

Monday, February 7, 2022

College Place Economic Development, Tourism, and Events Commission- Electronic Meeting
5:00 PM

Meeting may be viewed at: Live Stream on City of College Place, Washington YouTube at https://www.youtube.com/channel/UCbx3qrqzLDL_05NusReSI-g/featured

Zoom Attendee Link: <https://us06web.zoom.us/j/87549588854>

Or you may call this number to listen: 1-669-900-9128 ID# 875 4958 8854 Phone controls: *6 - toggle mute/un-mute and *9 - raise hand

1. Opening Items

Subject :	1.01 Information Only - Not Agenda Item - Discussion Protocol for Virtual Meetings
Meeting :	Feb 7, 2022 - College Place Economic Development, Tourism, and Events Commission- Electronic Meeting
Category :	1. Opening Items
Access :	Public
Type :	Information

Public Content

Virtual Meeting Discussion Protocol:

- After staff presentation of an item, the Chair will request comments from each Member
- After each member has had an opportunity, the Chair will then speak if so desired and Members will use the raise hand feature to notify the Chair of their desire to speak again. However, they will not enter the conversation without first being recognized by the Chair. This should allow for a thorough discussion with everyone having opportunity to express their views while maintaining order.

File Attachments

[Virtual_Meeting_Raise_Your_Hand.pdf \(50 KB\)](#)

Subject :	1.02 Call To Order
Meeting :	Feb 7, 2022 - College Place Economic Development, Tourism, and Events Commission- Electronic Meeting
Category :	1. Opening Items
Access :	Public
Type :	Procedural
Subject :	1.03 Roll Call
Meeting :	Feb 7, 2022 - College Place Economic Development, Tourism, and Events Commission- Electronic Meeting
Category :	1. Opening Items
Access :	Public

Type :

Information

Public Content

Voting Members

Position 1 - Jennifer Fuchs - term expires 12/31/2022

Position 2 - Kelli Leen - term expires 12/31/2024- Chair

Position 3 - Doug Case - term expires 12/31/2022

Position 4 - Christopher Murray-term expires 12/31/2024

Position 5 -Susan Sanders- term ends 12/31/2022

Position 6 - Bruce Morehead - term ends 12/31/2024

Ex-Officio - Kyle Tarbet- WW Valley Chamber of Commerce Representative

Advisory Members

Mike Rizzitiello-City Administrator

Brian Carleton-Finance Director

Lisa Neissl- City Clerk

2. Consent Agenda

Subject :	2.01 Approve Agenda for February 7, 2022
Meeting :	Feb 7, 2022 - College Place Economic Development, Tourism, and Events Commission- Electronic Meeting
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 December 6, 2021
Meeting :	Feb 7, 2022 - College Place Economic Development, Tourism, and Events Commission- Electronic Meeting
Category :	2. Consent Agenda

Access : Public
Type : Action (Consent), Minutes
Minutes : [View Minutes](#) for Dec 6, 2021 - College Place
Economic Development, Tourism, and E

Administrative File Attachments

[2021-12-6_EDTEC_Draft_Minutes.BoardDocs@ LT Plus.pdf \(690 KB\)](#)

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 : Feb 7, 2022 - College Place Economic Development, Tourism, and Events Commission- Electronic Meeting

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. Presentations-None

4. Action Agenda

Subject : 4.01 2022 Economic Development Fliers

Meeting : Feb 7, 2022 - College Place Economic Development, Tourism, and Events Commission- Electronic Meeting

Category :	4. Action Agenda
Access :	Public
Type :	Action
Recommended Action :	Motion to recommend to City Council to approve adoption of the economic development fliers.

Public Content

Every year city staff updates the business district fliers with updated demographic and market data.

File Attachments

[EcDev_2022_Data_Downtown_Flier.pdf \(357 KB\)](#)

[EcDev_2022_Data_MeadowbrookandStoneCreek.pdf \(394 KB\)](#)

[EcDev_2022_Data_MyraRdFlier.pdf \(374 KB\)](#)

[EconomicDevelopment_2022_Data_MarketingFlier.pdf \(507 KB\)](#)

[EconomicDevelopment_SiteSelection_2022_AvailablePropertiesSummary.pdf \(1,486 KB\)](#)

Subject :	4.02 Creation of a Walla Walla Valley Creative District (Walla Walla and College Place)
Meeting :	Feb 7, 2022 - College Place Economic Development, Tourism, and Events Commission- Electronic Meeting
Category :	4. Action Agenda
Access :	Public
Type :	Action
Recommended Action :	Motion to recommend to City Council to pursue filing an application with the Washington State Arts Commission for a Walla Walla Valley Creative District. If regional option not allowed by state then pursue an application filed by the City.

Public Content

The Creative District process was created by RCW 43.46.100 in 2017. Since that time over 11 Creative Districts exist in the State.

The Creative District program is an initiative/program of Arts Washington (Washington Arts Council). It is a process to be allowed into the Creative District program. Since its start 11 Creative Districts exist with the nearest being Kennewick. Creative Districts are corridors where a variety of theater and arts establishments/programs exist. If accepted to this program it allows for unique signage, entry into a statewide directory, state capital grant program for arts (public art, events, etc), and assists when requesting legislative appropriations. We are proposing to turn in a joint application with Walla Walla. However, if it hits a roadblock then the City would like to apply for it on its own. To be eligible for grant funds in the next biennium through the State Capital Arts account we need to act on this this year.

File Attachments

[EconomicDevelopment_Projects_CreativeDistrict_Guidelines.pdf \(609 KB\)](#)

[EconomicDevelopment_Projects_CreativeDistrict_Handout.pdf \(326 KB\)](#)

[EconomicDevelopment_Projects_CreativeDistrict_Presentation.pdf \(1,747 KB\)](#)

[EconomicDevelopment_Projects_CreativeDistrict_SHB1183.pdf \(95 KB\)](#)
[EconomicDevelopment_Projects_CreativeDistrict_Toolkit.pdf \(478 KB\)](#)
[GIS_PrintoutPDF_EconomicDevelopment_DraftCreativeDistrict122021.pdf \(4.276 KB\)](#)
[Resolution.pdf \(133 KB\)](#)

Subject : 4.03 Tax Increment Financing (TIF) - Permission to Pursue

Meeting : Feb 7, 2022 - College Place Economic Development, Tourism, and Events Commission- Electronic Meeting

Category : 4. Action Agenda

Access : Public

Type : Action

Recommended Action : Motion to recommend to City Council to pursue a Tax Increment Financing District for the general Stone Creek, Meadowbrook, and Downtown areas to pursue infrastructure improvements.

Public Content

By constitution, statute and caselaw, the ability of Washington state cities to generate revenue is limited in type and amount, and at the most basic level, there are property taxes and excise taxes, with property taxes being the largest revenue generator for cities. Property taxes are capped to annual increases of 1%, also known as the "101% lid".

Washington state legislature passed HB 1189 in 2021 providing an additional avenue of income for taxing districts, including cities. HB 1189 permits Tax Increment Financing (TIF). In its simplest terms, TIF permits cities to capture increased tax revenue due to increase in assessed value of real property due to private development spurred by public infrastructure investment. The incremental tax revenue increase is used to pay for the public infrastructure investment - most commonly general obligation bonds. City Administration and Mayor ask council to consider TIF for College Place.

File Attachments

[EconomicDevelopment_Projects_TIF_memo.docx.pdf \(442 KB\)](#)
[GIS_EconomicDevelopment_StoneCreekDowntownTIF_1262022.pdf \(4,108 KB\)](#)
[TIF PPP.pdf \(604 KB\)](#)
[TIF PPP.pptx \(728 KB\)](#)

5. Reports

Subject : 5.01 Community Grant Program - Mr. Rizzitiello

Meeting : Feb 7, 2022 - College Place Economic Development, Tourism, and Events Commission- Electronic Meeting

Category : 5. Reports

Access : Public

Type : Information

Public Content

The City Council Community Grant Program was created back in Fiscal Year 2020.

The City received four applications from community partners. The grant program budget is \$5,000. The Economic Development Commission and Park Board is charged with reviewing applications and recommending allotments. Please grade the applications and turn them in by Friday, February 11th, 2022.

File Attachments

[Council_CommunityGrantProgram_2022_BMACApplication.pdf \(148 KB\)](#)

[Council_CommunityGrantProgram_2022_CHE.pdf \(83 KB\)](#)

[Council_CommunityGrantProgram_2022_Enactus.pdf \(160 KB\)](#)

[Council_CommunityGrantProgram_2022_EvaluationSheets.xlsx \(11 KB\)](#)

[Council_CommunityGrantProgram_2022_WWVA.pdf \(845 KB\)](#)

Subject :	5.02 Multifamily Tax Exemption Program - Mr. Rizzitiello
Meeting :	Feb 7, 2022 - College Place Economic Development, Tourism, and Events Commission- Electronic Meeting
Category :	5. Reports
Access :	Public
Type :	Information

Public Content

RCW 84.14 was created in 1995 to allow for 8,12, and 20 year property tax exemptions with set criteria to encourage affordable multi-family housing development in counties above 100,000 population, cities above 20,000, or a county seat community in counties not meeting the criteria. In 2021 this was altered to everyone for the 12 and 20 year programs.

The Planning Commission will be investigating allowing this program in College Place. Is there interest? What areas should it be programmed for?

File Attachments

[Bainbridge_MFTE_Changes.pdf \(479 KB\)](#)

[Bainbridge_MFTE_Code.pdf \(133 KB\)](#)

[Bainbridge_MFTE_Memo.pdf \(31 KB\)](#)

[Bainbridge_MFTE_Ordinance.pdf \(10 KB\)](#)

[Bainbridge_MFTE_Presentation.pdf \(521 KB\)](#)

[Bainbridge_MFTE_Resolution.pdf \(576 KB\)](#)

Subject :	5.03 Port of Walla Walla - Countywide CEDS Document - Mr. Rizzitiello
Meeting :	Feb 7, 2022 - College Place Economic Development, Tourism, and Events Commission- Electronic Meeting
Category :	5. Reports
Access :	Public
Type :	Information

Public Content

Every year the Port conducts a countywide Comprehensive Economic Development Strategy. It is attached.

File Attachments

[2022_Final_ED_Plan.pdf \(849 KB\)](#)

Subject :	5.04 Development Update - Mr. Rizzitiello
Meeting :	Feb 7, 2022 - College Place Economic Development, Tourism, and Events Commission- Electronic Meeting
Category :	5. Reports
Access :	Public
Type :	Information

File Attachments

[DevelopmentTrackSheet_February2022.pdf \(446 KB\)](#)

6. Closing Items

Subject :	6.01 Adjourn - Motion to adjourn the meeting
Meeting :	Feb 7, 2022 - College Place Economic Development, Tourism, and Events Commission- Electronic Meeting
Category :	6. Closing Items
Access :	Public
Type :	Procedural



College Avenue

Downtown College Place (4th to 13th Streets)

North College Ave Business District (Whitman Drive to Rose Street)



College Avenue serves as the Main Street of the community. The corridor recently underwent a \$15 million reconstruction which includes pedestrian lighting, sidewalks and traffic signals. The corridor consists of a mix of small businesses, offices, and residential. Walla Walla University is at the center of the corridor. It has Bachelor and Graduate Degree Programs and has a student population of 2,000. The long term vision of this corridor is spelled out in the recently adopted College Avenue Design Standards. Community goals for the corridor is to create “small town” atmosphere, be a setting for a “slow pace of life,” and make sure that buildings and storefront are the dominant features. Various properties are available for sale or lease.

Data Points

Statistic	10 Minute Drive Time	30 Minute Drive Time	45 Minute Drive Time
2021 Population	37,312	69,886	77,678
2026 Population	38,525	71,576	79,419
2021 Daytime Population	39,871	67,732	76,242
2021 Median Household Income	\$53,187	\$56,879	\$57,145
2026 Median Household Income	\$60,316	\$64,627	\$64,849
2021 Median Home Value	\$280,442	\$283,689	\$279,696
2026 Median Home Value	\$516,317	\$512,353	\$486,382
2021 Median Age	37.5	38.0	38.7
2026 Median Age	38.8	39.0	39.5

Retail Leakage Gap (45 Minute Drive Time)

Type	Gap	Factor
Other General Merchandise Stores	\$47,649,860	81.3
Jewelry, Luggage, and Leather Goods	\$7,330,273	67.2
Clothing Stores	\$22,455,907	63.0
Nonstore Retailers	\$9,324,281	60.8
Clothing & Clothing Accessories	\$32,170,452	58.8
Other Motor Vehicle Dealers	\$18,032,518	56.1
Furniture Stores	\$9,526,550	49.0
Other Miscellaneous Store Retailers	\$12,277,039	35.0
Office Supplies, Stationary, and Gifts	\$3,175,831	30.9
Miscellaneous Store Retailers	\$12,277,039	31.3
Electronic and Appliance Stores	\$13,310,626	30.6

Source: ESRI Business Analyst Online, Market & Retail Marketplace Profile Reports Jan 2022.



Meadowbrook/Stone Creek Business District



The Meadowbrook Business District comprises land zoned General Commercial near the intersection of State Route 125 & Meadowbrook Drive. Commercial businesses in the area include Super Walmart, HopThief Tap House, Maurice's, Del Taco, Panda Express, GameStop, Subway, Papa Murphy's Pizza, and more. The new College Place Library is in Meadowbrook Plaza. College Place High School and John Sager Middle School are nearby. Commercially-zoned land is available for sale behind Meadowbrook Plaza and across the street from College Place High School on College Avenue.



Data Points

Statistic	10 Minute Drive Time	30 Minute Drive Time	45 Minute Drive Time
2021 Population	38,119	68,943	78,854
2026 Population	39,377	70,630	80,588
2021 Daytime Population	40,196	66,863	77,764
2021 Median Household Income	\$55,293	\$56,851	\$56,918
2026 Median Household Income	\$62,650	\$64,581	\$64,605
2021 Median Home Value	\$286,695	\$283,296	\$278,569
2026 Median Home Value	\$531,397	\$508,677	\$480,892
2021 Median Age	38.4	37.9	38.7
2026 Median Age	39.6	38.9	39.5

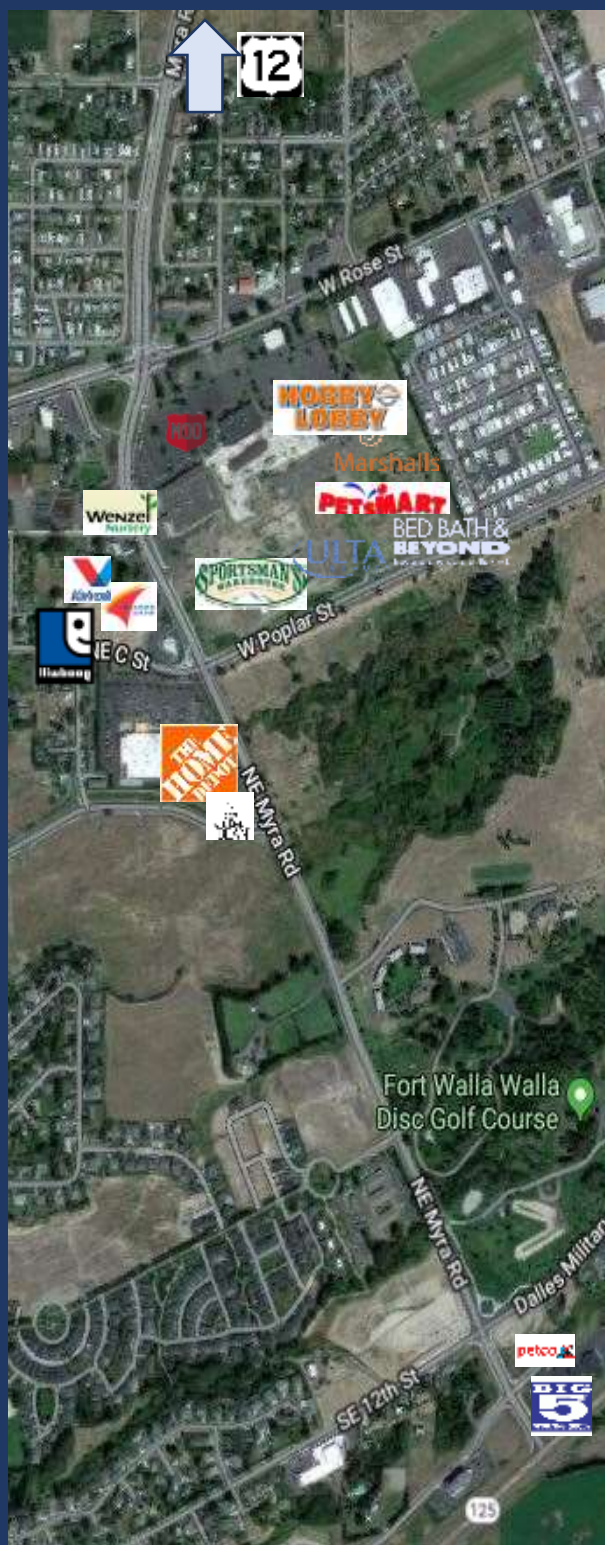
Retail Leakage Gap (45 Minute Drive Time)

Type	Gap	Factor
Other General Merchandise Stores	\$48,185,749	81.4
Jewelry, Luggage, and Leather Goods	\$7,319,309	65.8
Clothing Stores	\$22,699,234	62.9
Nonstore Retailers	\$9,491,482	61.2
Clothing & Clothing Accessories	\$32,462,398	58.4
Other Motor Vehicle Dealers	\$18,022,851	55.1
Other Miscellaneous Store Retailers	\$12,356,382	34.7
Office Supplies, Stationary, and Gifts	\$3,166,789	30.1
Miscellaneous Store Retailers	\$17,835,205	31.0
Direct Selling Establishments	\$1,299,193	31.7
Electronics & Appliance Stores	\$13,337,594	30.1

Source: ESRI Business Analyst Online, Market & Retail Marketplace Profile Reports – January 2022.



