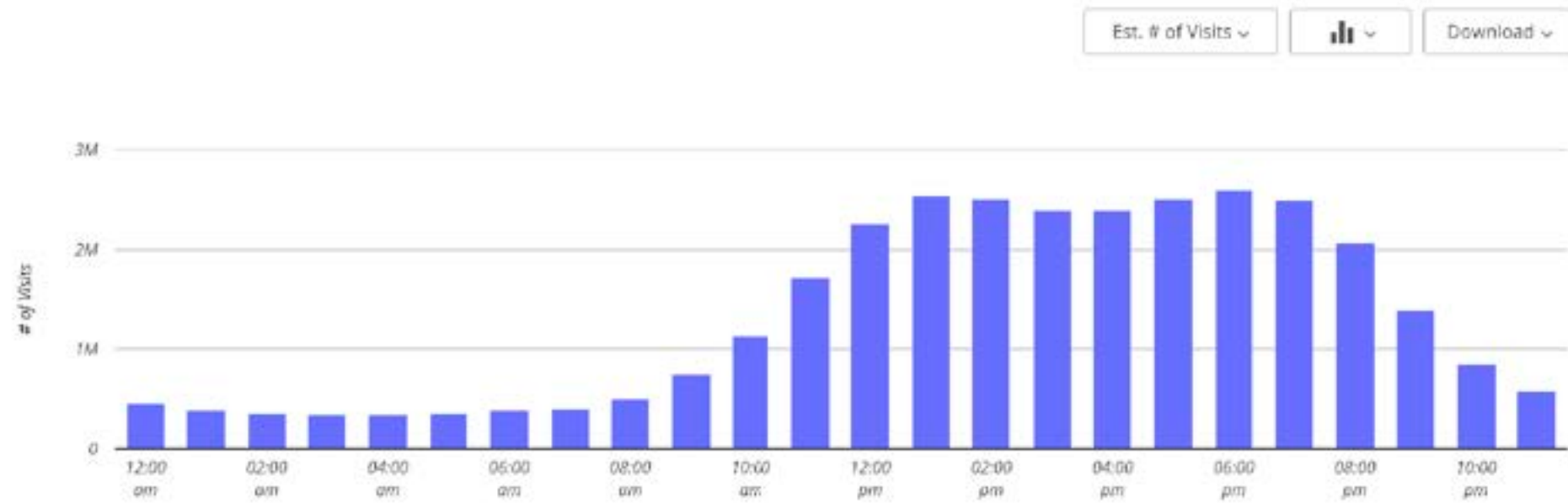
Retail Trade Area Must be Accurate

Consumer mobile location data is the most accurate technology used in determining trade areas.

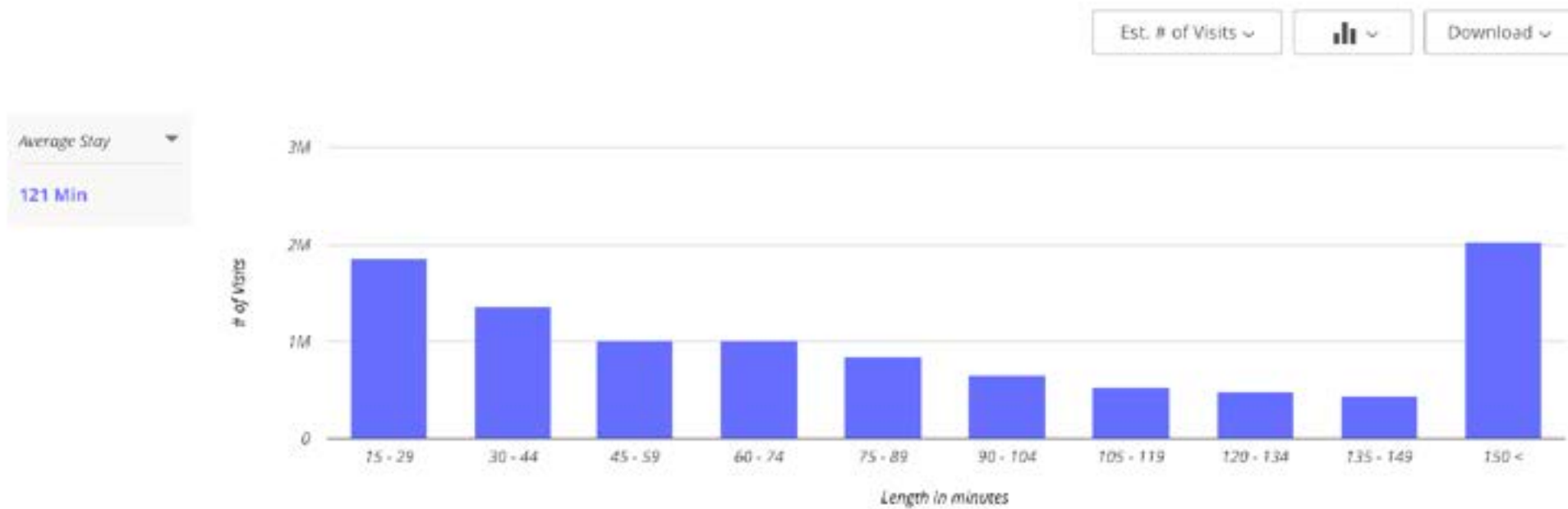
- Tracks use of cellular devices
- Filters visits by day and time
- Highlights areas of retail leakage
- Identifies visitor/consumer origins
- Identifies path to purchase



Hourly Visits



Length-of-Stay



Community Retail Strategies

National Brand & Local Retail Focus

The Retail Trade Area Demographic Profile allows you to understand your consumers and their unique attributes

- Population
- Population Growth
- Race Classification
- Median Age
- Education Level
- Incomes

Sell your community using the retail trade area population and not the community population. It opens you to more opportunities.