Myra Rd Commercial Corridor



Myra Rd is a two mile long Commercial Corridor that connects US Highway 12 with State Route 125. It also acts as the boundary between City of College Place to the west and the City of Walla Walla to the east. Several commercial establishments already call the Myra Rd Corridor home ranging from Home Depot, Banner Bank, and the new Walla Walla Town Center which comprises several retailers such as Hobby Lobby, Marshalls, Ulta, Famous Footwear, and more. Fort Walla Walla Park and Museum is also located along this corridor. Several pieces of land zoned Commercial ranging from one to over thirty acres is available for lease or purchase in the City of College Place along this corridor. Ideal uses for this corridor include big box retail, restaurants, and office space.

Data Points

Statistic	10 Minute Drive Time	30 Minute Drive Time	45Minute Drive Time
2021 Population	45,468	70,345	76,688
2026 Population	46,808	72,045	78,429
2021 Daytime Population	47,822	68,078	75,433
2021 Median Household Income	\$54,532	\$56,918	\$57,088
2026 Median Household Income	\$62,103	\$64,705	\$64,760
2021 Median Home Value	\$283,120	\$284,141	\$280,604
2026 Median Home Value	\$533,435	\$514,172	\$491,442
2021 Median Age	37.5	38.0	38.7
2026 Median Age	38.7	39.0	39.6

Retail Leakage Gap (45 Minute Drive Time)

Type	Gap	Factor
Other General Merchandise Stores	\$47,287,312	81.1
Jewelry, Luggage, and Leather Goods	\$7,256,747	67.0
Clothing Stores	\$22,193,687	58.5
Nonstore Retailers	\$9,191,763	60.3
Clothing & Clothing Accessories	\$31,744,610	58.5
Other Motor Vehicle Dealers	\$17,841,699	55.8
Furniture Stores	\$9,337,012	48.5
Other Miscellaneous Store Retailers	\$12,260,962	35.5
Office Supplies, Stationary, and Gifts	\$3,088,968	30.3
Electronic & Appliance Stores	\$13,028,507	30.1
Shoe Stores	\$2,294,175	28.3

Source: ESRI Business Analyst Online, Market & Retail Marketplace Profile Reports Jan 2022.



We are OPEN for business!!!!

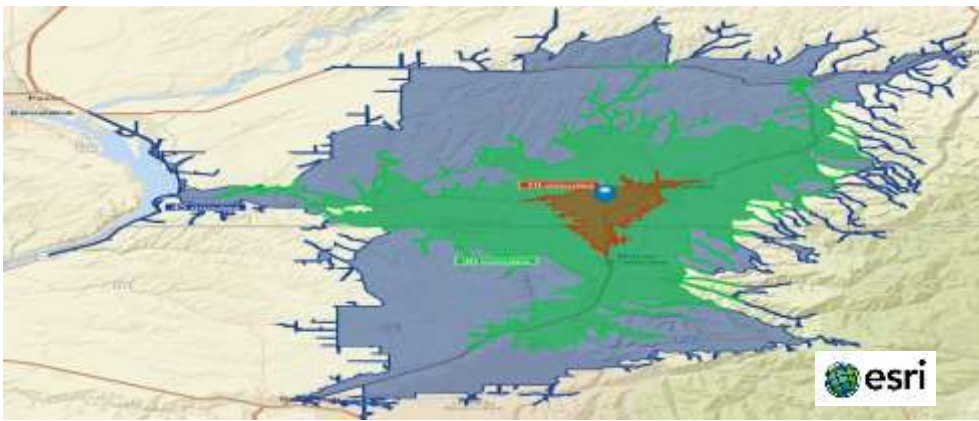
And ready for yours.

Nestled in the picturesque Walla Walla Valley, our stunning blue skies offer more than an ideal climate; they represent the boundless investment opportunities of College Place. College Place offers residents and business direct access to three superb higher education institutions, a quality public and private secondary education system, reliable infrastructure, extensive labor market, efficient transportation systems, and a forward-thinking government that thrives on innovation. College Place offers investors, businesses, and employees the perfect place to live, work, and play. We build upon the foundation of small town character to enhance the quality of life, while providing reliable, innovative, efficient, and courteous service that is second to none.

Demographic Overview

	10 Minute Drive		30 Minute Drive		45 Minute Drive	
	2021	2026	2021	2026	2021	2026
Population	38,119	39,377	68,943	70,630	78,854	80,588
Households	14,897	15,415	25,668	26,360	29,669	30,385
Median Income	\$55,293	\$62,650	\$56,851	\$64,581	\$56,918	\$64,605
Per Capita Income	\$29,135	\$33,543	\$28,597	\$32,889	\$28,991	\$33,257
Median Age	38.4	39.6	37.9	38.9	38.7	39.5

Drive Time Trade Area Map



- ✓ Pro-business attitude
- ✓ Prime location
- ✓ Inexpensive business license and permitting costs
- ✓ Efficient development review process
- ✓ Access to highway, rail, and airports
- ✓ Great quality of life
- ✓ Outstanding public and private K thru 12th grade school systems
- ✓ Three superb higher education institutions
- ✓ Over 85 acres of Infill and greenfield development sites
- ✓ Competitively priced utilities



City of College Place Economic Development

Mike Rizzitiello, City Administrator
 625 S. College Ave, College Place, WA, 99324
 Phone: (509)-394-8506
 Email: mrizzitiello@cpwa.us

Website: www.cpwa.us
www.portwallawalla.com/





We are OPEN for business!!!!

These retailers are
Beautifully positioned
in College Place, Washington!



Based on an analysis of lifestyle characteristics of our households, College Place's consumers match the core customers of concepts such as:



Potential Retail Leakage 45 Minute Drive Time

- Restaurants: \$12,303,504
- Automotive Dealers: \$43,454,775
- Electronic and Appliances: \$13,337,594
- Health & Personal Care: \$16,276,872
- Gasoline Stations: \$5,898,156
- Clothing Stores: \$22,699,234
- Grocery Stores: \$8,964,635
- Furniture & Home: \$11,187,705



City of College Place Economic Development

Mike Rizzitiello, City Administrator
625 S. College Ave, College Place, WA, 99324
Phone: (509)-394-8506
Email: mrizzitiello@cpwa.us

Website: www.cpwa.us
www.portwallawalla.com/



COLLEGE PLACE-WASHINGTON

WALLA WALLA VALLEY

COMMERCIAL PROPERTIES



Michael Rizzitiello, City
Administrator
City of College Place
625 S. College Ave.
College Place, WA 99324
City Hall (509)394-8506
Mobile (509) 520-9091



COLLEGE PLACE AT-A-GLANCE

■ POPULATION (Trade Area)

- College Place – 9,775
- Walla Walla – 33,680
- WW County – 62,100
- Columbia County (WA) – 3,950
- Umatilla County (OR) – 81,495
- Union County (OR) – 26,840
- Wallowa County (OR) – 7,160
- **Total Trade Area – 181,545**

■ MEDIAN HOUSEHOLD INCOME

- \$57,858 – Walla Walla County
- \$49,347 – City of College Place
- \$50,550 – City of Walla Walla

■ RETAIL SALES (2019)

- College Place – \$164,272,589
- Walla Walla – \$695,415,712
- Walla Walla Unincorporated – \$252,332,878
- Prescott – \$4,723,391
- Waitsburg – \$8,130,617
- **Walla Walla County Totals – \$1,124,875,187**

■ AVERAGE DAILY TRAFFIC COUNTS

- Meadowbrook BLVD – 8,000 ADT
- Myra Road – 8,800 ADT
- HWY 125 – 18,000 ADT



CITY OF COLLEGE PLACE

LOCAL AND REGIONAL BUSINESSES

- Wal-Mart
- Home Depot
- Cost Less Carpet
- Conner's Flooring
- Les Schwab Tires
- Valvoline
- Honda
- Panda Express
- Del Taco
- Game Stop
- Papa Murphy's Pizza
- Subway (Two Locations)
- GNC
- Chase Bank
- Community Bank
- Banner Bank
- HAPO Credit Union
- Andy's Grocery
- Walla Walla University
- Walla Walla Community College
- Whitman College
- Comprehensive Mental Health
- Animal Clinic of Walla Walla
- Sally Beauty Supply
- Verizon Wireless
- Providence Express Services
- Armed Forces Career Center
- Papa Murphys
- Sprint
- Human Bean
- Fresh lime
- P1FCU
- HopThief Taphouse
- Sportsman Warehouse
- ULTA
- Bed Bath & Beyond
- Pet Smart
- Marshalls
- Ross
- Famous Footwear
- Staples
- Bi-mart
- Dollar Store
- Starbucks (2)
- Dutch Brothers Coffee
- Safeway
- Albertsons
- Super 1 Foods
- Rite Aid
- Roasters
- Chevrolet
- Toyota
- Dodge Jeep Chrysler
- Nissan
- General Motors
- Auto Zone, NAPA & O'Reilly's
- Radio Shack
- McDonalds (2)
- Burger King
- Jack in the box
- Arby's
- Pizza Hut
- Dominos
- Papa Murphy's
- Little Cesar's
- Applebee's
- Taco Bell
- Big 5 Sporting
- Petco



COLLEGE PLACE LOCAL INVESTMENT

- Drinking Water Well #4 Replacement – \$4.5 Million
- Southwest Wastewater Trunk Line & Lift Station – \$7.5 Million
 - Wastewater Treatment Plant Upgrade - \$26 Million
 - Wastewater Lift Station #5 Replacement: \$1.5 Million
 - Wastewater Sewer Lining: \$100,000 Annually
- Drinking Water Well #6 Improvements – \$4.5 Million
 - 4th & Academy Way Reconstruction - \$1.3 Million
 - C Street Reconstruction - \$3.5 Million
- Walla Walla University – Approximately \$5.0 Million Annually



COLLEGE PLACE COMMERCIAL PROJECTS

Project	Type	Physical Address	Sq Ftg
▪ Wal-Mart Superstore	Retail	1700 Meadowbrook	214,000
▪ Home Depot	Retail	1100 NE "C" St	128,571
▪ Meadowbrook Plaza – A & B Retail		1605/1705 SE Meadowbrook	26,274
▪ Elsom Roofing	Retail	639 NE Spitzenburg	3,996
▪ Wenzel Nursery	Retail	1015 NE Spitzenburg	703
▪ Del Taco	Restaurant	1725 SE Meadowbrook	2,568
▪ State Farm Ins	Retail	1296 SE 12th	2,576
▪ Banner Bank	Bank	1125 NE "C" Street	3,610
▪ Oil Can Henry's	Retail	325 NE Myra Rd	2,842
▪ Graphic Apparel	Retail	860 NE Rose	6,534
▪ Community Bank	Bank	1288 SE Commercial Dr	21,507
▪ Chase Bank	Bank	1715 SE Meadowbrook	4,225
▪ Les Schwab Tire	Retail	1735 SE Meadowbrook	9,518
▪ Panda Express	Restaurant	1721 SE Meadowbrook	2,448
▪ Honda of America	Retail	1240 SE Commercial Dr	21,829
▪ HAPO Credit Union	Bank	2376 Taumaron Rd	3,683
▪ GSA Building	Soc. Security	880 NE Rose	4,600
▪ Paragon Auto	Retail	990 NE Rose	2,239
▪ Comprehensive Mental Health	Medical	1250 SE Commercial Dr	16,233
▪ Human Bean	Retail	1195 E. Whitman Dr	494
▪ HopThief Taphouse	Retail	795 SE Sydnee Ln	10,000
▪ Goodwill College Place	Retail	1017 NE C Street	25,341

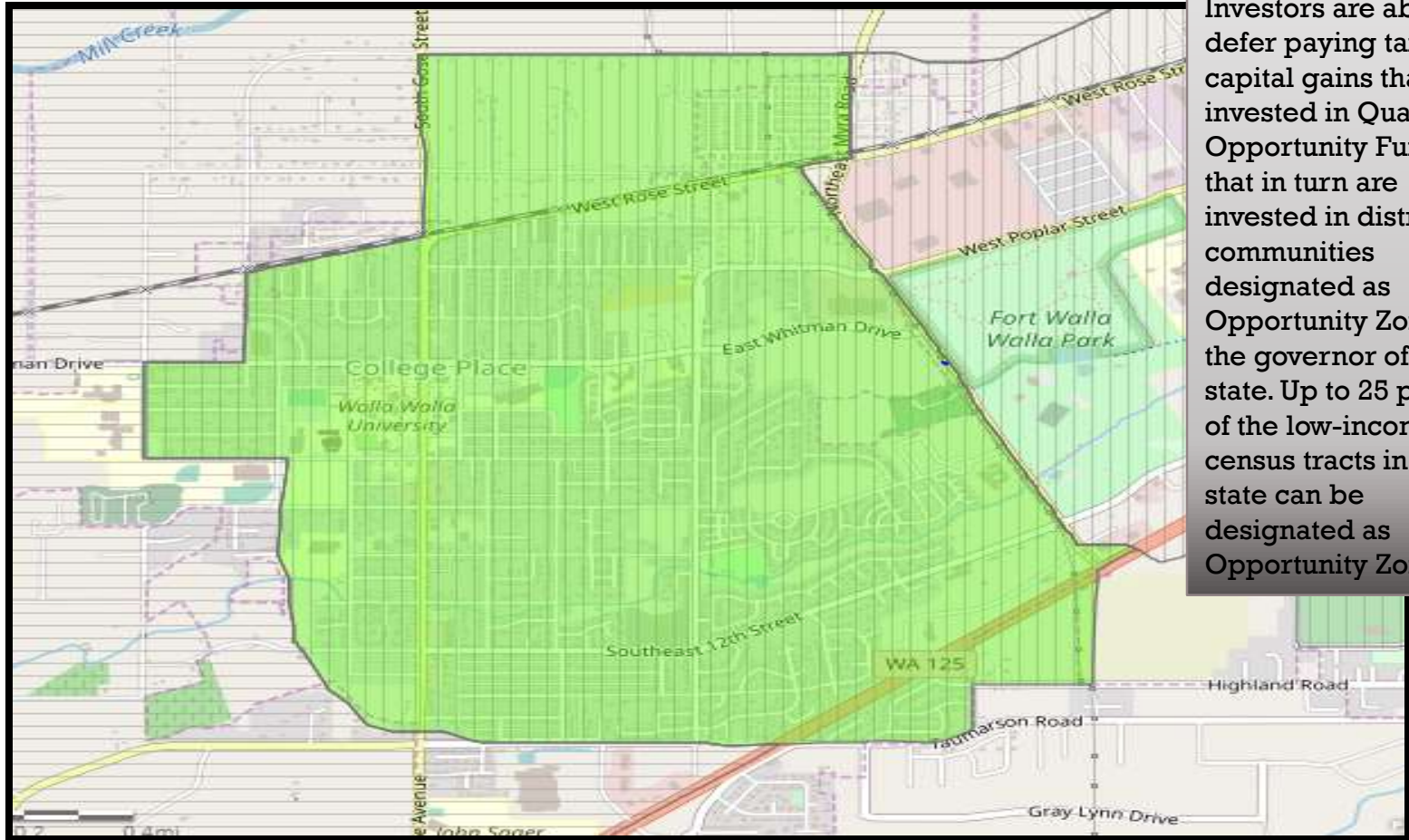
❖ **TOTAL Square Footage**

520,511



OPPORTUNITY ZONE

COLLEGE PLACE IS AN OPPORTUNITY ZONE



Investors are able to defer paying taxes on capital gains that are invested in Qualified Opportunity Funds that in turn are invested in distressed communities designated as Opportunity Zones by the governor of each state. Up to 25 percent of the low-income census tracts in each state can be designated as Opportunity Zones.

<https://www.commerce.wa.gov/growing-the-economy/opportunity-zones/>



SITE 1

4.54 and acre General Commercial, Parcel #350725522434
Located on NE Rose St. with good access to Myra Rd. Opportunity Zone



Contact Pauline S. Guglielmelli (509) 525-9057



SITE 2

Southwest Corner of NE Rose St & Carey Ct
1.5 acres General Commercial, Parcel #350725522310
Located on NE Rose St with excellent access to Myra Rd. Opportunity Zone



Adjacent to Sportsman Warehouse, Ulta, Bed Bath & Beyond,
Pet Smart, Marshalls, Ross, Famous Footwear, Valvoline,
Home Depot

Contact – David Corbett – 509-525-4465



SITE 3

Outlet in front of Home Depot
0.22 acres General Commercial, Parcel #350725590103
Located on NE "C" St with excellent access to Myra Rd. Opportunity Zone



Adjacent to Sportsman Warehouse, Goodwill, Ulta, Bed Bath
& Beyond, Pet Smart, Marshalls, Ross, Famous Footwear,
Valvoline, Home Depot, Walmart, Honda

Contact – Jayne DiDario – 509-956-6097 /
jayne@wallawallasir.com



SITE 4

Village at Fort Walla Walla / SW Corner of Myrd Rd & Whitman Dr
33.23 acres General Commercial . Opportunity Zone
Approximately 200,000 SF of Retail / Office Space
Planning and Environmental Permitting Completed



Contact – Bob Price 757-805-8198 / bobpandmelj@gmail.com

SITE 4-CONTINUED

Village at Fort Walla Walla Shared Street/Main Street Concepts



SITE 5

6.43 acres, Myra Road Frontage, across from Fort Walla Walla Park.

Parcel # 350736110047, 360731220044 . Opportunity Zone



Sportsman Warehouse, ULTA, Bed Bath & Beyond, Pet Smart, Marshalls, Ross, Famous Footwear, Goodwill, Valvoline, Home Depot, Walmart, Honda

Contact – Bob Rupar 509-524-7406 / bob.Rupar@nelsonirrigation.com



SITE 6

6.11 acres, Close to HWY 125, Corner of Myra Rd & SE 12th
Parcel # 360731230060 . Opportunity Zone



Sportsman Warehouse, ULTA, Bed Bath & Beyond, Pet Smart, Marshalls, Ross, Famous Footwear, Goodwill, Valvoline, Home Depot, Walmart, Honda

Contact – Bob Rupar (509) 524-7406 / bob.Rupar@nelsonirrigation.com



SITE 7

1.09 acres, Corner of SR 125 & Myra Road
Parcel # 360731320069 . Opportunity Zone



Excellent location for Auto Dealer

Near Sportsman Warehouse, Ulta, Bed Bath & Beyond, Pet Smart, Marshalls, Ross, Famous Footwear, Goodwill, Valvoline, Home Depot, Walmart, Honda

Contact – Tom Moran (509) 525-0804 / tmoran@communitybanknet.com



SITE 8

1.09 acres, Commercial Dr, SR 125 & Myra Road, 1279 SE Commercial Drive
Parcel # 350731320075 . Opportunity Zone



Excellent location for Auto Dealer
Near Sportsman Warehouse, Ulta, Bed Bath & Beyond,
Pet Smart, Marshalls, Ross, Famous Footwear,
Goodwill, Valvoline, Home Depot, Walmart, Honda
Contact – Dave Corbett (509)-525-4110 / david@lloydsinsurance.net



SITE 9

2.76 & 3.32 acres. Direct access to SR 125 w/signal, 1255 SE Commercial Drive
Parcel # 350736060001, 350736410054 . Opportunity Zone



Excellent location for Auto Dealer
Near Petco, Big 5 Sporting Goods, Walmart, Honda

Contact – Randy McPherson (541) 746-2110

Broker – David Corbett (509)-525-4110 / david@lloydinsurance.net



SITE 10

1.02 acres. Adjacent to SR 125 W Signal / 1225 SE Commercial Drive
Parcel # 350736050002 . Opportunity Zone



Excellent location for Auto Dealer

Near Sportsman Warehouse, Ulta, Bed Bath & Beyond, Pet Smart,
Marshalls, Ross, Famous Footwear, Valvoline, Home Depot, Walmart, Honda

Broker – Rob Ellsworth Ph: (509)-430-2378 Em: rob.ellsworth@svn.com



SITE 11

0.95 & 0.36 ac, Adjacent to SR 125 w/signal.
Parcel # 350601210093, 350601210095



North to.



Near Sportsman Warehouse, Game Stop, Papa Murphy's, Sally Beauty Supply, Del Taco, Famous Footwear, Verizon Wireless, Maurices, Walmart, Honda

Broker – Rob Ellsworth Ph: (509)-430-2378 Em: rob.ellsworth@svn.com



SITE 12

6.72 acres, Adjacent to SR 125 w/signal. / 1655 SE Meadowbrook Drive
Parcel # 350601210090



Excellent Location for a Hotel, Retail, or Restaurants
Contact – Travis Watts 509-386-0955 /travisw@cbfr.biz

SITE 13

27 acres, Near Intersection of SR 125 & College Avenue
Parcel # 35060211002



Excellent Location for a Hotel
Near Future Residential (300SFR)
Near College Place High School, Wal-Mart, Les Schwab,
HopThief Taphouse, Panda Express, Del-Taco

Contact – Michael McKeirnan 509-301-5341 / stonecreekdevelopment@Hotmail.com



CITY CONTACTS

- Michael Rizzitiello, City Administrator 509-394-8506 or 509-520-9091
 - Email: mrizzitiello@cpwa.us
- Jon Rickard, Community Development Director 509-394-8524
 - Email: jrickard@cpwa.us
- Robert McAndrews, Public Works Director 509-394-8526
 - Email: rmcandrews@cpwa.us
- Scott Hall, Building Official 509-394-8522
 - Email: shall@cpwa.us





Washington State Arts Commission Creative District Certification Application Guidelines (FY 2018 – 2019)

About ArtsWA

Established in 1961, the Washington State Arts Commission (ArtsWA) and staff work together to support communities, organizations and individuals in bringing art and creativity into the lives of all those who live in Washington State. ArtsWA administers a number of programs in support of our mission to be a catalyst for the arts, advancing the role of the arts in the lives of individuals and communities throughout the state.

Washington Creative Districts Certification Program

The mission of the Washington Creative Districts Certification Program is to help communities throughout the state thrive by bolstering their creative economy, enhancing their vitality, and raising their standard of livability. The program will support a town or area's ability to grow jobs, and increase economic, educational, and cultural opportunities for residents and visitors.

In 2017, the Washington State legislature passed a bill to fund the Creative Districts program. Sponsored by Rep. Joan McBride (D-Kirkland) and Senator Hans Zeiger (R-Puyallup), in companion bills, the legislation tasked ArtsWA with the creation of a new program to promote and support economic development and placemaking opportunities in communities dedicated to growing their arts-related economic sectors.

The Creative Districts program is designed to help communities to:

- Attract visitors, creative entrepreneurs and artists
- Infuse new energy and innovation, and enhancing economic and civic capital
- Create hubs of economic, artistic, social and entrepreneurial activity
- Enhance the designated district area so that it is an appealing place to live, visit, and conduct business
- Grow jobs and economic opportunities for all citizens
- Set the stage to improve or redevelop historic assets
- Celebrate and strengthening a community's unique identity
- Find opportunities around all income housing, live/work, and maker space
- Empower designated districts to evolve and strengthen their economic presence in Washington State through investments in staff, community partnerships and strategic planning.
- Proactively and sustainably develop their long-term future

Creative Districts Defined

Districts will go through a rigorous and fair application and certification process in order to become a Certified Washington Creative District. They must meet a number of criteria, including:

- Comprise a contiguous, geographic area
 - Be the site of a concentration of artistic, cultural or creative economy activities, with 1 -2 identified primary arts or creative-economy industries
 - Possess a clearly defined, unique arts, culture or creative economy identity and/or brand
 - Be walkable and/or accessible, and attractive to locals and visitors alike
 - Active promotion of local arts, culture, creative economy and tourist activities
-



Washington State Arts Commission Creative District Certification Application Guidelines (FY 2018 – 2019)

- Be distinguished by unique resources that clearly contribute to the quality of life of the community, including its cultural, economic and workforce development
- Consider all income / affordable housing / maker space for creatives and artists working in, and inhabiting the district as needed to ensure their creative presence
- A strategic plan / business plan to guide the district forward once certified

Program Benefits and Opportunities

In addition to providing designation and official recognition by the State of Washington, the program provides support for Certified Creative districts. Benefits and opportunities include (but are not limited to):

Funding:

- Newly Certified Districts will receive a cash grant of \$5,000 (one-to-one cash match required, match can include in-kind donation up to \$2500)

Marketing

- Promotion of Creative Districts as appropriate – sharing stories and successes with our audiences, both regionally and nationally
- In partnership with Washington State Department of Transportation (WSDOT), wayfinding/place making signs will be placed on state highways in and/or near certified Creative Districts to complement a district's own signage efforts. (All signage must recognize the State Arts Commission's supportive role with agreed-upon language and / or logo).

Data and Impact Analysis

- Districts will compile and collect data that will enable ArtsWA to demonstrate the economic and quality of life impacts of creative districts. This will be used to help leverage more investment in Creative Districts, and will support districts locally in their efforts to obtain public sector, corporate, grant and foundation monies
- ArtsWA will contract with the Western States Arts Federation (WESTAF) to provide access to the Creative Vitality suite, an online platform for comprehensive creative economy data. ArtsWA will support districts in leveraging data to demonstrate impact and track progress
- ArtsWA will report annually on the collective impact of certified Creative Districts
- Individual districts will be required to file interim and year-end annual reports with ArtsWA

Funding to Support Economic Growth

- ArtsWA will provide a flexible, technical and professional assistance fund available to districts that have been certified for one or more years. These funds will be awarded for projects and activities that advance strategic goals, and will require a local match from the community.

All income /Affordable Housing for Creatives / Maker Space

- ArtsWA is researching the tools of real estate development around possibilities for the creation of affordable, appropriate places for artists and creatives to live and work in and around the districts. In
-



Washington State Arts Commission Creative District Certification Application Guidelines (FY 2018 – 2019)

partnership with ArtSpace™, districts and communities will be assisted in ways to support more stable, healthy communities anchored in existing assets.

Networking, Collaboration and Ongoing Technical Assistance

- ArtsWA will facilitate access to technical assistance for Districts as needed, and facilitate a learning and supportive community among Districts

Applicant Eligibility

Applicants for Washington Creative District Certification must be:

- A structured entity representing a community located in Washington, such as a municipal, county or tribal government, a designated downtown authority or economic development agency, a 501(c)3 or 501(c)6 or;
 - A structured entity representing an area formally recognized as a creative, arts or cultural district
- AND
- An organization with a minimum \$20,000 cash annual operating budget or that can demonstrate the ability to effectively manage a district, handle grants and oversee other fiduciary responsibilities
 - If not a municipal entity, an organization operating in partnership with the local government or tribal authority

Application Process

Step 1: Review the Community Readiness Workbook and Pre-Application checklist to ensure community meets minimum requirements. If community meets these requirements, move to step 2.

Step 2: Submit a Letter of Interest (LOI) to the Washington Creative Districts Certification Program. A site visit of the potential district by Creative District program staff must be scheduled before Letter of Interest is submitted.

Step 3: If Letter of Interest is approved, submit full application within 60 days of approval. Site visit must take place before full application is submitted.

Online Application submission

All applications must be submitted via ArtsWA's [online application form](#), with all attending documents uploaded via this system. Applications will not be accepted in any other format, including via email or hard copy.

Step 1: Creative District Certification Pre-application Checklist

Communities interested in submitting a letter of interest for Washington Certified Creative District Certification should meet the following minimum requirements:

- ☐ Designated, contiguous geographic area recognized by local municipal entity
- ☐ Area is walkable and/or easily navigable
- ☐ Clearly defined concentration of artistic and/or cultural activities and/or minimum of 1-2 primary arts-related industries occurring in region
- ☐ Clearly defined arts and culture identity, and brand



Washington State Arts Commission Creative District Certification Application Guidelines (FY 2018 – 2019)

- ☐ Structured entity formally recognized by local government designated as district administrator, with assigned staff role to carry out Creative District activities
- ☐ Administrative entity has a minimum \$20,000 total annual operating budget
- ☐ Demonstrated broad community buy-in for designation as Creative District
- ☐ Partnership agreement amongst entities, to help guide activities in district
- ☐ Creative District strategic / business plan (covering 3 - 5 years of activity)
- ☐ Site visit to proposed district by Creative District program staff has been scheduled or completed

Step 2: Letter of Interest

If your community meets the criteria listed in Step 1, you may submit a Letter of Interest. The letter, which should be no longer than 2 pages, should address the following:

- A brief overview of the proposed district: its general geographical area, and key highlights of activities that take place in it
- The district administrator role and their intended work plan duties
- Describe partnerships, and/or members of the community who support or participated in the planning process
- Briefly describe the vision of the proposed Creative District and how it will benefit your community
- Include full contact information for key individuals / personnel who will lead the process towards certification

Step 3 Creative District Certification Application

The following criteria and weights will be used by the review panel to evaluate proposals

- Creative District Information (30%)
- District Characteristics (40%)
- Community Partnerships and Buy-In (30%)

The bulleted items below will help guide you to complete the online application, where you will answer the narrative questions and provide support documents required for Certification.

CREATIVE DISTRICT INFORMATION

- What is the name of the Creative District?
 - Upload a map (or provide a link to a map) of the Creative District
 - Please describe the Creative District's organizational and/or governance structure (501(c)3, 501(c)6, local government, Business Improvement District, Main Street organization, other?)
 - Is there a governing board that provides oversight of the Creative District? If so, please provide a list of names and the affiliations of those involved
 - Describe the designated staff liaison role for the Creative District. How will this role incorporate Creative District activities into its annual work plan? How much approximate time will be spent per month by this person on Creative District activity?
 - Describe additional paid, and or volunteer staffing and support of the district.
-



Washington State Arts Commission Creative District Certification Application Guidelines (FY 2018 – 2019)

- How is the District funded, and what is the source of funds? What is the Creative District's annual budget? Do you have a plan for financial sustainability?
- Upload a budget showing cash and in-kind line items separately. Budget does not need to adhere to a specific format.
- Does the District have a membership structure? If so, how many members are in, or projected to be in the district, and what is the membership dues structure?
- Upload the Creative District strategic program / business plan document.
- Please provide the top three (3) short-term and top three (3) long term goals you have for your Creative District.
- What do you see as your district's biggest challenges, and how do you anticipate overcoming them?
- How do you see certification as a Creative District advancing your district and community?
- Upload a completed W-9 for the managing entity that will receive district funds.

DISTRICT CHARACTERISTICS

- Please describe your Creative District's unique competitive advantage – the (one) thing(s) that sets your District apart from the others. What is your unique niche, and key differentiators?
 - Describe the unique cultural or historical heritage of your district. How does this story relate to the current activities and future plan of your District?
 - Describe the accessibility of your creative district. Is it walkable or otherwise easy to navigate? Is it accessible to those who use alternative transportation, such as bike or walking paths, public transit (if available in the region)
 - Describe how your district engages with the community. Does your district have any signature events or activities? Do these events appeal to a broad cross-section of the population?
 - Describe how your district has established a unique physical sense of place. Do you have wayfinding or signage? Distinguishable streetscape? Public art?
 - Describe the mix of uses within your district (is it primarily retail/commercial, residential, industrial, mixed use). What other types of businesses or activities exist in the District than can support or bolster District activity?
 - Please provide the following information related to the creative industries within your district. Please describe the data source and collection method for each data set:
 - Number of creative establishments within the District currently. Please include the definition(s) of the types of establishments counted
 - Number of creative-sector jobs in the District. Please include definition(s) of jobs counted.
 - Estimated number of annual visitors to your Creative District, and the reason(s) for these visits (are they event driven, venue driven, other)
 - Estimated number of children and youth directly benefitting through Creative District activities. Please describe activities.
 - Describe any existing or proposed all income / affordable, live-work, creative maker space in the proposed district
 - Please provide any other meaningful data that you have collected for your Creative District (property value trends, sales tax revenue data, occupancy rates, etc.)
-



Washington State Arts Commission Creative District Certification Application Guidelines (FY 2018 – 2019)

COMMUNITY BUY-IN

- Please upload a local government ordinance and/or planning documents that provide evidence of local government endorsement of the Creative District
- Upload letters of recommendation that support efforts to apply for Creative District certification from the following sources. You may upload as many as you feel appropriate, but no more than 30 letters total. All letters must be consolidated into one PDF file. Letters of support are required from the following entities:
 - ☐ Mayor or county representative, city administrator or director of planning; or tribal executive or council member (if District is to be situated on tribal lands)
 - ☐ Community or economic development agency or workforce development agency
 - ☐ Local downtown development authority, business district association or chamber of commerce
 - ☐ Local tourism association or board
 - ☐ Local arts commission (municipal or non-profit) or cultural affairs liaison
 - ☐ At least one local community agency that focuses on underserved populations
 - ☐ At least two creative entrepreneurs, such as an artist or business owner that lives or works in the District
 - ☐ At least one business owner from a non-creative-sector company that endorses the District

Additional letters of recommendation from community stakeholders that support Creative District certification are strongly encouraged.

- Please describe outreach activities to promote or elicit feedback about the Creative District certification that were inclusive to the community at large. How did you reach out to the various groups within your District?
- Please describe how the Creative District will interface with economic development and/or workforce development plans that may currently exist in the community. Do these plans reflect the activities of the Creative District? Does the Creative District plan include a path toward creation of jobs or investment in business growth or entrepreneurialism the region?

REPORTING REQUIREMENTS

Certified Creative Districts will be required to submit interim and year-end annual reports to ArtsWA. Failure to do so will make the District ineligible for further support and may jeopardize a District's certified status.

ArtsWA has the right to withhold, reduce or cancel funding and/or Certification status if an applicant fails to do the following:

- Adhere to deadlines for reporting
 - Notify ArtsWA of changes in project collaborators or other significant management changes
 - Comply with terms of any awards
 - Demonstrate adequate financial management and oversight
 - Properly credit ArtsWA's support
-



Washington State Arts Commission Creative District Certification Application Guidelines (FY 2018 – 2019)

APPEAL PROCESS

Applicants whose certification application is denied may appeal the Commission's decision under the ***Appeal procedure*** – [***Request for review of denied applications***](#), per our rules ([WAC 30-12-036](#)).

STAFF CONTACT

Prior to submitting an application, applicants should read the guidelines thoroughly and review all Community Readiness tools on the website.

Annette Roth, Creative Districts Program Manager
Washington State Arts Commission (ArtsWA)
711 Capitol Way S, Suite 600 | Olympia, WA 98504
360-753-3860

Direct: 360-586-8098

annette.roth@arts.wa.gov

www.arts.wa.gov



WASHINGTON STATE ARTS COMMISSION

Creative Districts Program Overview



Buskers in the Burg Festival Arts Parade, Ellensburg WA. Photo courtesy of Ellensburg Downtown Association.

Overview

The Certified Creative Districts program works to help communities in Washington thrive. Its purpose is to help communities strengthen their creative sector, diversify their economy, and enhance their quality of life.

What is a Certified Creative District?

A Creative District is an exciting place to live, work, and visit. It's a focal point - a geographically defined area of cultural and economic activity. It's the heart of a community - for people to gather and enjoy the arts and culture a community has to offer.

It can include cultural facilities, arts-related organizations, and creative and other businesses that support or complement these activities. It's a way for a community to grow jobs and create economic opportunities for all people through the arts. And it's a place where innovation and creativity can thrive, helping a community move enthusiastically into the future.

About ArtsWA

Established in 1961, the Washington State Arts Commission (ArtsWA) works to support communities to bring art into the lives of all those who live in Washington State. Our mission is to be a catalyst for the arts, advancing the role of the arts in the lives of individuals and communities throughout the state.

2017 Creative Economy in WA

BY THE NUMBERS



303,839
CREATIVE INDUSTRY JOBS



\$28.9B
TOTAL INDUSTRY
EARNINGS

\$45,138
AVERAGE EARNINGS

OCCUPATIONS WITH GREATEST
NUMBER OF JOBS STATEWIDE

SOFTWARE DEVELOPERS

PHOTOGRAPHERS

COMPUTER PROGRAMMERS

MUSICIANS & SINGERS

WRITERS & AUTHORS



Help Your Community Thrive with Creative District Certification

By developing the creative economy, communities are investing in their future. They can grow jobs; increase economic, educational, tourism and cultural opportunities; and boost livability for residents and visitors.

How will Creative District certification benefit my community?

- State endorsement of community activities
- Grow jobs and economic opportunities for all citizens
- Attract artists & creative businesses
- Promote your community's creative identity
- Increase tourism and bring new visitors
- Attract new investment, redevelop historic assets
- Opportunities for affordable housing, live/work, and maker space
- Proactively develop your community's long-term future

How does the certification process work?



Mural painted by artist Patrick Siler on the wall of Thomas Hammer Coffee Roasters, Pullman, WA. Photo by Terry Richard, The Oregonian.