Local retailers must “look between the lines” to determine if the profiles consumers will support their business.



RETAIL TRADE AREA • COMMUNITY PROFILE

Dacatur, Texas

DESCRIPTION	DATA
Population Summary	
2000 Total Population	87,409
2010 Total Population	100,087
2019 Total Population	179,319
2019 Group Quarters	2,444
2024 Total Population	192,070
2019-2024 Annual Rate	2.5%
2019 Total Daytime Population	
Workers	87,891
Retirees	44,887
Household Summary	
2000 Households	40,729
2000 Average Household Size	2.73
2010 Households	54,009
2010 Average Household Size	2.72
2019 Households	64,600
2019 Average Household Size	2.73
2019 Households	72,014
2024 Average Household Size	2.70
2019-2024 Annual Rate	2.22%
2010 Families	
2010 Average Family Size	3.12
2019 Families	48,763
2019 Average Family Size	3.19
2019 Families	54,104
2024 Average Family Size	3.11
2019-2024 Annual Rate	2.0%

DESCRIPTION
Housing Unit Summary
2000 Housing Units
Owner Occupied Housing Units
Renter Occupied Housing Units
Vacant Housing Units
2019 Housing Units
Owner Occupied Housing Units
Renter Occupied Housing Units
Vacant Housing Units
2024 Housing Units
Owner Occupied Housing Units
Renter Occupied Housing Units
Vacant Housing Units
Median Household Income
2019
2024
Median Home Value
2019
2024
Per Capita Income
2019
2024

Community Retail Strategies

National Brand & Local Retail Focus

A Gap Analysis measures consumer demand and quantifies retail opportunities (sales leakage to other communities) for 60+ retail sectors.

PRIMARY RETAIL TRADE AREA • GAP/OPPORTUNITY ANALYSIS Lakeport, California

SECTOR	DESCRIPTION	POTENTIAL SALES	ACTUAL SALES	%LEAKAGE/SURPLUS	%LEAKAGE INDEX
446	Health and personal care stores	\$20,209,053	\$18,330,323	\$1,878,735	0.91
44611	Pharmacies and drug stores	\$15,940,094	\$18,330,313	-\$1,390,219	1.08
44612	Cosmetics, beauty supplies, and perfume stores	\$1,033,603	\$0	\$1,033,603	0.00
44613	Optical goods stores	\$823,355	\$0	\$823,355	0.00
44619	Other health and personal care stores	\$1,361,999	\$10	\$1,361,989	0.00
447	Gasoline stations	\$53,416,620	\$24,143,797	\$29,272,823	0.45

451	Sporting goods, hobby, musical instrument, and book stores	\$7,514,268	\$386,353	\$7,127,915	0.05	0.03
4511	Sporting goods, hobby, and musical instrument stores	\$6,032,044	\$85,413	\$5,946,631	0.01	0.00
45111	Sporting goods stores	\$3,011,851	\$62,946	\$2,948,905	0.02	0.00
45112	Hobby, toy, and game stores	\$1,477,981	\$22,199	\$1,455,782	0.02	0.00
45113	Sewing, needlework, and piece goods stores	\$594,692	\$7	\$594,685	0.00	0.00
45114	Musical instrument and supplies stores	\$947,519	\$261	\$947,258	0.00	0.00

44815	Other clothing stores	\$939,072	\$7	\$939,065	0.00	0.00
4482	Shoe stores	\$3,506,232	\$24	\$3,506,208	0.00	0.00
4483	Jewelry, luggage, and leather goods stores	\$1,072,497	\$504,222	\$568,275	0.47	0.00
44831	Jewelry stores	\$820,269	\$504,171	\$316,098	0.61	0.00
44832	Luggage and leather goods stores	\$252,228	\$51	\$252,177	0.00	0.00
451	Sporting goods, hobby, musical instrument, and book stores	\$7,514,268	\$386,353	\$7,127,915	0.05	0.03
4511	Sporting goods, hobby, and musical instrument stores	\$6,032,044	\$85,413	\$5,946,631	0.01	0.00
45111	Sporting goods stores	\$3,011,851	\$62,946	\$2,948,905	0.02	0.00
45112	Hobby, toy, and game stores	\$1,477,981	\$22,199	\$1,455,782	0.02	0.00
45113	Sewing, needlework, and piece goods stores	\$594,692	\$7	\$594,685	0.00	0.00
45114	Musical instrument and supplies stores	\$947,519	\$261	\$947,258	0.00	0.00
4512	Book stores and news dealers	\$1,482,225	\$300,940	\$1,181,285	0.20	0.00



Recruitment Targets

Know all Available Retail Sites

The first questions interested retailers will ask: “do you have available sites for me to look at?” and/or “send me available sites that fit my needs.”

- Sale
- Lease
- Development properties
- Redevelopment properties



Research and Target Appropriate Retailers for Recruitment



Traffic - 20,000+ AADT

Trade Area - 30,000 +

Min. Average HH Income - \$45,000

Lot Size - .80 - 1.25 Acres

Building Footprint - 2,400 - 3,900 SF

Seating Capacity - 50 - 90 seats

Parking Required - 40+ spaces

Preferred Sites - Corner lots, shopping center pads, & interstate

Zoning - freestanding with drive-thru window and allowance of adequate signage

Traffic - 20,000+ AADT

11 Mile Population - 70,000

Median HH Income - \$55,000-\$70,000

Building Footprint - 1,500 - 1,800 SF

Seating Capacity - 18+ seats

Preferred Sites - Free standing, end cap, and inline. Must be on AM side of the road with strong visibility

Zoning - Easy ingress and egress with no obstruction to signage that may impact customer reaction time

3 Mile Total Population - 25,000

3 Mile Workforce - 12,000

3 Mile Median Income - \$35,000

Building Footprint - 1,400+ SF

Frontage Minimum - 20 FT

Parking Required - 35 spaces

Preferred Sites - Street Exposure, end cap preferred

Desired Co-Tenants - Grocery/Supermarket, Fast Casual, Movies, Hospitals

Manage Expectations



Retail Events



- ICSC Mid Atlantic - March 2 - Fort Washington, Maryland
- ICSC Recon - May 17-19 - Las Vegas, Nevada
- Retail Live Southeast - April 2 - Orlando, Florida
- Retail Live South Central - September 3 - Austin, Texas

Local Retail

Local retailers need much support to compete with national brands and E-commerce.

- The right education
- The right market data
- The right consumer data
- The desire to compete and be open when consumers shop
- The desire to operate as a business and not a hobby
- The willingness to listen



Aaron Farmer

President

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o: 662.844.2155

afarmer@theretailcoach.net

www.theretailcoach.net



City of College Place: Development Activity - March 2020

Project Name	Use	Location	Status	Lead Generated
Commercial/Industrial				
Project CK	Gas Station & Convenience Store	NW corner of 12th & Myra	- Jan 2019 In site negotiations. - March 2019 Working with City of Walla Walla for right turn in, right turn out. - April 2019 Preliminary plans turned in. - May 2019 Continue working with developer on plans. - June 2019 Issues with land chosen. May consider 12th and Myra as alternate site. - August 2019 Performing due diligence on 12th and Myra site. - March 2020 Still working on Myra/Whitman and Myra/12th sites.	ICSC Las Vegas
Project HM	Automotive	College Avenue Corridor	- March 2020 Coffee shop located on west side of Walla Walla is potentially interested in opening a second location as primarily a drive through with large outdoor patio seating at southwest corner of 9th and College Avenues.	Local Business.

Project Dollar	Finance	College Ave Corridor	- April 2019 Working on retaining business by assisting with site selection services. - May 2019 Helping business on site selection. - June 2019 Continue site negotiations. - November 2019 In due diligence for site by Meadowbrook. - March 2020 Due diligence for Meadowbrook area location.	Local Business
Project Idaho/P1FCU Credit Union	Finance	Meadowbrook Area	- November 2019 Growing Idaho Credit Union looking at establishing location in College Place. - December 2019 Looking at adjacent sites to Hapo. - February 2020 Development lease signed for spot inside College Place Walmart. Will open by April. - April 2020 Renovating tenant space in Walmart. Will be open by early April.	SEWEDA
Project HD	Chain restaurant that has multiple Tri-Cities locations.	Across Sydnee Ln from HopThief.	- January 2020 Chain restaurant based out of Washington State looking at site across Sydnee Lane from HopThief. - March 2020 Site negotiations continue.	Outreach from City staff.

Project SC	Corporate Hairstyle Establishment	Meadowbrook Plaza	- March 2020 Corporate bought back territory from franchisee. Now have a interest in our market. Large fast growing hairstyle/barber establishment.	ICSC Las Vegas
Project MD	Fast Food restaurant	Wal-Mart Area	- March 2019 Contacted by real estate department looking for sites in South College Place area. - November 2019 Looking at site next to Hapo. - December 2019 Waiting on final corporate approvals. - March 2020 No Change.	ICSC Las Vegas
Project Country	60 Room Hotel.	End of Larch Street, behind Les Schwab, next to Hop Thief.	- Jan 2019 Hotelier is going through due diligence for site - Mar 2019. Due diligence continuing. - December 2019 Property Agreement still being negotiated. - January 2020 Property Agreement in progress. - February 2020 Looking for additional financial development partners to make happen. - March 2020 Project partners continue to court additional financing partners.	ICSC Las Vegas

Project FM	Medium sized grocery and general merchandise store.	College Avenue, across from College Place High School.	- Jan 2019 This site is shortlisted with another site at end of Myra Rd in Walla Walla. User would like to open up by 2021/2022. - Mar 2019 Talked with real estate staff about project. Contingent on our progress with SW Sewer. - October 2019 Will commit to site once wastewater trunk is done next Summer. Gave city benchmarks to hit. Closing on lift station sewer property. - November 2019 City closed on lift station property. Achieving timelines. - February 2020 No change. - March 2020 Wastewater engineering plans will be done by June then to construction of sewer. This project is contingent on City getting sewer constructed.	Discussion with potential client.
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Human Bean	Drive-thru Coffee Shop	NW corner of Myra Rd & Whitman Dr, CP	- Jan 2019 Site is leased to Operator. - June 2019 Plans turned in and financing in place. - August 2019 Building Plans turned in. Awaiting civil plans - September 2019 Awaiting required edits to storm engineering document. - October 2019 Plans released - November 2019 Construction Started. - December 2019 Waiting for final property commitment until SW Sewer is done. - January 2020 Expecting business to open in First Quarter of 2020. - March 2020 Finishing a couple of punchlist items.	Discussion with potential client.
Project BK	Fast food burger establishment.	Either SR 125 & Commercial Dr or Tamaurson & SR 125.	- Jan 2019 Two sites are shortlisted. In due diligence/negotiation phase. - August 2019 Due diligence. - September 2019 Site agreement signed. - October 2019 Construction to take place next Spring. - December 2019 Getting plans together. - January 2020 Conceptual plans turned into City. - February 2020 Also reviewing a site on Commercial Drive. - March 2020 Continue to work with corporate on final location of Burger King.	ICSC Las Vegas