How does ArtsWA support my community?

We guide and support communities and their Creative Districts through the process as they seek District certification and implement their programs. We also:

- Offer specialized resources during the pre-certification phase.
- Provide grant funding opportunities.
- Track the progress of a community's creative economy after certification.
- Provide technical assistance, training and networking opportunities.

To get started, please contact: Annette Roth, Creative Districts Program Manager
ArtsWA | PO Box 42675 | Olympia WA 98504-2675 | www.arts.wa.gov
360-586-8098 direct | 360-753-3860 agency | annette.roth@arts.wa.gov



arts.wa.gov

Certified Creative Districts

Supporting the creative economy in Washington

What is a Certified Creative District?

- Focal point for people to enjoy the arts
- Includes cultural facilities and creative industries and businesses
- An exciting place to live, work in & visit
- A vehicle to grow jobs & economic opportunities



DICK & JANE'S SPOT

Art site & home of Dick Elliott and Jane Orleman, Ellensburg WA



Why was this program created?

- Based on Colorado Creative Industries model
- Communities can capitalize on & grow their creative economies
- Signifies a community is serious about growing this sector

In Colorado, designated Creative Districts have seen a 5% annual increase in employment and a 6% increase in revenue.



Artist Jean Whitesavage at Cascade Middle School, Sedro-Wooley.
Photo by Nick Lyle.



Program timeline through 2018



Who/What is Creative?

- Artists
- Entertainers
- Restaurateurs
- Inventors
- Bakers
- Museums
- Writers
- Historic & cultural assets
- Food & product manufacturers/makers



SHACK ART CENTER, Everett, WA.

The number of creative jobs in Washington has grown an average of 3% annually since 2011, making it one of the fastest growing sectors in the state.

WESTAF, Creative Vitality Suite,
November 2017



Creative industries drive the economy

In 2016, 177,000 people in WA were employed in creative industries, with combined wages of approximately \$21.9B.



HEATH SATOW, YES
Bates Technical College, Tacoma



Creative Vitality Index



1.02

CVI Value

United States CVI = 1.0

This regional snapshot report gives the big picture of a region's creative landscape. It provides an overview of creative jobs, industry earnings, FDR grants, and Nonprofit revenues.

Total Population

7,288,007

Past 5 years of CVI Performance



GAIN

▲ **4%**
since 2015

2016 Creative Jobs

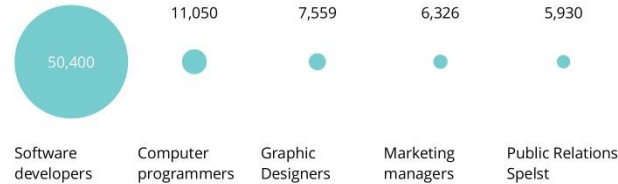


177,648

Total Creative Jobs

There are 7 thousand more creative jobs in the region since 2015

Occupations with greatest number of jobs



GAIN

▲ **10%**
since 2015

2016 Creative Industries



\$21.9B

Total Industry Earnings

There is a gain of \$2.1 billion in creative industry earnings in the region since 2015

Industries with greatest earnings



LOSS

▼ **3%**
since 2015

2016 Cultural Nonprofit



\$843.1M

Nonprofit Revenues

There are \$22.6 million less in revenues in the region since 2015

Data not available for this state in the selected year

DATA SOURCES: Economic Modeling Specialists International, National Assembly of State Arts Agencies, National Center for Charitable Statistics
CREATIVE VITALITY SUITE: The Creative Vitality Index compares the per capita concentration of creative activity in two regions. Data on creative industries, occupations, and cultural nonprofit revenues are indexed using a population-based calculation. The resulting CVI Value shows a region's creative vitality compared to another region. For more information on data sources visit: learn.cvsuite.org

Case Study

Trinidad CO

- Former coal town
- Lost 1300 jobs in 5 years
- 2014 Creative District designation
- 150 startups in the creative industry

Trinidad is the first Space to Create location in CO, the first state-led initiative in the US to provide affordable housing to artists and creatives.



2015 ArtoCade Festival
Trinidad CO

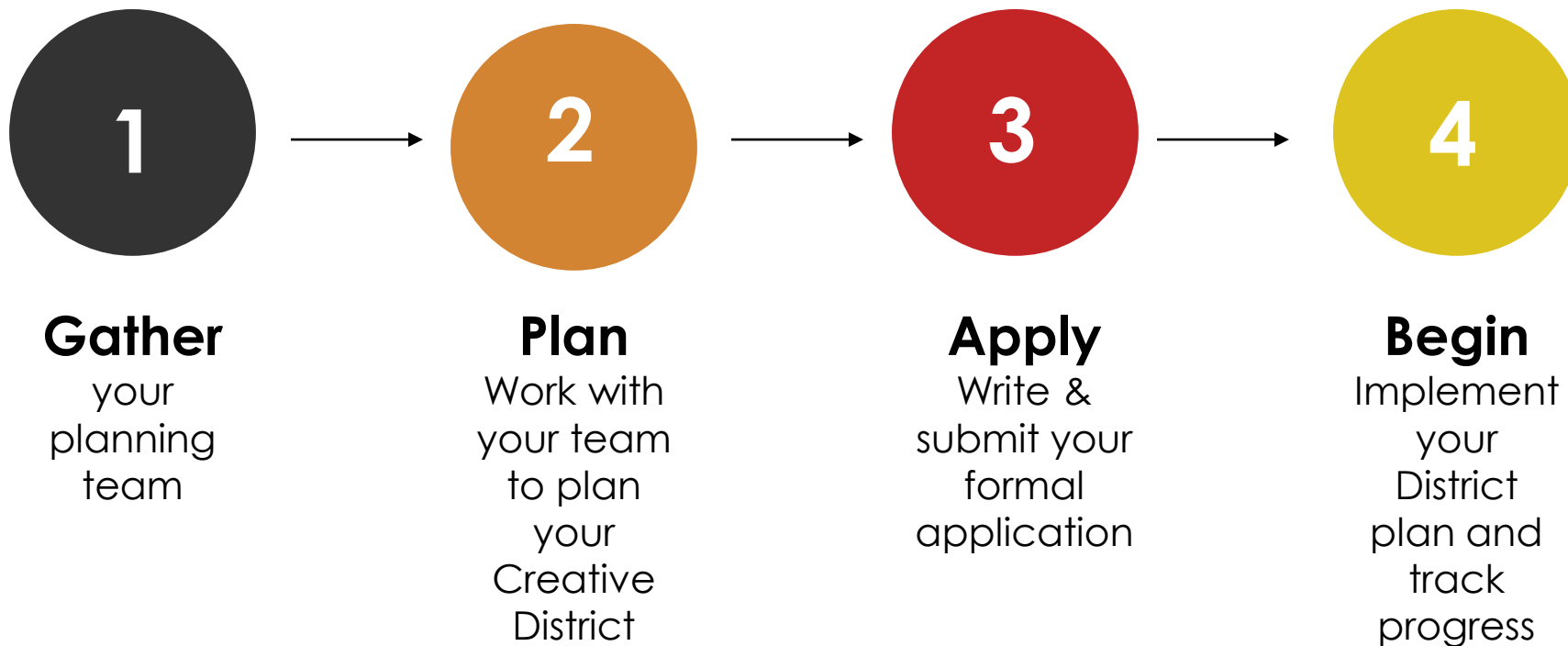


Benefits to the Community

- Long-term job creation
- New business & industries brought to community
- Redevelopment of community assets
- Increased tourism
- Increased community livability



How does the process work?



How ArtsWA supports your community

- Resources & guidance during planning phase
- Rigorous & fair application process
- Networking opportunities
- Ongoing technical assistance
- Advocacy & support

In Colorado, designated Creative Districts have seen a 5% annual increase in employment and a 6% increase in revenue.



STEVE GARDNER, *Where Will You Go?*
2010.
Pasco High School.
PHOTO BY THE ARTIST.





Questions?

Annette Roth, Creative Districts Program Manager

360-586-8098 direct | 360-753-3860 agency

annette.roth@arts.wa.gov | www.arts.wa.gov



HB 1183 - 2017-18

Authorizing specified local governments, including municipalities and federally recognized Indian tribes, that typically have limited access to economic development resources, to designate a portion of their territory as a creative district subject to certification by the Washington state arts commission.

Sponsors: McBride, **Chapman**, Haler, **Ryu, Robinson**, McDonald, Stambaugh, **Frame, Senn, Riccelli, Dolan**, Hudgins

Companion Bill: **SB 5300**

Bill History

2017 REGULAR SESSION

- Jan 13 First reading, referred to Community Development, Housing & Tribal Affairs (Not Officially read and referred until adoption of Introduction report).
- Jan 25 Public hearing in the House Committee on Community Development, Housing & Tribal Affairs at 8:00 AM.
- Jan 26 Executive action taken in the House Committee on Community Development, Housing & Tribal Affairs at 1:30 PM.
CDHT - Majority; do pass.
- Jan 31 Referred to Appropriations.
- Feb 13 Public hearing in the House Committee on Appropriations at 3:30 PM.
- Feb 21 Executive action taken in the House Committee on Appropriations at 1:30 PM.
APP - Majority; 1st substitute bill be substituted, do pass.
Minority; do not pass.
- Feb 24 Referred to Rules 2 Review.
- Feb 28 Placed on second reading by Rules Committee.
- Mar 7 **1st substitute bill substituted (APP 17).**
Rules suspended. Placed on Third Reading.
Third reading, passed; yeas, 85; nays, 12; absent, 0; excused, 1.

IN THE SENATE

- Mar 9 First reading, referred to Agriculture, Water, Trade & Economic Development.
- Mar 21 Public hearing in the Senate Committee on Agriculture, Water, Trade & Economic Development at 8:00 AM.
- Mar 23 Executive action taken in the Senate Committee on Agriculture, Water, Trade & Economic Development at 8:00 AM.
AWTE - Majority; do pass with amendment(s).
And refer to Ways & Means.
- Mar 27 Referred to Ways & Means.
- Mar 29 Executive action taken in the Senate Committee on Ways & Means at 3:30 PM.
WM - Majority; do pass with amendment(s) by Agriculture, Water, Trade & Economic Development.

- Mar 31 Passed to Rules Committee for second reading.
- Apr 7 Placed on second reading by Rules Committee.
- Apr 11 Committee amendment(s) adopted with no other amendments.
Rules suspended. Placed on Third Reading.
Third reading, passed; yeas, 43; nays, 6; absent, 0; excused, 0.

IN THE HOUSE

- Apr 17 House concurred in Senate amendments.
Passed final passage; yeas, 82; nays, 13; absent, 0; excused, 3.
- Apr 19 Speaker signed.

IN THE SENATE

- Apr 20 President signed.

OTHER THAN LEGISLATIVE ACTION

- Apr 21 Delivered to Governor.
- May 8 Governor signed.
Chapter 240, 2017 Laws.
Effective date 7/23/2017.



CERTIFIED CREATIVE DISTRICTS PROGRAM COMMUNITY READINESS WORKBOOK

2021 EDITION



WASHINGTON STATE
ARTS COMMISSION

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INTRODUCTION

Since Richard Florida published his book *The Rise of the Creative Class* in 2003, communities around the world have spent more time focusing on their creative economy. Creative industries are major economic drivers and among the most rapidly growing sectors worldwide. According to a joint report published by CISAC and UNESCO in 2015, cultural and creative industries make up approximately 3% of the world's gross domestic product (GDP).^[1] They employ 29.5 million people around the world, more than the auto industry in Europe, Japan, and the US combined (29.5M vs. 25M workers).^[2]

Governors across the US recognize how important the creative sector is to their state's economy. According to the National Governors Association report, *Arts and the Economy*,^[3] there are a number of reasons to include art in community-based planning activities.

- creative industries are growing and play a major role in a community's ability to compete economically
- companies decide to locate in communities that have a readily available creative workforce
- arts and culture create new jobs
- arts and culture foster a quality of life that attracts talented workers

In Washington State, 303,839 people were employed in the creative industries in 2017. This is a 2% increase from 2016.^[4] In fact, the number of creative jobs in Washington has increased between 2 – 4% annually since 2011, making it one of the fastest-growing sectors in the state.^[5]

ABOUT ARTSWA

The Washington State Arts Commission (ArtsWA) was established in 1961. Its purpose is to promote, conserve and develop the state's artistic resources. The agency manages statewide activities and programs that grow and develop the arts and culture. This contributes to a high quality of life for all Washingtonians.

OVERVIEW OF THE CREATIVE DISTRICTS PROGRAM

The state legislature passed a bill in 2017 to fund the Certified Creative Districts program. The bill was signed into law by Governor Inslee in May 2017. This bill gave ArtsWA the authority to create and manage this program. The focus of the program is two-fold:

- to help communities create long-term economic opportunities in their region, and
- to support the long-term growth of Washington's arts, culture and creative sector.

Creative Districts are geographically defined areas where a concentration of artistic, cultural, and economic activity takes place. ArtsWA provides a five-year state-certification to communities based on specific criteria. It is an endorsement of the activities that may already exist in a community. It recognizes growth potential for the future. The criteria requires that a broad coalition of stakeholders come together for this process. They work together to plan a District and create a vision for the long-term economic health of their region.

The Creative District program provides a platform for artists and creatives to help develop their local economy. It fosters innovation, entrepreneurship and community values. This combination creates a holistic, sustainable and diverse economy, so that communities and their future generations can thrive.

HOW WE SUPPORT YOUR COMMUNITY'S SUCCESS

Our goal is to see arts and creative industries thrive, and be renowned throughout the state. The Creative Districts program creates a support system for communities to achieve long-term goals. We will:

- provide resources to help you plan your program
- offer guidance throughout the planning process
- administer a rigorous and fair application process

If your community becomes a Certified Creative District, ArtsWA will:

- provide ongoing support and advocacy
- offer access to training programs
- provide ongoing technical assistance
- host and encourage networking activities amongst Creative District communities
- support your community in finding grants and other funding opportunities
- promote success stories to the public, elected officials, and other stakeholders

YOUR FOUNDATION FOR SUCCESS

This toolkit provides a framework to help your community organize a Creative Districts Program. The exercises in this handbook are simple to use. They were created for you to orient your thinking about how to establish a successful district. Based on economic development best practices, they're designed to help you promote dialogue in your community about its vision of the future.

CONSIDERATIONS WHEN PLANNING YOUR DISTRICT

You should think of this toolkit as a road map for your community. Understanding your community's strengths and weaknesses will help you choose the direction and focus of your Creative District. Doing the exercises is a critical part of the certification process. This will strengthen your community's bid for Creative District designation.

We recommend you read through the entire workbook first before you start to answer the questions. This will give you a holistic idea of what your district can be at the end of the process.

INSTRUCTIONS

1. Please complete all sections. Try to answer as many of the questions as possible. You may not be able to answer every question in this toolkit at the beginning. Please don't let that discourage you. The purpose of this workbook is for you to think about your community's identity and how it is unique compared to other places.
2. Work on the exercises in this toolkit with other members of your community. The Toolkit con-

tains three distinct focus areas, with 13 major criteria. It is unlikely you will have all the answers by yourself. Getting input from lots of community members will be key in creating a holistic plan.

3. Work on the workbook sections in order. The sections build on one another, laying the foundation for your community to apply for and seek district certification.

If your group has questions or concerns about a particular focus area or criteria, please contact the Creative District Program Manager.

1 CISAC and EY, Cultural Times: The first global map of cultural and creative industries (www.worldcreative.org, December 2015).

2 CISAC, Cultural Times: The first global map of cultural and creative industries.

3 Arts and the Economy: Using Arts and Culture to Stimulate Economic Development, NGA Center for Best Practices 2009

4 WESTAF, Creative Vitality Suite (www.cvsuite.org, November 18, 2017).

5 WESTAF, Creative Vitality Suite.



SECTION 1: SETTING THE GROUNDWORK

In this section, you will focus on the basic characteristics of your proposed Creative District:

- What are the Creative District's mission, vision and values?
- Where will the district be located?
- What types of arts and creative industries exist in the area?
- What is the demographic makeup of your community?
- What is the community's unique identity as compared to other communities?
- Who will be part of your district planning team?
- Who are the partners involved in planning the Creative District? Are agreements in place that cover how partners will work together?
- Is there an organization or group that will be the District Administrator?

Answering these questions is the foundation of your Creative District. These elements are required in the final application for Certified Creative District designation. This section should be completed first and in its entirety before you move to the next section.

VISION, MISSION, VALUES

WHAT IS THE VISION FOR THE CREATIVE DISTRICT? *A statement that describes your ideal future. This short statement should describe how your District will change your community.*

WHAT IS THE MISSION OF THE CREATIVE DISTRICT? *A phrase that describes how you will work toward achieving your vision. In other words, it's what you'll do and how you'll do it.*

WHAT ARE THE COMMUNITY/CREATIVE DISTRICT'S VALUES? *Use short words or phrases to describe the core beliefs or guiding principles your community holds dear.*

Is the proposed Creative District a contiguous, well-defined, appropriately sized area?

If the locale is urban, is the proposed district walkable?

If the locale is rural, are there geophysical barriers that prevent district from being well-defined and functional?

Are there any barriers that prevent the movement from one place to another in the District? (e.g., impassable river, freeway, railroad crossing, etc.)?

[illegible]

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Date	Time	Location	Description
10/10/2019	10:00	Biology	Introduction to the course and the importance of biology in understanding the world around us.
10/10/2019	11:00	Chemistry	The periodic table and the properties of elements.
10/10/2019	12:00	Physics	The laws of motion and the forces that govern them.
10/10/2019	13:00	Mathematics	Algebra and geometry: the foundations of mathematics.
10/10/2019	14:00	History	The rise and fall of the Roman Empire.
10/10/2019	15:00	Literature	The works of Shakespeare and the impact of his plays.
10/10/2019	16:00	Art	The art of the Renaissance and the influence of the humanist movement.
10/10/2019	17:00	Music	The history of music and the development of different musical styles.
10/10/2019	18:00	Health	The importance of a healthy diet and the benefits of exercise.
10/10/2019	19:00	Science	The discovery of penicillin and the impact of antibiotics on medicine.
10/10/2019	20:00	Technology	The development of the internet and the impact of digital technology on society.
10/10/2019	21:00	Sports	The history of the Olympic Games and the importance of physical fitness.
10/10/2019	22:00	Language	The evolution of the English language and the influence of other languages.
10/10/2019	23:00	Philosophy	The foundations of Western philosophy and the quest for knowledge.
10/10/2019	24:00	Psychology	The study of the mind and the behavior of humans and animals.
10/10/2019	25:00	Economics	The principles of economics and the role of markets in society.
10/10/2019	26:00	Law	The history of law and the principles of justice.
10/10/2019	27:00	Social Studies	The study of human societies and the impact of social structures on individual lives.
10/10/2019	28:00	Environmental Science	The impact of human activities on the environment and the need for sustainable development.
10/10/2019	29:00	Astronomy	The study of the universe and the search for extraterrestrial life.
10/10/2019	30:00	Geography	The study of the Earth and the distribution of natural resources.
10/10/2019	31:00	Political Science	The study of government and the role of citizens in society.
10/10/2019	32:00	Anthropology	The study of human evolution and the development of different cultures.
10/10/2019	33:00	Archaeology	The study of ancient civilizations and the recovery of their remains.
10/10/2019	34:00	Botany	The study of plants and the role of photosynthesis in the ecosystem.
10/10/2019	35:00	Zoology	The study of animals and the behavior of different species.
10/10/2019	36:00	Microbiology	The study of microorganisms and the impact of diseases on human health.
10/10/2019	37:00	Immunology	The study of the immune system and the body's response to infection.
10/10/2019	38:00	Genetics	The study of genes and the inheritance of traits.
10/10/2019	39:00	Molecular Biology	The study of the structure and function of molecules in living organisms.
10/10/2019			

Please describe the types of **artistic or cultural activities** that take place in the region. *Examples: a community center/theatre, business district, training/educational facility, production facility, annual festival, recurring arts-related activity (e.g., Arts Walk), etc.*

[illegible]

PLACE-MAKING/ARTS ANCHOR

Are there **place-making** and/or arts-related anchor attractions that exist in the community? *Examples include an entertainment complex, museum, waterfront access, etc.*

- ☐ Yes
☐ No
☐ Don't Know

If so, please list them below:

CREATIVE ECONOMY INDUSTRIES

What other activities take place in the proposed creative district? What other businesses and attractions exist that would appeal to residents and visitors?

Examples include: breweries, food production, publishing, video production/broadcasting, design services, performing arts companies, photography, museums, boat building, etc.

- ☐ Yes ☐ No ☐ Don't Know

If YES, what are they?

What is missing from these lists? What would you like to see come into your community?

ITEM 3: COMMUNITY DEMOGRAPHICS AND IDENTITY

DEMOGRAPHICS AND CULTURAL HERITAGE

Please describe the demographics of your community: gender, ethnicity, age, disability, etc. You can find this information from the [US Census Bureau](#) and [Washington State's Office of Financial Management](#).

Please describe your community's cultural or historical heritage. Include information about: indigenous people, pioneers or settlers, the origins of the local economy (consider and include immigrant and migrant populations), etc.

COMMUNITY IDENTITY

Please describe what your community's unique identity is. What sets it apart from other places? Why do you or people you know love your community?

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Please describe the district's unique arts and culture niche. What kinds of arts, heritage or cultural activities will people find in your District that they can't find anywhere else?

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COMMUNITY IDENTITY

What are some adjectives that describe the personality or vibe of your future Creative District? How do you want visitors and residents to feel when they are in your District?

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Describe how the Creative District will reflect the values of the community:

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ITEM 4: PARTNERSHIPS

Partnership amongst community members and organizations is key to the district's success. A broad agreement of community leaders is a good sign that a district will be successful long-term. Partnership(s) must include local government(s) (or similar entity), and shall include arts organizations, artists and other creatives, local chamber or downtown association, economic development agencies, businesses engaged in arts activities, local tourism bureau, local colleges and/or school districts, local arts agencies, other public agencies such as local port authority or regional transit, regional planning agencies, local tribal governments or agencies, businesses engaged in complimentary industries, etc.

WHO ARE OUR KEY PARTNERS?

Which groups, people, and organizations do we already have on board to ensure our Creative District is successful?

WHO IS MISSING FROM THIS LIST?

Will the partners you've identified write letters of support for your district application?

Will there be a partnership agreement/**memorandum of understanding** (MOU) between the main partners to help guide activities in district?

☐ Yes ☐ No ☐ Don't Know

ITEM 5: DISTRICT ADMINISTRATION

Proposed Districts must designate a structured business entity to act as the **district administrator**. *Types of allowed entities include: local government (municipal or tribal), 501(c)(3) or 501 (c)(6) (such as registered neighborhood organization, downtown development authority, associate development organization).*

Is the total annual operating budget of the administrative organization at least \$20,000 (does not refer to Creative District budget)?

- ☐ Yes
- ☐ No
- ☐ Don't Know

Does the administrative entity agree to include district activities as part of the annual work plan of staff liaison, in compliance with ArtsWA requirements?

- ☐ Yes
- ☐ No

If the entity is not a local government, does it have the cooperation of the municipal entity that governs the geographical location of the proposed district?

- ☐ Yes
- ☐ No
- ☐ Don't Know

Please identify administrative entity and its operating structure.

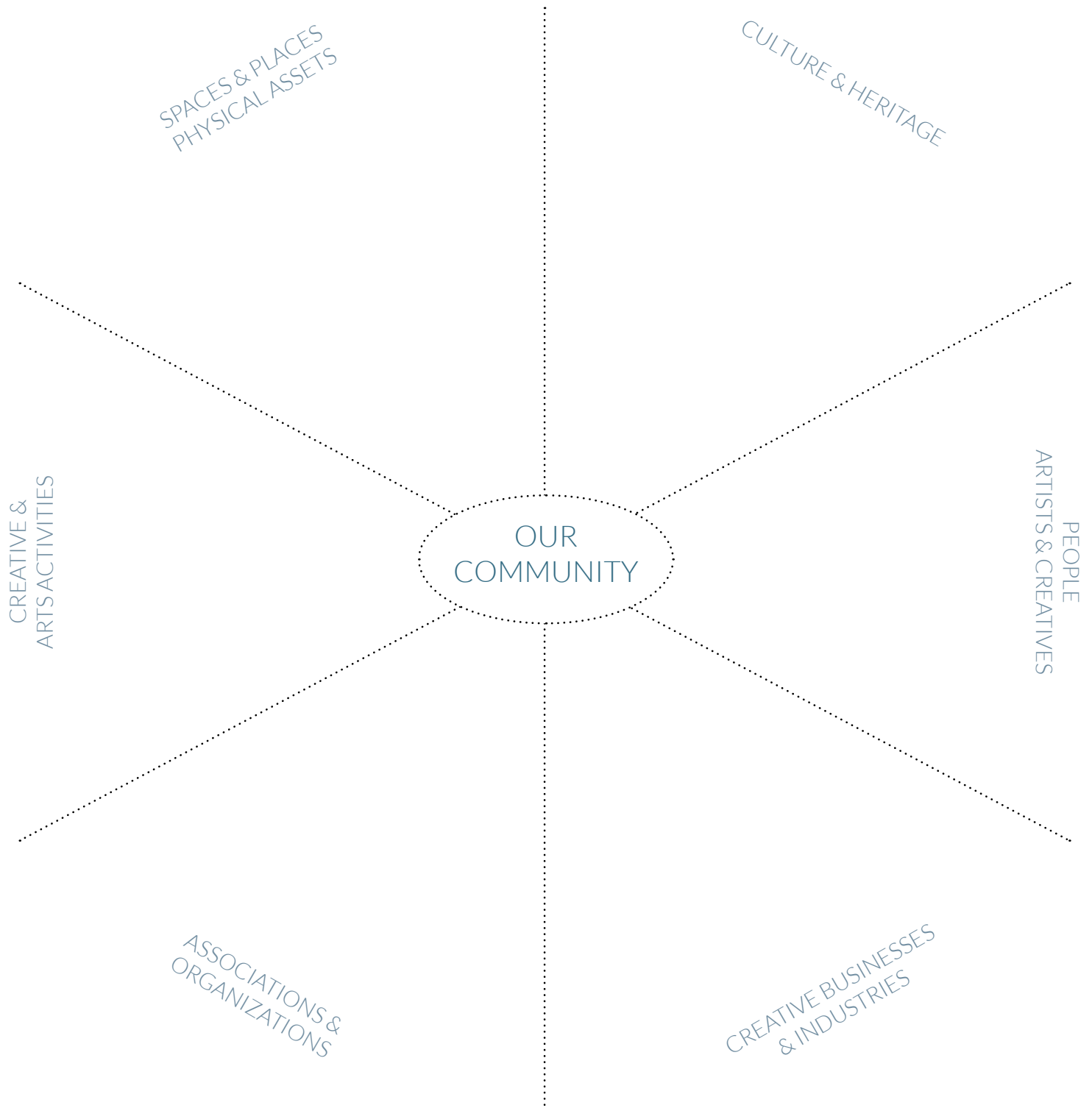
Is there a designated staff position assigned to oversee district activities?

- ☐ Yes
- ☐ No
- ☐ Don't Know

If YES, please describe staff role.

ASSET MAP TEMPLATE

On this page you will make a list (or '**ASSET MAP**') of all the resources in your community within the following areas. The purpose is to identify the resources in your area, and to understand how these resources are connected. This exercise can also be used in a larger community engagement meeting to get a full picture of the assets your community has.





SECTION 2: DISTRICT DEVELOPMENT AND PROMOTION

The focus of this section will be a deeper dive into the Creative District planning process. You will work on:

- understanding and developing community assets
- reaching underserved communities and incorporating them into the planning process
- knowing your community's strengths and weaknesses
- branding and promoting your Creative District, and
- preparing your community to focus on creative economy activities.

Units in this section include:

- community buy-in
- branding and promotion
- economic development
- education and workforce development, and
- development, land use, and housing.

Please note: Some of the elements in this section are not *required* for your district application, but planning for them will help your Creative District be more successful over time.

ITEM 6: COMMUNITY BUY-IN & CONNECTION

Has this idea been presented to the elected officials in proposed district?

☐ Yes ☐ No ☐ Don't Know

If so, will they officially endorse the Creative District as an approved activity?

☐ Yes ☐ No ☐ Don't Know

If YES, what type of endorsement will they provide?

Are there citizens who can act as advocates or cheerleaders on behalf of the Creative District?

☐ Yes ☐ No ☐ Don't Know

If so, who are they?

Is there broad community buy-in for the proposed Creative District?

☐ Yes ☐ No ☐ Don't Know

Have you made concerted outreach efforts to artists and other creatives? Do you have artists and creatives actively working on your planning committee?

☐ Yes ☐ No ☐ Don't Know

Please describe community outreach activities that your group has done:

Has your outreach been inclusive of underrepresented groups in your community? How are their voices being added to your Creative District planning or activities?

What challenges have you had in your outreach efforts?

How are you ensuring your Creative District activities reflect the diversity of your community?

ITEM 7: BRANDING AND PROMOTION

Based on the arts and creative activities you identified in Section 1, list 3 - 4 target markets for the district. Why would they want to come to this District?

TARGET MARKET 1:

Why will they come to the District?

TARGET MARKET 2:

Why will they come to the District?

TARGET MARKET 3:

Why will they come to the District?

TARGET MARKET 4:

Why will they come to the District?

Will there be a marketing and promotional budget assigned to the promotion of the District?

☐ Yes ☐ No ☐ Don't Know

How does the District intend to promote its arts and tourist activities to these target markets? What types of marketing will you do throughout your first five years of District designation?

What type of marketing or promotional materials or collateral do you think you will need to create in order to successfully market your District?

ITEM 8: ECONOMIC DEVELOPMENT ACTIVITIES

What is the organization(s) that does economic development work on behalf of the local community?

Is there a designated economic development plan that includes the arts as a driver of economic activity?

- ☐ Yes
☐ No
☐ Don't Know

If yes, please describe key aspects of the plan:

[illegible]

Please describe activities that community and this organization does or will do to support **creative-sector** economic development.

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☐ Yes ☐ No ☐ Don't Know

ITEM 9: EDUCATION, WORKFORCE AND JOB CREATION

ARTS EDUCATION & TRAINING

Does the community support and foster arts educational opportunities for K-12 students?

- ☐ Yes
☐ No
☐ Don't Know

What are some of the organizations that do this work? What services do they provide?

Does the local community college/school district offer arts-based job training curriculum?

- ☐ Yes ☐ No ☐ Don't Know

If YES, list the curricula:

WORKFORCE DEVELOPMENT

Does the local workforce development agency have a plan to create **workforce development** opportunities in creative economy jobs in region?

- ☐ Yes ☐ No ☐ Don't Know

Do these plans include disadvantaged demographic groups (such as veterans, low-income, persons with disabilities, etc.)?

- ☐ Yes ☐ No ☐ Don't Know

If YES (to either question), please describe some of the plans that assist with developing the local workforce. *Please note, answering this question may require you to forge a partnership with an organization outside the Creative District region.*

ITEM 10: DEVELOPMENT, LAND USE & HOUSING

LAND USE AND ZONING

Is this area appropriately zoned for intended uses or activities?

☐ Yes ☐ No ☐ Don't Know

Are there restrictions that could hinder potential development of this area (such as restricted-use zones, environmental mitigation, etc.)?

☐ Yes ☐ No ☐ Don't Know

Please list the types of land use zone categories in the area:

Are there infrastructure projects (e.g., traffic mitigation, improved lighting) that may need to take place to make the area more accessible or user-friendly?

☐ Yes ☐ No ☐ Don't Know

Please list any infrastructure upgrades, etc.

RE/DEVELOPMENT OPPORTUNITIES

Are there designated assets that people would like to see redeveloped? *Examples include: historic buildings, transit centers, community plazas, etc..*

☐ Yes ☐ No ☐ Don't Know

Please describe the identified assets.

HOUSING/ARTIST WORKSPACE

Is there a local need for affordable housing and/or workspace for artists?

☐ Yes ☐ No ☐ Don't Know

Please describe the greatest need, and if the Creative District would like to pursue opportunities in this arena:

EVALUATING COMMUNITY ASSETS

A **SWOT analysis** is a powerful tool to help you develop your Creative District. A SWOT helps you organize your top strengths, weaknesses, opportunities and threat into a simple organized list.



SECTION 3: CRAFTING YOUR DISTRICT PLAN

You should have a good understanding of what makes your community unique. You should also know how your community can support a cohesive, sustainable, creative and cultural economy. Now it's time to start crafting your Creative District [program plan](#).

In your plan, you should identify goals for your District, and how you plan to achieve those goals. You should measure your creative economy progress in the form of data tracking. ArtsWA will require specific types of data to be tracked in each Creative District. However, we encourage you to think about what other types of data will help you to measure progress that reflects your community values and standards.

ITEM 11: SETTING GOALS AND MILESTONES

SETTING CREATIVE DISTRICT PROGRAM GOALS

Please describe 3 – 5 **goals** your District would like to achieve over the next 3 – 5 years:

GOAL 1:

How will this goal advance your Creative District?

GOAL 2:

How will this goal advance your Creative District?

GOAL 3:

How will this goal advance your Creative District?

GOAL 4:

How will this goal advance your Creative District?

GOAL 5:

How will this goal advance your Creative District?

SETTING PROGRAM MILESTONES

Please describe program milestones for Program Years 1, 2, 3 and 5:

YEAR 1 MILESTONES:

YEAR 2 MILESTONES:

YEAR 3 MILESTONES:

YEAR 5 MILESTONES:

ITEM 12: MEASURING PROGRESS

TRACKING ECONOMIC DEVELOPMENT DATA

Does the proposed district have economic data to demonstrate current or projected growth of sector(s) in region*? Examples of data to track include:

Data Points	Current Data	5 Year Projection (goal)
Number of creative industry jobs within Creative District boundaries		
Number of creative businesses within Creative District boundaries		
Number of total businesses within Creative district boundaries		
Retail sales tax revenue within Creative district boundaries		
Lodging tax revenue (if applicable)		
Number of visitors/tourists to activities/venues within Creative District boundaries		
Estimated number of children/youth that directly benefit through Creative District activities (include students, participants)		
Artist live/work spaces or affordable housing units		
Number of new business starts within the District boundary annually		

**ArtsWA has a subscription to Creative Vitality Suite, an online tool that tracks economic data in the creative sector throughout the United States. We can help you create a benchmark for data analysis if needed.*

Are there additional categories of data, based on stated community values or standards, that the district would like to track that demonstrate creative economy vitality in the region? Examples include: property value trends, occupancy rates, crime statistics, income levels, relative percentage increase in creative businesses/activities in

ITEM 13: PROGRAM SUSTAINABILITY

The Creative District certification comes with a small one-time seed grant from ArtsWA (subject to availability). Does the proposed district administrator have the ability to provide matching operating funds to begin program?

- ☐ Yes
☐ No
☐ Don't Know

Please describe where these match funds will come from:

Creative District certification lasts for five (5) years. Has the administrative entity thought about how District program activities will be funded during this time?

- ☐ Yes ☐ No ☐ Don't Know

Please describe funding mechanisms. Please provide 5-year funding projections for Creative District:

[illegible]

GLOSSARY

Artistic or cultural activities: arts or culture-related actions by individuals or companies that generate income or develop job or business opportunities.

Arts and culture niche: arts and cultural products, services or activities that appeal to a specific group of people

Asset mapping: a process to make an inventory or 'map' of resources, skills and talents of people and organizations to find out and connect the links between different parts of a community.

Community assets: a resource that can be used to improve the quality of community life. Examples include: the capacities and abilities of community members; a building or place; a business that provides jobs; or local private, public, and nonprofit institutions or organizations

Community development strategy: an action plan created to promote economic and social progress for a community

Competitive advantage: something that a company or community does better than its competitors due to its services or its brand position.

Creative industries: a group of businesses with highly similar, creative activities at their heart. Examples include: design, music, publishing, architecture, film and video, crafts, visual arts, fashion, TV and radio, advertising, culinary arts, and the performing arts.

Creative sector: a general segment within the economy that describes a general economic activity, in this case, arts, culture and creativity.

District administrator: an appointed staff person or organization responsible for overseeing the work plan and activities of the Creative District

Economic development: a sustained community effort to improve the local economy and quality of life by building capacity to adapt to economic change.