Walla Walla Rural Library District	Interim location for Library for next five years.	Meadowbrook Plaza	- December 2019 Lease formally signed for former Inland Cellular space at Meadowbrook Plaza. Will open up at the earliest by March and latest by early May. - January 2020 Former Inland Cellular site is being renovated for the Library. - February 2020 Renovations continue. Should be open by May. - March 2020 The space has new flooring. New furniture and shelving is being ordered. Should be ready for early May.	City annexed into Library District in August 2019.
Project G6	Motel	Meadowbrook Area	- May 2019 Motel chain ordered site analysis. - June 2019 Site selection. - August 2019 Due diligence underway on select sites along SR 125. - November 2019 Also reviewing South College Ave frontage as well. - March 2020 Due diligence.	ICSC Las Vegas

Project W	Fast Food restaurant	Meadowbrook Area	- June 2019 Corporate looking to open up a tri-branded location of a fast food restaurant. - August 2019 Due diligence underway on Meadowbrook taxlots. - October 2019 Sites narrowed to Commercial Drive and Tamaurson - November 2019 Narrowed to Commercial Dr site. - March 2020 Site negotiations ongoing for Commercial Drive.	ICSC Las Vegas
Project CJ	Fast Food restaurant	Meadowbrook Area	- June 2019 New corporate franchisee has our area and will tour the area in July. - August 2019 Going to tour area this month. - January 2020 Due diligence - March 2020 Evaluating Meadowbrook ara.	ICSC Las Vegas
Project D	Sit Down restaurant	Sites are either SR 125/Commercial Drive or SR 125/Tamaurson.	- Jan 2019 Two sites are going through due diligence. - Mar 2019 Due diligence continues. - April 2019 Awaiting plans from State about SR 125 to determine next move. - June 2019 Waiting for the Myra and SR 125 intersection to be improved for site to be acquired. - August 2019 Awaiting permanent Myra/SR 125/Commercial Dr plans. - March 2020 No Change	ICSC Las Vegas

Project Flight	Aerospace Manufacturing	Martin Airfield	- September 2019 Interest by incoming owner of Airfield about potential siting of facility on west side of property. Improve airport. Likely this project will start between four and five years. - October 2019 Airfield now owned by Tarragon/Mike Corliss. - February 2020 No Change.	Property owner.
Project GW/Goodwill	Second hand store	C Street across from Home Depot	- September 2019 Board of company getting ready to approve purchase of 1.94 acre John Stejer site behind Banner Bank. - October 2019 Awaiting word from Board of this company. - November 2019 Property deal closed. Goodwill is moving to College Place by March 2021. - December 2019 Goodwill is working on site plans. They control site. - February 2020 Plans are in development. - March 2020 Developing preliminary site plans.	Board member of Company

Project Food Cart	Food Cart Pod	Southwest corner of 8th & College Avenue.	- December 2019 Since new development regulations allow food cart pods, Christian Bell and Chris Murray are working on a concept to develop a food cart pod on the vacant land at 8th and College. - January 2020 Had conceptual development meeting with the Bell family on this concept. -March 2020 Planning to run a pilot first with a couple of food trucks.	College Place Farmer's Market vendor.
Residential				
Homestead Subdivision Phase 3C, 3D, and 3E.	Residential subdivision constructed by Hayden Homes.	Homestead and Doans Street south of Fourth Street.	- August 2019 Phase 3D is wrapping up. Plans for 3E still being revised. Still dealing with stormwater. - October 2019 Phase 3D development ongoing. Looking at development of underground stormwater storage. Community park under development for late October opening. - Jan 2020 Cement Treated Base will be installed on Doans first full week of January. Stormwater in progress. - February 2020 Additional MOU to be signed in Feb to permit Phase 3E and Tract 1 and 2 if they deal with Stormwater, finish up punch list, and put Doans thru. - March 2020 MOU signed.	Hayden Homes has owned property for the last decade.