Goals: an observable and measurable end result to be completed within a specific time frame.

Identity: the qualities of a person or group that make them different from others; who or what a person or group is,

Memorandum of understanding (MOU): a document that describes a common agreement on an issue between two or more parties. Generally recognized as binding, even if no legal claim could be based on the rights and obligations laid down in them.

Milestone: a task, objective or stage into which a project is divided. Milestones serve as progress markers for monitoring and measuring achievements.

Partnership: a relationship in which two or more people or organizations work together to achieve a common goal.

Program plan: a written plan for a program that defines goals and describes a plan to reach those goals.

Stakeholder: a person and/or organization who has an interest in or investment in an activity, and who is impacted by, and cares about how it turns out

SWOT Analysis: a study taken on by an organization to identify its internal strengths and weaknesses, as well as its external opportunities and threats.

Workforce development: an approach to economic development that works to enhance a region's economic stability by focusing on the overall employment needs of a region.

RESOURCES

[Governing Statute SHB 1183 \(website\)](#)

[List of Approved Creative Industry Job Categories \(NAICS codes\) \(PDF document\)](#)

[List of Occupations by Standard Occupational Classification \(SOC\) Code \(PDF document\)](#)

[Creative Vitality Suite \(website\)](#)

[Labor Market Information - Washington State \(website\)](#)

[How to conduct a SWOT analysis](#)

PROMOTIONAL AND PRESENTATION MATERIALS

[Creative Districts Program Handout \(PDF document\)](#)

[Creative Districts Overview Presentation \(PDF document\)](#)

[Sample Declaration For A City Council or Municipal Government \(PDF document\)](#)

[Sample Press Release for Creative Districts Community Meeting \(PDF document\)](#)

ECONOMIC DEVELOPMENT BEST PRACTICES

[Strengthening Rural Economies Through the Arts: NGA Best Practices August 31, 2005 \(online article\)](#)

[Arts and the Economy: Using Arts and Culture to Stimulate Economic Development \(online article\)](#)

[New Engines of Growth: Five Roles for Arts, Culture and Design \(online article\)](#)

[Promoting Film and Media to Enhance State Economic Development \(online article\)](#)

[Community as Canvas: The Power of Culture in the Emergence of Intelligent Communities \(PDF document\)](#)

[How to Do Creative Placemaking, National Endowment of the Arts \(PDF document\)](#)

[Rural Prosperity through the Arts & Creative Sector, National Governors Association \(PDF document\)](#)

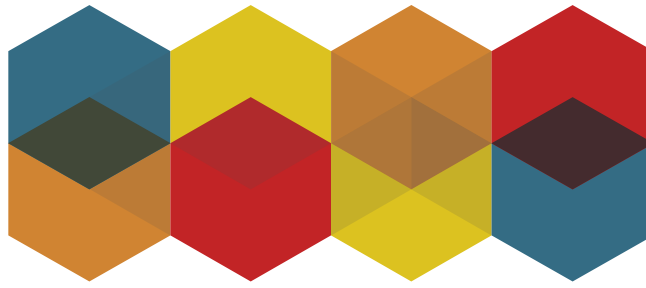
CREATIVE DISTRICT PRE-APPLICATION CHECKLIST

MINIMUM REQUIREMENTS TO APPLY

- ☐ Designated, contiguous geographic area recognized by local municipal entity
- ☐ Area is walkable and/or easily navigable
- ☐ Concentration of artistic or cultural activities and/or minimum of 1 - 2 primary arts-related industries occurring in region
- ☐ Clearly defined arts and culture identity, and brand
- ☐ Structured entity formally recognized by local government designated as district administrator, with assigned staff role to carry out Creative District activities
- ☐ Administrative entity has a minimum \$20,000 total annual operating budget (includes entire budget, not just Creative District funds)
- ☐ Broad community buy-in for community designation as Creative District
- ☐ Partnership agreement amongst entities, to help guide activities in district
- ☐ Program strategic plan (covering 3 - 5 years of activity)
- ☐ Site visit to proposed district by Creative District program staff has been scheduled or completed

ADDITIONAL CONSIDERATIONS FOR A SUCCESSFUL DISTRICT

- ☐ Actively promoting local arts, culture and tourist activities
- ☐ Appropriately zoned for activities/intended uses
- ☐ Engaged in preservation or promotion of cultural or historical heritage
- ☐ Exploring opportunities around maker space and/or affordable housing for artists and creatives
- ☐ Active engagement and participation in District by artist and creatives
- ☐ Active engagement and participation in District by a diverse coalition of community members, including underrepresented groups
- ☐ Economic and workforce development plans to bolster creative economy for region
- ☐ Economic development data to demonstrate current or projected growth of sector(s) in region
- ☐ Engaged in attracting creative entrepreneurs, investment and/or other related economic development activities to community

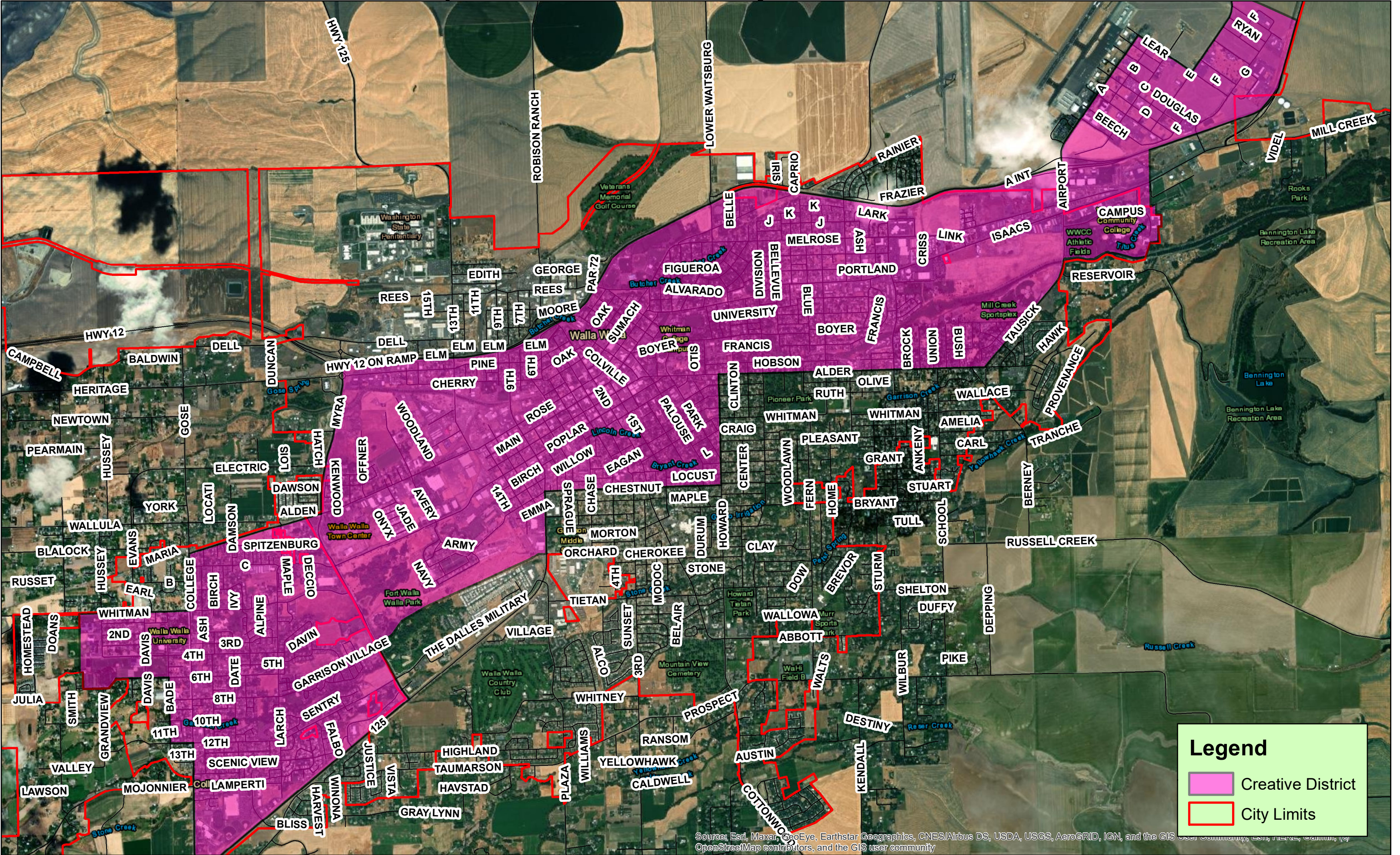


WASHINGTON CERTIFIED
CREATIVE DISTRICTS PROGRAM



Annette Roth, Creative Districts Program Manager
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360-252-9982 direct | 360-753-3860 agency | annette.roth@arts.wa.gov

Proposed Walla Walla Valley Creative District



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS user community, Esri, HERE, DeLorme, Mapbox, OpenStreetMap contributors, and the GIS user community

City of College Place, Washington
RESOLUTION NO. 20-XXX

**A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF COLLEGE PLACE, WASHINGTON
REGARDING .**

Whereas, the City of College Place is a non-charter code city governed by the rules and regulations of RCW 35A; and

Whereas, RCW 43.46.105 authorizes local governments to designate a Creative District within its territorial boundaries, subject to certification by the Washington State Arts Commission; and

Whereas, a Creative District is geographically defined area where art, culture, social, and economic activity takes place and where cultural facilities, creative industries, and arts-related businesses are a vibrant hub for the community; and

Whereas, the benefits of a state-certified Creative District include; promoting the City and Greater Walla Walla Valley's unique identity and values; increasing tourism; growing creative industry jobs and career opportunities; being able to pursue grant opportunities related to the creative industry; preserving and improving historic community assets; and enhancing the City's livability; and

Whereas, the City's Cultural & Business District, Downtown Walla Walla, and surrounding areas contain a strong concentration of the Walla Walla Valley's cultural assets, businesses and activities; and

Whereas, the Washington State Certified Creative District Program aligns with the goals of the City's Economic Development Element of the Comprehensive Plan;

Now therefore, it is hereby resolved by the City Council of the City of College Place, Washington, as follows:

Section 1. Creative District Boundaries. That the area shown on the attached Exhibit A, which encompasses the City of College Place & City of Walla Walla's Cultural and Business District and surrounding areas, is hereby designated as the Walla Walla Valley Creative District, subject to the certification by the Washington State Arts Commission.

Section 2. Creative District Application. That the Administration is authorized to partner with the City of Walla Walla, Downtown Walla Walla Foundation, ArtWalla, and other partners to petition the Washington State Arts Commission for certification of the Creative District and

to execute on behalf of the City of College Place any documents necessary for state certification of the Creative District.

Section 3. Creative District Promotion. That the Creative District shall promote the exploration of and participation in the creative economy and arts and cultural experiences unique to the Walla Walla Valley (comprising College Place & Walla Walla) community and that business and property owners within the Creative District are encouraged to involve themselves and participate in the full development of the Creative District.

Section 4. Creative District Participation. That administration is authorized to direct staff to actively support and cooperate with the Creative District Steering Committee to develop, maintain, and encourage the economic and arts and culture activities in the Creative District.

Clerical Corrections. The City Clerk is authorized to make necessary clerical corrections to this resolution including, but not limited to, the correction of scrivener's/clerical errors, references, resolution numbering, section/subsection numbers and any references thereto.

Effective Date. This resolution shall take effect and be in full force upon its passage as provided by law.

PASSED by the City Council of the City of College Place, Washington, this ____ day of _____, 2020.

Attest:

Norma L. Hernández, Mayor

Lisa R. Neissl, CMC
City Clerk

memo



Rea L Culwell
City Attorney

TO: City Council, Mayor Norma Hernandez, City Administrator Mike Rizzitiello

cc: Community Development Director Jon Rickard, Public Works Director Robert McAndrews; Finance Director Brian Carleton

FROM: Rea Culwell, City Attorney

Date: January 5, 2022 *RC*

Re: Introduction to Tax Increment Financing (Power Point presentation)

Intro:

Washington state legislature enacted a new law effective July 25, 2021 which expands cities' ability to fund public infrastructure projects to spur economic development by encouraging additional private development and investment. With the investment of public infrastructure, the goal is to spur private development and investment to create jobs, increase property values, and improve socioeconomic health of the community.

Originally, TIF intended to spur private investment in blighted areas in need of economic revitalization, but is now one of the leading economic development financing tool across the nation.

Basics:

TIF allows local governments to invest in infrastructure and other improvements which will attract private development which will increase the assessed valuation of the improved area, thus allowing local governments to pay for the improvements through capturing an increase in property tax revenues.

Through the use of TIF, cities divert future property tax revenue increases from a defined geographical area toward a public improvement or other economic development project. Once the geographical area is designated (increment area), taxes are assessed on the increase in assessed value due to development. The

additional funds are then used for to pay for the improvements. Improvements are expected to spur economic growth and reduce economic decline. The increment increase becomes a repayment stream for debt used to finance the improvements.

History:

The first TIF was used in California in 1952. Washington state's history started off poorly with the Community Redevelopment Financing Act of 1982, (Chapter 39.88 RCW) which was struck down as unconstitutional by the state Supreme Court. The court ruled that the funding mechanism in the Act diverted monies intended for public (common) schools in violation of article IX, section 2 of the Washington state constitution which requires that "the entire revenue derived from the common school fund and the state tax for common schools shall be exclusively applied to the support of the common schools". *Leonard v. Spokane*, 127 Wn.2d 195, (1995).

Washington voters rejected attempts in 1973, 1982, and 1985 to amend the state constitution to authorize TIF.

The legislature took another stab at TIF beginning in 2001 and subsequent years, resulting in:

- Community Revitalization Finance Act (CRF);
- Local Infrastructure Financing Tool Program (LIFT);
- Hospital Benefit Zone Financing Program (HBZ)
- Local Revitalization Financing Program (LRF);
- Local Infrastructure Project Area Financing (LIPA); and
- State Land Improvement Financing Area (SLIFA).

The requirements, details, and availability of the above programs are beyond the scope of this memo and details can be provided upon request, but generally the above listed programs were less successful for various reasons such as reliance on state funding (some programs are closed and would need additional legislative action for the city to use), the need for interagency agreement and/or financing, and inability to raise sufficient fund amount for meaningful projects.

HB 1189:

The new law, HB 1189 was drafted to address the constitutional issue and to not impact the state portion of property taxes.

TIF permitted uses:

Under HB 1189, which is available to all counties, cities, towns, and port districts, funds can be used for:

- Infrastructure improvements owned by the local government:
 - Street and road construction
 - Water and sewer system construction and improvements;
 - Sidewalks and other nonmotorized transportation improvements and streetlights;
 - Parking, terminal, and dock facilities;
 - Park and ride facilities or other transit facilities;
 - Park and community facilities and recreational areas;
 - Stormwater and drainage management systems;
 - Electric, broadband, or rail services;
 - Mitigation of brownfields;
- Expenditures for:
 - Purchasing, rehabilitating, retrofitting for energy efficiency, and constructing housing for creating or preserving long-term affordable housing;
 - Purchasing, rehabilitating, retrofitting for energy efficiency, and constructing child care facilities serving children and youth that are low-income, homeless, or in foster care;
 - Providing maintenance and security for public improvements;
 - Acquisition and preservation of historic real and personal property.

Requirements:

To utilize the TIF, the City must pass an ordinance designating a specific geographic area that is expected to benefit from the development – the increment area and adhere to the following guidelines when creating an increment area:

- Prepare a project analysis;
- Have no more than two active increment areas at a time and the areas cannot geographically overlap;
- The increment area cannot have an assessed value of more than \$200 million or more than 20% of the total assessed valuation of the jurisdiction creating the area, whichever is less.
- Once established, boundaries cannot change;

- Revenue cannot be used for additional improvements that were not listed in the ordinance creating the area;
- Ordinance must include a start date for when the improvement will begin;
- Revenues can only be received for the period required to pay the cost of the improvements; and
- Increment area must be retired no more than 25 years after the adoption of the ordinance that created the increment area.

How it works:

Under TIF, properties within an increment area are assessed the local property taxes for all local taxing districts based as normal. Each year, with development and increased assessed value, any increase in monies above the base level goes entirely to the taxing district (city) who created the TIF area. The taxes then must be used to finance (pay for) the improvements specified when the increment area was formed.

Generally, property taxes are assessed as follows:

- Previous year's total levy + 1% + new construction

With TIF, property taxes are assessed as:

- Previous year's levy + 1% + new construction + (TIF assessed increase X levy rate/1000)
- The TIF portion of the property taxes is remitted to the local government (city) that created the TIF. All other taxing districts continue to receive the 1% increase to their previous year's levy, plus new construction.

Project Analysis: The required Project Analysis must include, but is not limited to:

- Objectives for the increment area,
- Duration of the increment area,
- Identification of all parcels to be included in the increment area,
- Description of improvements, including costs and methods of financing,
- Discussion of how private development would not reasonably be expected to occur in the foreseeable future without the improvements
- Assessment of property value in the increment area and the amount expected to be generated from the increased increment assessment;
- Job creation and private development expected from the project; and

- Assessment of any impacts and necessary mitigation to address impacts on affordable and low-income housing; the local business community; local school districts; and local fire service.

Other requirements after the Project Analysis is done include public briefings, public notice, submission of project to the State Treasurer and providing ordinance to county assessor and treasurer and all other local taxing districts.

TIF in College Place:

Possible TIFs:

- Stone Creek/Downtown
 - Fill any gaps on SW Mojonier reconstruction;
 - Assist in paying for east-west roadway in middle of SC development;
 - Stoplight at College Place High School, east-west road, and College Avenue;
 - WWTP improvements;
 - Acquire land on College Avenue for shared parking lot to relax parking requirements on College Avenue to attract more small businesses in the downtown area.
- Myra & Rose
 - Zone to encourage property acquisition and/or infrastructure development to facilitate development of vacant commercially zoned properties in the area.
 - Whitman & Myra area (Price property)
 - NE Rose Street (Gugliemelli property)
- Martin Airfield
 - Fringe properties zoned Industrial Surrounding Airfield but lacking infrastructure.

Impact on current property owners:

Tax rate does not increase. Total monies paid increase as development raises assessed value.

Upfront costs:

There will be upfront costs to the City and more information will be provided as the City moves forward in the process.

Impact on Affordable Housing:

The City must consider any TIF impact on Affordable Housing and will work closely with community affordable housing advocates to ensure the inventory of affordable housing does not decrease and any potential increase in available affordable housing

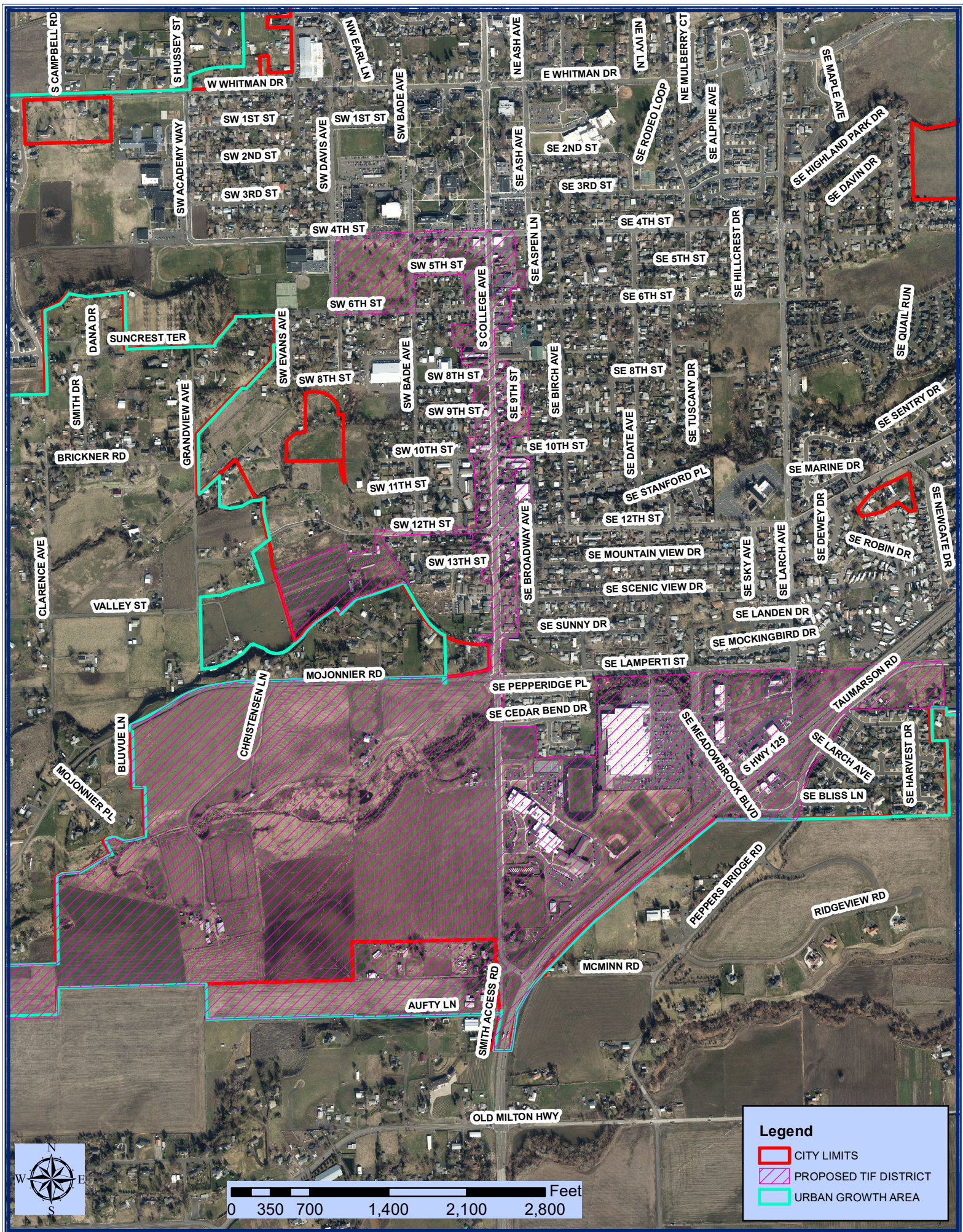
Example:

See Power Point Presentation

Other items for consideration:

Policy issues include location of TIF area, risk of borrowing if expected development doesn't happen, whether the City wants to partner with a developer for a specific development,

PROPOSED STONE CREEK & DOWNTOWN TIF



TAX INCREMENT FINANCING HB 1189



- Economic development tool available to cities
- **Authorizes City as a taxing district to collect more money than it would otherwise be able to do under the law**
- City finances (typically) investment into infrastructure
- Infrastructure:
 - increases assessed value of property
 - Spurs private development = increases assessed value
- City captures ALL of additional tax revenue from increased assessed value
- Additional tax revenue pays for cost (debt) of infrastructure

TAX INCREMENT FINANCING history



- TIF is available in all but 1 state in US
- WA first attempt in 1982 diverted funds from public schools = unconstitutional
- WA legislature created several versions of TIF using sales tax (vs. real property tax)
 - Not used due to reliance on state funds
 - Funds depleted
 - legislators believed “handout to developers”

TIF is Different



- Constitutional = doesn't take monies for schools
- Uniform property tax = doesn't increase tax rate
- Funds used for public benefit (city owned infrastructure)

Growth pays for Growth



TIF is method of allocating portion of property taxes to finance public improvements in designated areas

Parcel A: Undeveloped or Underdeveloped Site

Assessed valuation of \$1M
X 2.25 levy rate per \$1000 AV
= \$4,750 local taxes paid

Parcel B: Developed Site

Assessed valuation of \$20M
x 2.25 levy rate per \$1000 AV
= \$49,000 local taxes paid

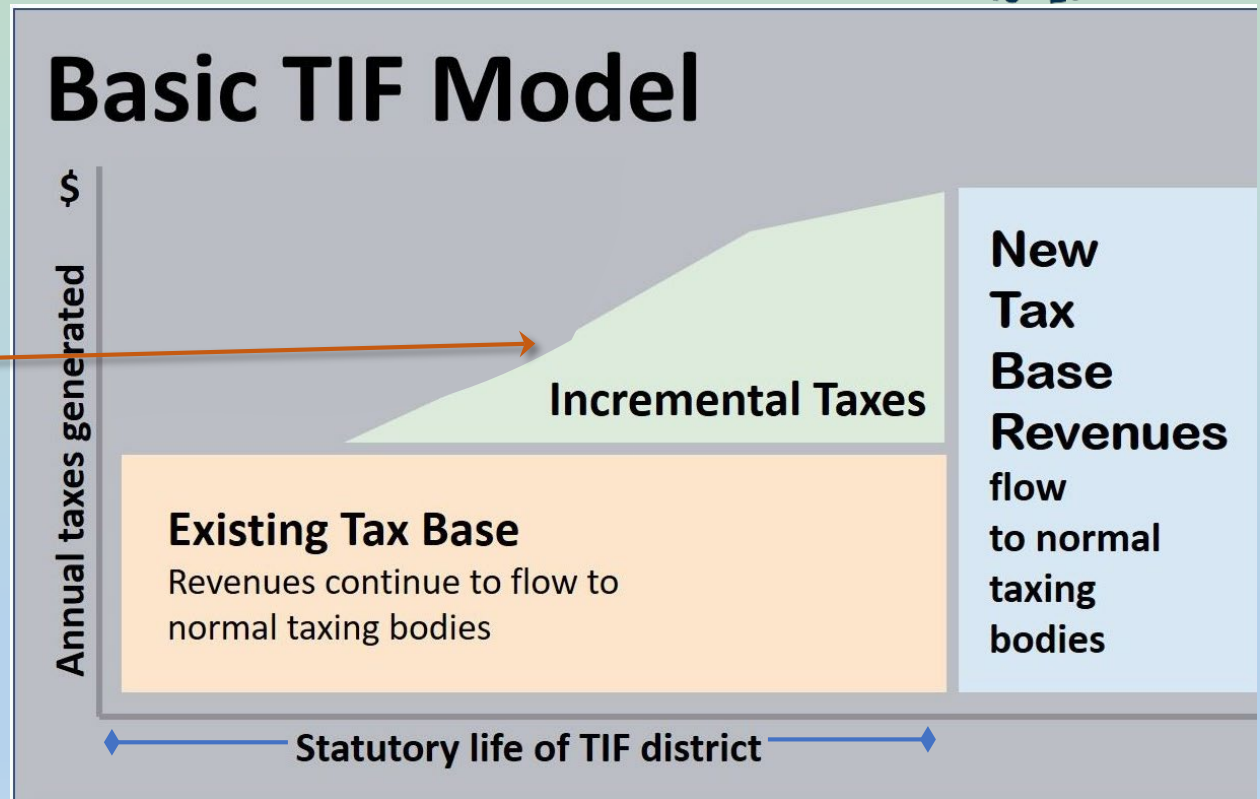


TIF FINANCING

Generally, TIF captures property taxes generated from the increased assessed valuation on the site that results from private development following infrastructure investment.

Only revenues from **REGULAR** property taxes assessed against the **Increment Value** are captured:

- ✓ To pay “**public improvement costs**”
- ✓ To **repay bonds** issued for “public improvements”



PROSPECTIVE TIF AREAS



- Stone Creek/Downtown
 - Fill any gaps on SW Mojonier reconstruction;
 - Assist in paying for east-west roadway in middle of SC development;
 - Stoplight at College Place High School, east-west road, and College Avenue;
 - WWTP improvements;
 - Acquire land on College Avenue for shared parking lot to relax parking requirements on College Avenue to attract more small businesses in the downtown area.
- Myra & Rose
 - Zone to encourage property acquisition and/or infrastructure development to facilitate development of vacant commercially zoned properties in the area.
 - Whitman & Myra area (Price property)
 - NE Rose Street (Gugliemelli property)
- Martin Airfield
 - Fringe properties zoned Industrial Surrounding Airfield but lacking infrastructure.

But For TIF



- Intent of legislation:
 - But for investment in infrastructure, private development would otherwise not happen
 - NOT intended to only build infrastructure with “hopes” of development
 - Must pass “but for” test

Eligible Infrastructure Improvements



- Street & road construction
- Water & sewer system construction & improvements
- Sidewalks & other non-motorized transportation improvements
- Street lights
- Parking & other transit facilities
- Park & community/recreation areas
- Stormwater management systems
- Electric & broadband services
- Mitigation of brownfields
- Purchasing, rehabilitating, retrofitting for energy efficiency & constructing housing for purpose of creating or preserving long-term affordable housing
- Purchasing, rehabilitating, retrofitting for energy efficiency, and constructing child care facilities serving low-income, homeless or foster care children & youth
- Providing maintenance & security for public improvements
- Historic preservation activities RCW 35.21.395

TIF REQUIREMENTS



- City ordinance
 - designating increment area &
 - identifying public improvements to be financed
 - whether bonds will be issued
- 2 active Increment Areas (can't overlap)
- Increment Areas assessed value $\leq$ \$200M OR $<$ 20% of total AV, whichever is less
- Can't add improvements or change boundary
- Must include deadline for construction will begin
- Can only receive TIF revenues for period necessary to pay cost of improvements
- If local government finances improvements, increment area must be retired no more than 25 years after adoption of ordinance

Project Analysis



- Must prepare prior to ordinance; subject to state treasury (90-day) review

Highlights:

- Description of expected private development within IA, including scenario comparison with & without proposed public improvements
- Assessment of impacts & any necessary mitigation to address:
 - Affordable and low-income housing
 - Local business community
 - Local school districts
 - Local fire service

Required Outreach



- Hold two public briefings exclusively on project;
- Submit project analysis to state treasurer for review;
- Publish notice in public newspaper;
- Notice to county treasurer, county assessor, and governing body of each taxing district where increment area is located.

TIF CALCULATION



Pre:

- each taxing district collects:
levy + 1% + new construction

Post:

- each taxing district collects:
levy + 1% + new construction + TIF growth

TIF growth = district's previous year's levy rate X growth in assessed valuation in IA

(excludes "new construction" in IA – no "double dipping")

New construction from within IA added to each taxing district's levy when constructed.

TIF TAXES



- Applies to local property taxes only
- Limited to amount needed to fund public improvements (outlined in ordinance)
- Excess TIF revenue allocated back to taxing districts pro rata

IMPACT ON TAXING DISTRICT



- Tax collected = budgeted amount (prior slide) PLUS levy rate applied to assessed value in TIF IA
- ALL PLUS amount goes directly to City to pay for infrastructure
- At retirement of TIF, all value added becomes the tax base (good for all taxing districts)
- **BUT FOR test is crucial**
- buy in from taxing districts (e.g. Port) good idea

IMPACT ON TAXING DISTRICT (cont.)



BUT FOR test is crucial:

- If development would have occurred WITHOUT TIF, then using TIF is taking away potential future revenues from taxing districts
- Need to focus on underdeveloped, (for whatever reason) & strive for construction to begin w/in 5 years

TAXPAYER IMPACTS



- Levy rate in IA & outside IA remain same
- Minimal impacts on taxpayers outside taxing district
- Developer pays same levy rate as any other taxpayer
- Developer pays more \$\$\$ because assessed value is rising

DEBT ISSUANCE & TIF



- GO Bonds
 - Expected primary method
 - Creates “indebtedness” counts against City’s debt capacity
 - No state backstop & no guarantee increased value
 - City must repay debt regardless of revenues generated Levy rate in IA & outside IA remain same
- Revenue Bonds
 - Authorized, but not expected to be widely used
 - must be payable solely from revenue generated by the public facility located in IA & government operated

POLICY CONSIDERATIONS



- Risk tolerance?
 - What happens if private development doesn't happen?
- Debt level supported?
 - Realistic revenue prediction v. "cost" of financing
- Time frame and opportunities?
 - Consider conservative structure:
 - Realistic revenue prediction
 - Build in a buffer – flexible retirement/early call
- Partnership with private developer

INITIAL COST CONSIDERATION



- \$10k - \$75k consultation
 - Identify IA
 - Prepare some or all of required Project Analysis (to be reviewed by State Treasurer)

PROJECT ANALYSIS



- Objectives
- Boundaries & duration of IA
- Expected private development (with & without public improvements)
- Description of public improvements
- Certified assessed value of real property in IA & estimated increment value & tax revenue allocations
- Estimated jobs created
- Assessment of impacts (affordable housing, business community, school district, fire service)

EXAMPLE



- City wants to create new mixed-use development
- New/upgrade infrastructure needed to support development
- Current lease rates for commercial & residential development not sufficient to support construction costs
- City prepares Project Analysis with desired development both with and without TIF support
- City identifies “significant barrier” to proposed development is cost of infrastructure

BUT FOR TEST - EXAMPLE



Initial Tests:

- Lack of growth and/or history of development
- Unusual or additional development expenses

Secondary Tests:

- Market/gap analysis
- Developer commitment

DEVELOPMENT PLAN - EXAMPLE



Construction timing:

- 1st Phase
 - 2023: 50 units of multi-family
 - 2023: 300 parking spaces
 - 2023: 10,000 sqft of retail space
 - 2025: 50 units of multi-family
- 2nd Phase
 - 2028: 75 units of multi-family
 - 2028: 5,000 sqft of retail space
- 3rd & Final Phase:
 - 2032: 30,000 sqft office/entertainment space

EXAMPLE: TIF REVENUES IN IA: \$20M OF INCREASED AV IN 2024



City	.91
County	.98
EMS Levy	.19
Port	.17
EXCLUDE voter-approved school district levies	
EXCLUDE state property tax levy	

Total 2.25
Levy Rate
X
\$20 million
÷
\$1000

\$49,000

ADDITIONAL TAX REVENUE

- Sales tax
- Utility tax
- Other



QUESTIONS?



City of College Place Council
Funded Programs
Community Grants Program

Introduction

The College Place City Council through the Community Grants Program desires to support community efforts to address community needs and build the capacity of the City of College Place. A Committee made up of Economic Development, Tourism, and Events Commission and Park, Arbor, and Recreation Board members will review and rank proposals. City Council will make the ultimate project awards. **Total allotment for FY 2022 is \$5,000.**

Grant Program Goals

- Foster civic engagement and involvement
- Develop responses and solutions which steward the community's
 - Health
 - Environment
 - Social network and resiliency
- Develop programs which support community asset building and provide outreach through education and information programs which support program goals.

Program Guidelines

Eligible Applicants: Non-profit organizations, civic groups, neighborhood groups. Partnerships among individuals and/or groups will also be considered.

Eligible Locations: Within the City of College Place

Eligible Expenses: Personnel, professional services, supplies and materials, construction costs, public information and outreach.

Match: Matching funds are encouraged but not required for this program. The following items count as matching funds: cash, volunteer hours, and donated materials, equipment use, or professional services.

Project Timeline

Application Due Dates: Applications must be submitted by January 21st, 2022. Submit completed applications to:

City Administrator's Office
City of College Place
625 S. College Avenue
College Place, WA 99324
Email: mrizzitiello@cpwa.us

Award Decisions: Award decisions will be made within 60 calendar days of the January 21st, 2022 deadline.

Project Time Limit: All projects must be completed within one years of award.

Application Process

Project Applications: Applications must be made either on paper or electronically on forms provided by the City. Applications can be obtained at City Hall, 625 S. College Avenue, College Place, Washington or on the City's webpage at www.cpwa.us

Project Description: The description of the project should include project purpose, approach, and location.

Goals: Explain how your project addresses the Grant Program Goals as outlined in the application packet and the City's Comprehensive Plan goals, policies and programs. The Comprehensive Plan itself is available on the City's website at:
http://www.cpwa.us/departments/planning/comprehensive_plan.php

Project Milestones: Provide quarterly milestones which indicate concrete progress toward the successful achievement of the project's goals.

Budget Plan: List each resource needed to complete your project. Please show in-kind, applicant cash, and how much of the City's funds to be spent on this resource.

- The value of volunteer labor as established by the Independent Sector's Value of Volunteer hours https://www.independentsector.org/volunteer_time

- Equipment donated is valued at the hourly rental rate for the equipment used for the project.
- Donated professional services are valued at the “reasonable and customary” rate for the services.

Review Process

A committee comprised of Economic Development, Tourism, and Events Commission as well as Park, Arbor, and Recreation Board members will review written applications. All eligible projects will be forwarded to the Committee and scored using the rating form included in the application packet. Higher ranking projects may be requested to present to the Committee.