Villages at Fort Walla Walla	180 multi-family apartment units.	South side of Whitman Drive/Deccion intersection.	- Jan 2019 Plan submittal is being reviewed by development staff. Spring 2019 construction. - Feb 2019 Plans reviewed and approved. - October 2019 Engineering issuing approval for first group of buildings. - November 2019 Engineer will likely be starting work again. Was told to idle by developer. - February 2020 Farran requested groundbreak meeting with staff in February. - March 2020 Late spring groundbreaking.	Port of Walla Walla was approached by Farran Group about property and was directed to Bob Price and the City.
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Stepper Addition	Multi-family apartments.	South side of C Street near Della intersection.	- Jan 2019 Plan submittal is being reviewed by development staff. - Feb 2019 Developer about to break ground. - Mar 2019 Plans approved. Waiting for snow to melt to break ground. - April 2019 Wrapping up bonding issues and will be ready to go. - June 2019 Site has broken ground. - August 2019 Road and utilities are installed and in place. - Sept 2019 Construction of structures to begin. - February 2020 Under construction. - March 2020 Getting ready to release bond on this.	Property owner.
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Country Estates	Additional manufactured units on former Poor Form House property.	924 SE Scenic View Dr	- Jan 2019 Poor Farm House is demolished. Site ready for manufactured unit construction. - Feb 2019 Development plans for additional units turned into the Community Development Department. - March 2019 Waiting for additional information from Country Estates. - April 2019 Met with property owner to discuss plans and what was needed to move development along. - June 2019 First double wide is on site. Waiting for plans for others. - August 2019 Awaiting revised plans. - November 2019 No change - January 2020 No change. March 2020 Planning to go to construction this Spring.	Property owner.
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Sirmon Development	Multi-family apartments.	942 NE Spitzenburg St	- Jan 2019 Plan submittal is being reviewed by development staff. - Feb 2019 Development needs fire flow test. Applicant will coordinate with Green Tank Irrigation District. - March 2019 Planning approvals done. Contingent on fire flow water test with Green Tank. - April 2019 No Update. - June 2019 No Update. - August 2019 No update. - Sept 2019 Site passed flow test. It does support multifamily now. - November 2019 Planning to develop next Summer. - March 2020 Will break ground this Spring.	Property owner.
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Mauri Development	Single-Family	428 SW 12th Street.	- Jan 2019 Plan reviewed, awaiting resubmittal. - Feb 2019 Working with applicant on remaining items for plans. - Mar 2019 Met with applicant on plans to subdivide property and discuss needed improvements. - June 2019 Continue to work with applicant on various thoughts pertaining to short and long plats. - August 2019 Still working on platting issues. - October 2019 Earthwork is now occurring. - December 2019 Wrapping up 12th Street half road improvements. - January 2020 Issue and record final plat. -March 2020 Developer working on potential land trade with City.	Property owner.
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			- Feb 2019 SW Trunk Line MOU contents agreed upon with property owners. MOU needed to make this property and others developable. - March 2019 MOU approved by City Council. Plan to let engineering contract on SW Sewer at March 12th, 2019 City Council meeting. - Nov 2019 City owns lift station property. Doing engineering plans for it. Courting residential developers. - Jan 2020 Working on easements right-of-way for wastewater trunk line. - March 2020 Property owner short platting development to permit more developable tracts.	
Stone Creek Development.	Single & Multi-Family	197 Mojonner Rd		Property owner.
			- June 2019 Turned in preliminary plans for additional multifamily structures. - November 2019 Planning approvals done. In Civil review. - December 2019 Ongoing - January 2020 Apartment building under construction. - February 2020 Under construction. - March 2020 Apartments continue to be under construction.	
Hanby	Multi-family apartments.	West side of College & Sunny		Property owner.

Whispering Creek Subdivision	Single Family	620 SE 8th Street	- Feb 2019 Annexation hearing set for the property. - Mar 2019 Property annexed at February 26th, 2019 Council meeting. Awaiting plans. - June 2019 Property owner is prepping site for ground work. House out front is getting redone. - August 2019 Preliminary plat application submitted. - Sept 2019 Awaiting revisions from developers engineer. - Dec 2019 Scheduled public hearing with Hearing Examiner. - Feb 2020 Hearing examiner issuing conditions for development. - March 2020 Working with developer and engineer on final review.	Property owner.
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Economic Development, Tourism, and Events Commission

March 2nd, 2020

Ms. Kaleen Cottingham – Director
State of Washington Recreation Conservation Office
1111 Washington Street, SE
Olympia, Washington, 98504-7027

Dear Mrs. Cottingham,

The College Place Economic Development, Tourism, and Events Commission (EDTEC) strongly supports the grant applications submitted by the City of College Place into the Recreation Conservation Office to renovate Lions Park. Renovating the park will greatly enhance the livability of the community and enhance a number of community events currently held in the park including the Annual Youth Fishing Derby, weekly Farmers Markets, and Movies at the Park events. The City's burgeoning Summer youth recreation programs are also held in this park. The City only has four parks at 17 acres total so it is of the utmost importance the parks are of high quality. Lions Park is centrally located in the City. The renovation project will include many key amenities needed by the community that will ensure Lions Park is treasured asset to all for years to come. Please award grant dollars to the City so it can be used to renovate Lions Park. Thank you.

Sincerely,

College Place Economic Development, Tourism, and Events Commission

RECREATION PATHWAY
WITH EXERCISE
EQUIPMENT

NORTH PARKING LOT

PARK SIGN

CENTRAL ENTRANCE
WITH SCULPTURE

GARRISON CREEK

PLAY AREA ENTRANCE

SPLASH PAD

NATURE PLAY AREA

RESTROOM

PICNIC SHELTER

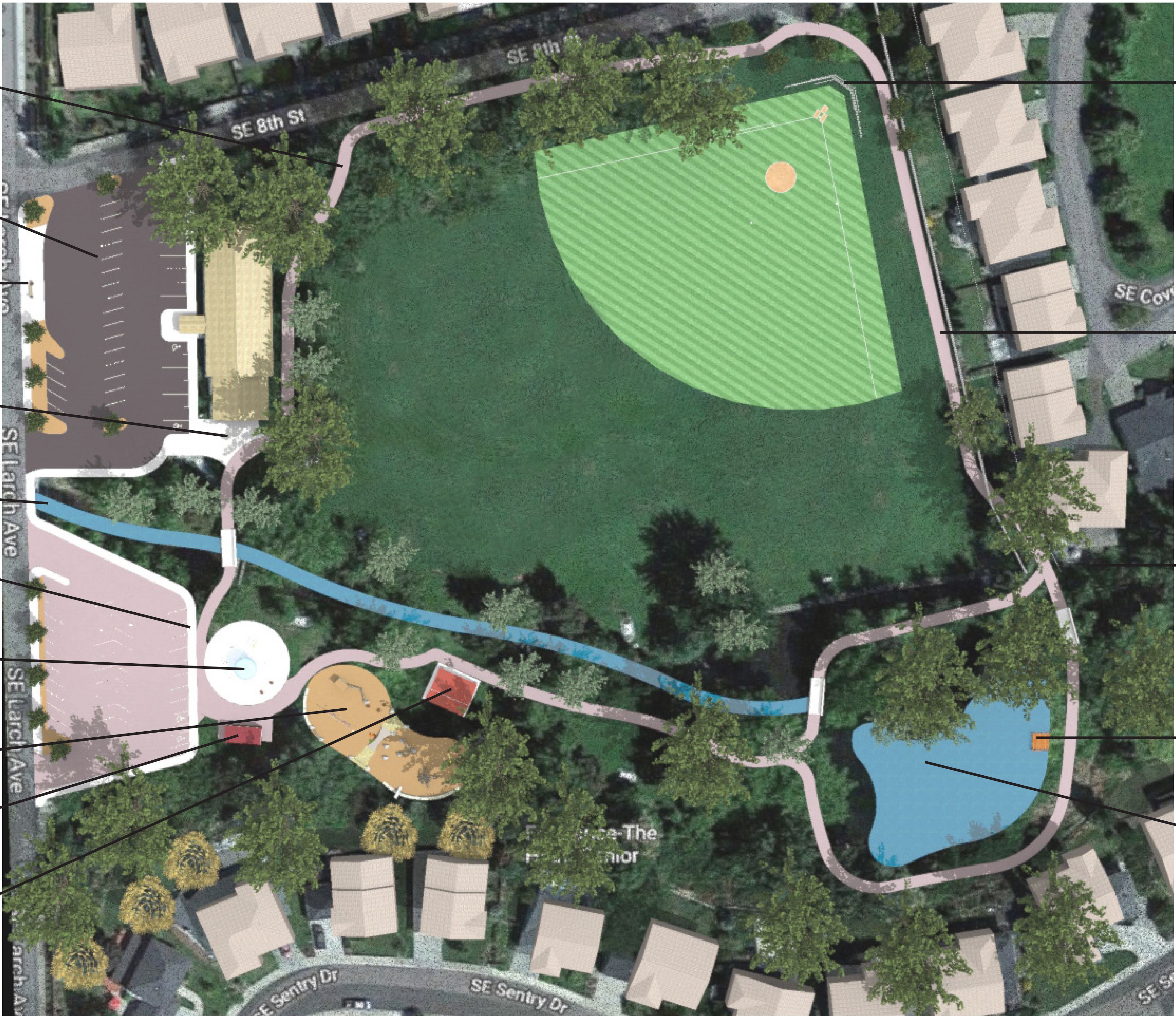
BASEBALL BACKSTOP

RECREATION PATHWAY
WITH EXERCISE
EQUIPMENT

FUTURE TRAIL
CONNECTION

FISHING DOCK
WITH ADA ACCESS

FISHING POND



NORTH 

*NOT TO SCALE

LION'S PARK RENOVATIONS - PLAN VIEW





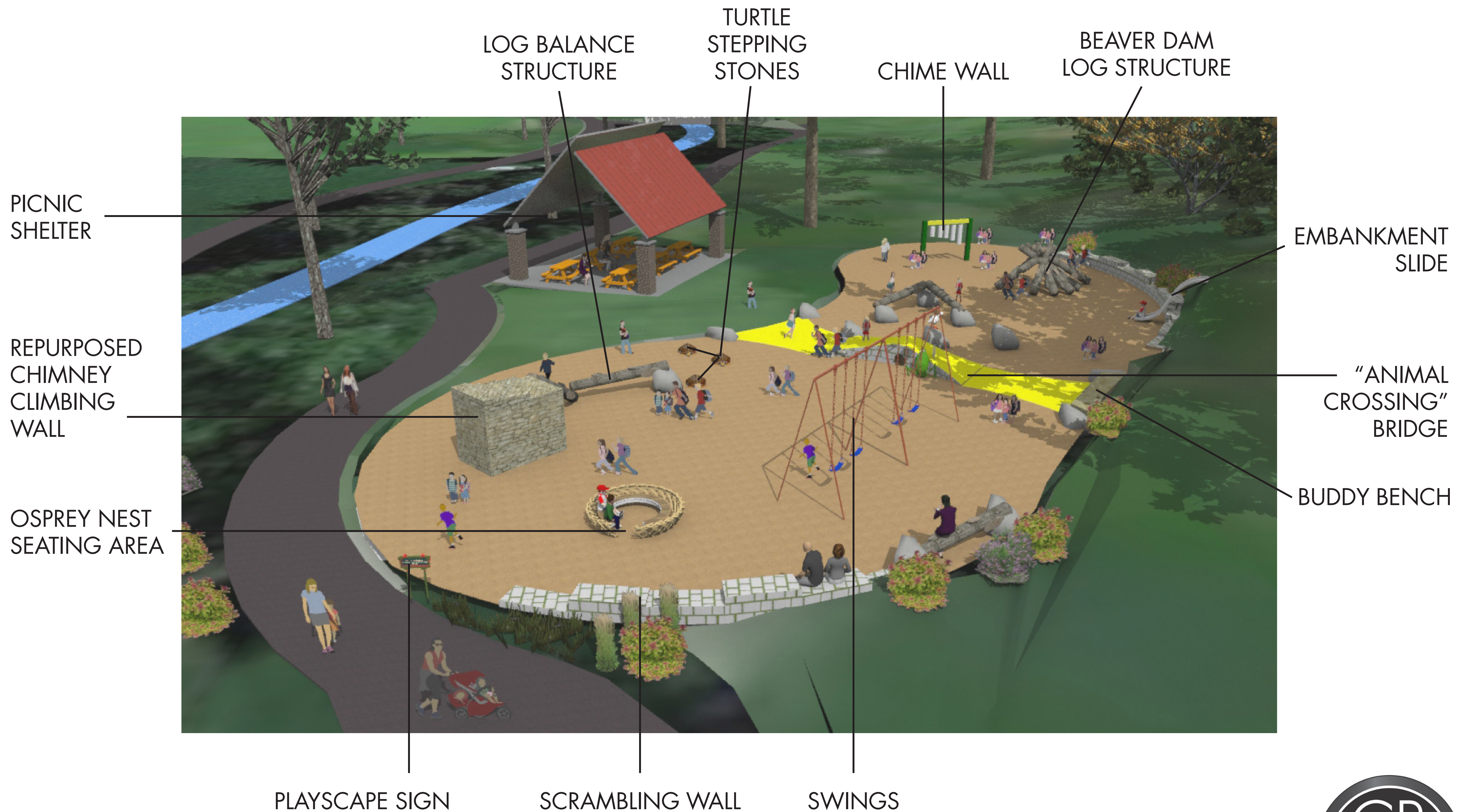
RECREATION PATHWAY

FISHING PLATFORM

FISHING POND

LION'S PARK RENOVATIONS - FISH POND





LION'S PARK RENOVATIONS - PLAYGROUND





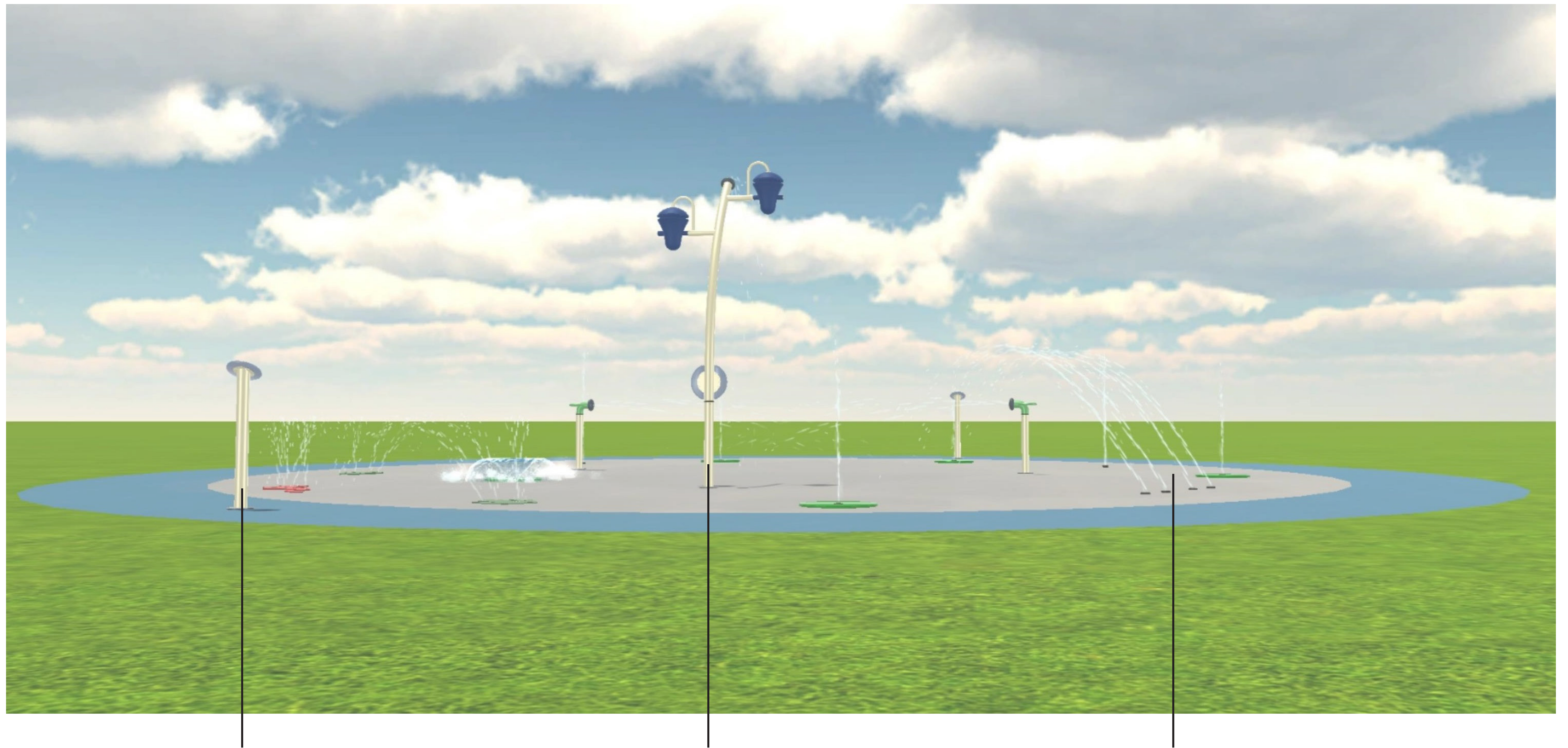
LION'S PARK RENOVATIONS - PLAYGROUND





LION'S PARK RENOVATIONS - PLAYGROUND





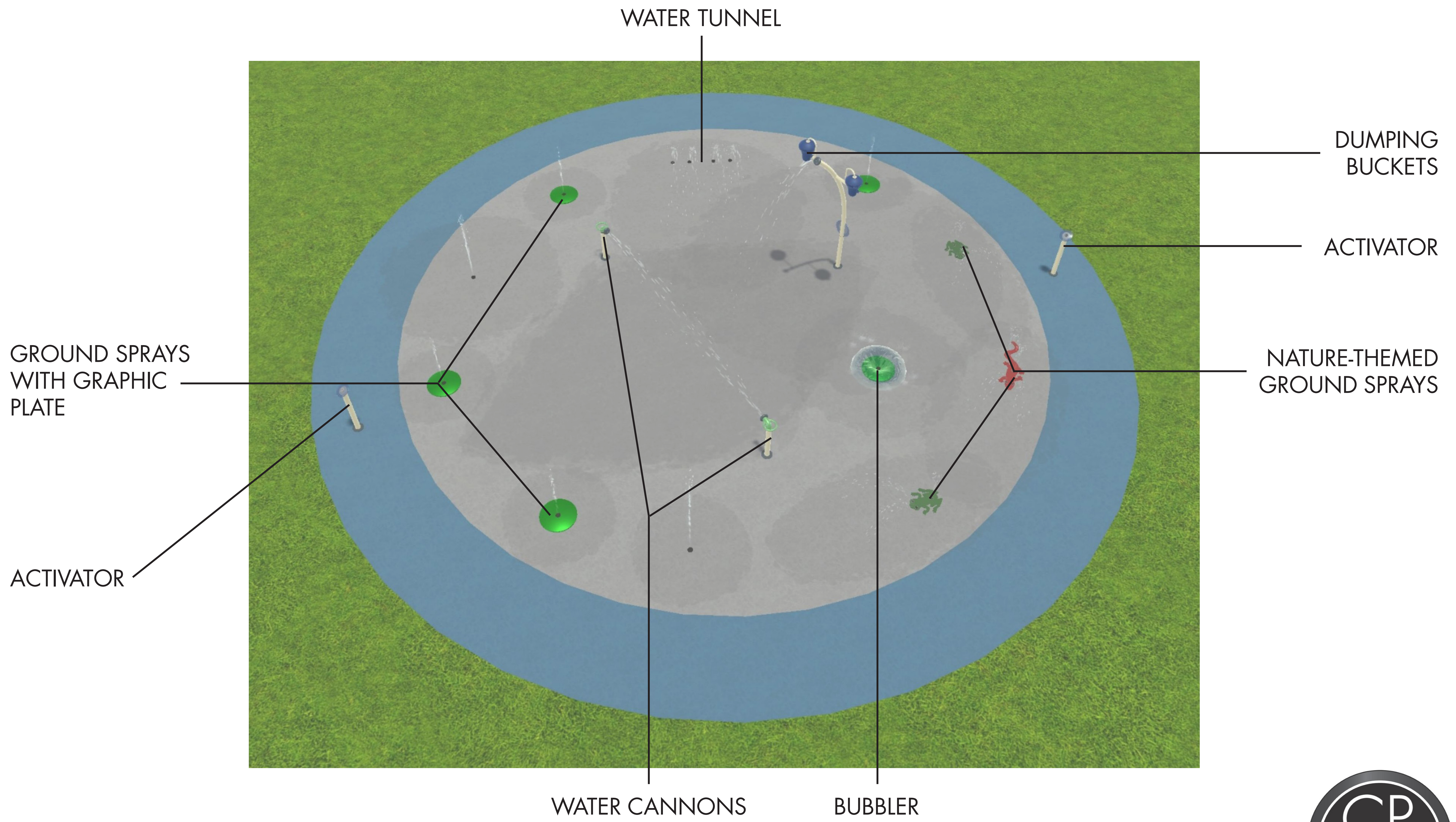
HAND CONTROLS

MAIN TOWER

ANGLED JETS

LION'S PARK RENOVATIONS - SPLASH PAD





LION'S PARK RENOVATIONS - SPLASH PAD



March 2nd, 2020

Ms. Kaleen Cottingham – Director
State of Washington Recreation Conservation Office
1111 Washington Street, SE
Olympia, Washington, 98504-7027

Dear Mrs. Cottingham,

I strongly support the grant applications submitted by the City of College Place into the Recreation Conservation Office to renovate Lions Park. The City only has four parks at 17 acres total so it is of the utmost importance the parks are of high quality. Lions Park is centrally located in the City and is a host to a wide array of community activities including the Annual Youth Fishing Derby, weekly Farmers Markets, and Movies at the Park. The renovation project will include many key amenities needed by the community that will ensure Lions Park is treasured asset to all for years to come. Please award grant dollars to the City so it can be used to renovate Lions Park. Thank you.

Sincerely,

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Economic Development, Tourism, and Events Commission

March 2nd, 2020

Ms. Kaleen Cottingham – Director
State of Washington Recreation Conservation Office
1111 Washington Street, SE
Olympia, Washington, 98504-7027

Dear Mrs. Cottingham,

The College Place Economic Development, Tourism, and Events Commission (EDTEC) strongly supports the grant applications submitted by the City of College Place into the Recreation Conservation Office to renovate Lions Park. Renovating the park will greatly enhance the livability of the community and enhance a number of community events currently held in the park including the Annual Youth Fishing Derby, weekly Farmers Markets, and Movies at the Park events. The City's burgeoning Summer youth recreation programs are also held in this park. The City only has four parks at 17 acres total so it is of the utmost importance the parks are of high quality. Lions Park is centrally located in the City. The renovation project will include many key amenities needed by the community that will ensure Lions Park is treasured asset to all for years to come. Please award grant dollars to the City so it can be used to renovate Lions Park. Thank you.

Sincerely,

College Place Economic Development, Tourism, and Events Commission