The presentation, if requested, is limited to 15 minutes. Please give an overview of the project and how it furthers the City’s goals.

The Committee will make a funding recommendation to the City Council. City Council will make the final determination of funding. Applicants may be asked to present their projects to the City Council.

Reporting Requirements and Accountability

A contract will be executed to outline the specific conditions of the project if awarded.

City of College Place Community Grants Program Application

Please limit responses to 3 pages in not less than 10-point type font (not including budget).

Project Description

Contact Person

Name: Tracy Parmer

Organization Representing: Blue Mountain Action Council

Contact Address: City/State/Zip: 8 E. Cherry Street, Walla Walla, WA 99362

Phone: 727-365-5266

E-mail: tracyp@bmacww.org

Project Information Description of the project (include project purpose, approach, and location).

The Backpack Bridge Program (BPB) has grown from weekend meals for 50 alternative school students to 500 (2019/2021) in all Walla Walla/College Place elementary schools. The community joins BMAC in funding, building, and distributing backpacks of 2 breakfasts, 2 lunches, and 2 snacks, weekend nutrition for 25% of students eligible for free/reduced-cost meals.

The USD of Ag suspended eligibility for school meals during the pandemic, but weekend meals are not part of its offering. This grassroots campaign of small/local grant funding; restaurant/winery special events; organization/church/business drives; individual giving, and volunteer "backpack builds" froze in March of 2020 ~ replaced by a deep need to address the emergent food insecurity of families in crisis due to COVID19.

Food bank efforts are heartening and heartbreaking as resources formerly accessed by BPB for food, storage, and distribution had to temporarily replace most other efforts dedicated to massive food distributions across five counties. When Schools closed, BMAC experienced a three-fold increase in need. The resultant supply chain disruptions required everything to be rebuilt to meet the expanding need of five to eight immense, weekly food distributions. BPB IS BACK, but recent data shows food insecurity/hunger at an all-time high. In Washington, 1 out of 5 households with children to we are eager to rebuild/expand quickly for food supplies; storage; school connections; and delivery, exceeding 2020-2021 numbers.

Funding in the amount of **\$5,000** would allow us to meet the need of the fifteen Davis Elementary School students who are currently receiving backpacks. Packs are approximately \$5 each, and this budget would allow us to increase the need and accommodate students over holidays and extended breaks like winter and spring break. The funding will also allow room to increase the number of children served as the school's intervention specialists determine changing needs for their students. Davis is receiving approximately 200 pounds of food each month as part of the BPB program. The total annual budget needed for Walla Walla County Elementary (and sometimes middle) schools is **\$80,000 per year**.

Please describe how your project relates to the Community Grant Program Goals and the City's Comprehensive Plan Goals and Policies.

The Backpack Bridge Program (BPB) fosters civic engagement and involvement through community volunteering and school alignment. Together, BPB participants improve children's health and focus, increasing their resiliency and the resiliency of schools and communities at large.

BMAC's BPB aligns with The City of College Place and its values for service and diversity. In alignment, the program's success hinges on community partnerships, especially with schools, families, and volunteers (providing matching funds) across the community. The promotion of diversity, equity, and dignity is represented in how the program is run, serving children of low-income families who experience food inequity. Children who use this program are served privately and dignifiedly through their school counselor or intervention specialist. Together, those key individuals help us identify the school's needs and discreetly place the food banks in the student's backpacks each week before they leave for the weekend. Students are of low income, and by leveling food inequity and improving access, the program improves lives, offering nutrition, energy, stability, safety, and the ability to focus on their schoolwork and being a kid.

Goal #2 is widely represented as this program promotes collaboration and actively involves residents and businesses through grassroots funding and volunteering opportunities. Volunteers almost entirely build bags, often 2,000+ at a time.

Goal #19 is met through supporting a healthy community by meeting these kids exactly where they are with what they need. By bridging this hunger gap, students can focus on their work and activities. Their meals allow kids to be kids and take the worry away from where their next meal will come from. Each kit includes kid-friendly food that doesn't need a can opener, stove, or microwave. One-third of the BMAC Food Bank's clients are children under 18.

Governance Policy #9, #10, and #13 are supported through the coordinated effort of the Backpack Bridge program.

Project Budget (Must provide budget in this format)

Project Revenue	Amount
Grant Request	\$5,000
Cash Match from Applicant	
In-kind match from Applicant	
Cash from other Sources	
Source: Volunteer hours at national rate of \$28.54	\$4,109.76; Average 6 builds per year with 12-15 volunteers for 2 hours.
Source:	
Total Project Revenue	\$9,109.76

Project Expenses				
Item	Total Cost	Applicant "In-Kind"	Applicant Cash	Requested Grant
Personnel				
Volunteer Time to build backpack bags. Once a month build with approximately 5 volunteers each month.		\$4,109.76		
Materials/Supplies				
Weekly Backpack Meals @ \$5 per bag for 15 Davis Students currently in need. 36 weeks of school.	\$2,700			\$2,700
Long break backpacks for winter break, spring break and other scheduled holidays with daily meals (26 days)	\$1,950			\$1,950
Additional Budget To Accommodate program needs like costs for: delivery/gas, boxes for bag storage, backpack	\$350			\$350

sacks or increase in student needs.				
Professional Services				
Other				
Total Expenses	\$5,000	\$4,109.76		\$5,000

Project Milestones Provide quarterly milestones, which indicate concrete progress toward the successful achievement of the project's goals.

Milestone	Responsible Party	Projected Date for Completion	Outcome
Ordering food or bags, including ready to eat items that require no cooking or equipment.	BMAC Food Bank	The supply chain is still backed up. We ordered our last bulk order in October 2021 and it arrived January 2022. It's imperative for the program that food is ordered continuously.	A steady supply of weekend meals for students.
Community Volunteer Bag Builds (Every Two Months)	BMAC Food Bank	Bi-Monthly	Maintaining stock of built bags for delivery & pick up to accommodate flexible needs of Davis.
Coordination & Check in with Davis	BMAC Outreach Coordinator	Monthly through school year	Understand and adapt to shifting needs of families, identifying food gaps for students and bridging that gap with weekend meal bags.
Bag Pick Up/Delivery	Davis Representative in partnership with BMAC	Monthly through school year	Maintaining a healthy stock for students at Davis through work with their intervention specialist.

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Return completed Application to:

City of College Place

City Administrator's Office

625 S. College Avenue

College Place, WA 99324

Email: mrizzitiello@cpwa.us

Due Date: January 21st, 2022

Walla Walla Volunteer Corps

Proposal Summary

The Center for Humanitarian Engagement (CHE) at Walla Walla University is passionate about creating a world where no one sits on the sidelines. The world is full of heroes – individuals with a desire to help, nonprofits identifying needs, corporations with resources – but it's not always easy to bring them together. CHE is requesting \$5,000 to assist in marketing and student labor to increase the effectiveness of Walla Walla Volunteer Corps and inspire people-powered change in communities in the Walla Walla Valley to solve society's toughest issues.

Organization Description and History

The Walla Walla Volunteer Corps was started in February of 2021 in the middle of the COVID-19 pandemic. CHE responded to an urgent need for volunteer management to support the Walla Walla County Health Department and Providence St. Mary's Hospital with mass COVID-19 vaccination clinics. Having been at the center of managing volunteer response and recovery for the flooding in our valley a year earlier, the Walla Walla Emergency Management Department asked CHE for assistance with the mass clinics. The creation of the Walla Walla Volunteer Corps led to successful volunteer management of 94 clinics, with 3,717 total volunteers. Volunteers were able to sign up for multiple events, select their skills/qualifications, and receive prompt communication and reminders. Volunteer engagement has continued, with local non-profits reaching out to us to post opportunities representing a variety of needs in the community including food distributions with Blue Mountain Action Council's (BMAC) food bank, community garden maintenance, and more.

Background

The Walla Walla Valley is well-positioned for volunteer engagement. Being known as a retirement community and with three colleges which are all highly engaged in the community, there is no shortage of skilled volunteers. However, with so many non-profits in the Valley and lacking communication and coordination, it has historically been difficult for volunteers to discover the scope of volunteer opportunities in our Valley. Walla Walla Volunteer Corps has provided that centralized volunteer resource to our community.

The COVID-19 pandemic has exacerbated problems like isolation and loneliness and highlighted the negative impact of a lack of purpose in our community members. Volunteer engagement has been shown to have benefits to mental health, physical health, and studies have shown

lower rates of cancer and heart disease as well as reduced healthcare costs amongst people who volunteer regularly. Blue Zones Project Walla Walla Valley has successfully emphasized the benefits of volunteering and is leading the Valley through Purpose Workshops to identify their gifts, passions, and their “why.” It is perfect timing to take advantage of this momentum.

Project Description

We have been collaborating with United Way of the Blue Mountains to engage community volunteers in their Galaxy Digital – Get Connected software. This software is a huge step up in terms of volunteer management and usability. However, a software platform alone does not create community, and we believe that it is essential that we also invest the time and effort into communicating with local volunteers and non-profits and engaging them in a personal way. These funds would be used to provide student salaries to students who would work with United Way to manage the volunteer platform and contact organizations and volunteers directly. These funds would also be essential to market this new platform and collaboration to the community through the use of fliers, events, and more. We anticipate an overwhelmingly positive approach to these efforts – we already have an engaged volunteer base, and this will only make it better.

Goals

The goal would be to build a stronger community through offering community members opportunities to volunteer with opportunities that they are passionate about. We believe that this proposal will help further the following CPWS Goals identified in the Comprehensive Plans Goals and Policies document:

Goal #1: Preserve a Small-Town Feel:

We believe that the Volunteer Corps is an essential part of embracing CP’s goal #1 of preserving a small-town feel. One of the most compelling reasons to live in a small town is the sense of community that we are able to enjoy. This sense of community has been made difficult by the pandemic, but through collective engagement in meaningful volunteer opportunities, we have seen, and anticipate that we will continue to see a thriving sense of community.

Goal #31: Promote a livable community with a strong sense of history:

As our volunteer base becomes more diverse and active, we anticipate more opportunities for volunteers to learn about and make a positive difference with the historical value of our community. For example, we would anticipate greater engagement with volunteers needed to maintain organizations such as the Fort Walla Walla Museum, Whitman Mission, downtown spaces, and more.

Goal #32: Encourage a sustainable community by preserving preservation efforts:

Environmental sustainability is an issue that is close to the heart of many of our volunteers. Whether it is cleaning up neighborhoods, trails, and parks, or using the creativity of our volunteers to address environmental needs, we want the Volunteer Corps to be at the forefront of engaging our community with preservation efforts.

Project Milestones:

Activity #1 (Student Labor)

Start by recruiting a student by February 15, 2022
Conduct training online training of Digital Galaxy software by March 15 2022
Conduct training to 8 nonprofits per month starting April 2022
Connect with 100% of Nonprofits in College Place by June, 2022
50 % enrollment goal by December 2022

Activity #2 (Marketing)

First design material by March 15, 2022
Spend \$1,000 to create volunteer marketing tool by April, 2022
Design booth and materials for CP Farmer's Market, events by June, 2022
Spend \$1,500 to create volunteer marketing tool by June, 2022

Budget Plan

Oversight and Management of the project would run through the Center for Humanitarian Engagement at Walla Walla University. The additional funding would allow for a student to be hired over the summer months and offer marketing material to keep volunteering in the front of mind for potential volunteers. The software platform is being paid for by United Way of the Blue Mountains.

Expenditure Category	Community Grant fund request	Funds from other sources	Total
Student Salaries	\$2,500	\$4,500	\$6,000
Marketing	\$2,500	\$500	\$3,000
Software Platform (annual)		\$3,000	\$3,000
Totals	\$5,000	\$8,000	\$13,000

City of College Place Community Grants Program Application

Please limit responses to 3 pages in not less than 10-point type font (not including budget).

Project Description

Contact Person

Name: George Perez

Organization Representing: Enactus Chapter of Walla Walla University

Contact Address: 204 S. College Ave.

City/State/Zip: College Place, Washington, 99324

Phone (Office): (509) 527-2952

E-mail: george.perez@wallawalla.edu

Project Information

Description: Our project is called The Glass Repurposing Project and it is a glass recycling initiative that Enactus Chapter of Walla Walla University embarked on with local community partners in 2020. During phase 1, we collect glass from the Walla Walla University campus community, crush the glass into sand reuse the sand byproduct. In the second phase, we intend to expand this initiative to the whole City of College Place residents and businesses.

Project Purpose: To mitigate glass waste in the Walla Walla Valley by creating a cycle for recycling glass bottles.

Approach: The Enactus students have put glass bins behind the Village House office at the University campus where students, faculty and staff can drop off their glass. We intend to expand operation to reach out to the rest of the City of College Place residents.

Location: Walla Walla University

Project relation to Community Grant Program Goals and the City's Comprehensive Plan Goals and Policies

Goal #10: In line with Goal #10 of **Growth Management Goals** which is to **Protect the environment and enhance the State's quality of life**, the project is going to reduce the amount of glass waste in College Place as we recycle it into glass and reuse the byproducts to improve the quality of life in the State.

Goal #15: In line with goal #15 of the **Comprehensive Plan Goals**, the Glass Repurposing Project is an initiative that is environment-sustainability driven to reduce glass waste in the Valley by creating a cycle for recycling.

Goal #29: In line with goal #29 **Comprehensive Plan Goals**, the Glass Repurposing Project will enhance the job market and community pride. We plan to give this project to the community so that valley residents can participate in reusing and distributing repurposed products. This will also enhance community pride as this will be the first glass repurposing operation in the Valley.

Project Budget (Must provide budget in this format)

Project Revenue	Amount
Grant Request	\$5,000
	\$2,500
Cash Match from Applicant	
In-kind match from Applicant	\$2,500
Cash from other Sources	
☐ Source:	
☐ Source:	
Total Project Revenue	\$10,000

Project Expenses (Annual)				
Item	Total Cost	Applicant “In-Kind”	Applicant Cash	Requested Grant
Personnel				
Student Volunteers	\$2,000	\$2,000		
Materials/Supplies				
Glass Crusher Machine	\$5,000		\$1,000	\$4,000
Maintenance	\$500			\$500
Storage bags/bins	\$300			\$300
PPE Supplies	\$200			\$200
Professional Services				
Marketing	\$300		\$300	
Other				
Utilities	\$200	\$200		
Transportation	\$300	\$300		
Rent Lease	\$1,200	\$1,200		
Total Expenses	\$10,000	\$3,700	\$1,300	\$5,000

Project Milestones Provide quarterly milestones, which indicate concrete progress toward the successful achievement of the project's goals.

Milestone	Responsible Party	Projected Date for Completion	Outcome
Purchasing of Glass Crushing machine	Enactus WWU	5/31/2022	Glass-crushing operation will expand.
Securing operations Site	Enactus WWU	9/30/2022	Glass-crushing operations will expand.
Recycling Awareness Campaigns	Enactus WWU	3/31/2023	Increased community awareness and engagement.
Glass bottle collection	Enactus WWU	4/30/2023	Glass will be crushed into sand byproduct
Securing byproduct buyer	Enactus WWU/Walla Walla University	5/10/2023	Projects will make profits for further expansion.

Metrics	Full Points
Project Description - Is description clear and concise? Benefit to College Place community members	20
Goals - Clear Goals. Project is tied to grant program goals (stated in application)	20
Project Milestones - Are milestones stated in application? Are they clear?	20
Budget - Is budget fully provided? Is proposal judicious use of community grant resources given recommended budget?	20
College Place Impact - Does the project actually benefit the College Place community?	20
Total Points	100

Community Grant Scores - FY 2022

BMAC	WWU CHE	WWU Enactus
0	0	0

WWVA
0

City of College Place Council

Funded Programs

Community Grants Program

Introduction

The College Place City Council through the Community Grants Program desires to support community efforts to address community needs and build the capacity of the City of College Place. A Committee made up of Economic Development, Tourism, and Events Commission and Park, Arbor, and Recreation Board members will review and rank proposals. City Council will make the ultimate project awards. **Total allotment for FY 2022 is \$5,000.**

Grant Program Goals

- Foster civic engagement and involvement
- Develop responses and solutions which steward the community's
 - Health
 - Environment
 - Social network and resiliency
- Develop programs which support community asset building and provide outreach through education and information programs which support program goals.

Program Guidelines

Eligible Applicants: Non-profit organizations, civic groups, neighborhood groups. Partnerships among individuals and/or groups will also be considered.

Eligible Locations: Within the City of College Place

Eligible Expenses: Personnel, professional services, supplies and materials, construction costs, public information and outreach.

Match: Matching funds are encouraged but not required for this program. The following items count as matching funds: cash, volunteer hours, and donated materials, equipment use, or professional services.

Project Timeline

Application Due Dates: Applications must be submitted by January 21st, 2022. Submit completed applications to:

City Administrator's Office
City of College Place
625 S. College Avenue
College Place, WA 99324
Email: mrizzitiello@cpwa.us

Award Decisions: Award decisions will be made within 60 calendar days of the January 21st, 2022 deadline.

Project Time Limit: All projects must be completed within one years of award.

Application Process

Project Applications: Applications must be made either on paper or electronically on forms provided by the City. Applications can be obtained at City Hall, 625 S. College Avenue, College Place, Washington or on the City's webpage at www.cpwa.us

Project Description: The description of the project should include project purpose, approach, and location.

Goals: Explain how your project addresses the Grant Program Goals as outlined in the application packet and the City's Comprehensive Plan goals, policies and programs. The Comprehensive Plan itself is available on the City's website at:
http://www.cpwa.us/departments/planning/comprehensive_plan.php

Project Milestones: Provide quarterly milestones which indicate concrete progress toward the successful achievement of the project's goals.

Budget Plan: List each resource needed to complete your project. Please show in-kind, applicant cash, and how much of the City's funds to be spent on this resource.

- The value of volunteer labor as established by the Independent Sector's Value of Volunteer hours https://www.independentsector.org/volunteer_time

- Equipment donated is valued at the hourly rental rate for the equipment used for the project.
- Donated professional services are valued at the “reasonable and customary” rate for the services.

Review Process

A committee comprised of Economic Development, Tourism, and Events Commission as well as Park, Arbor, and Recreation Board members will review written applications. All eligible projects will be forwarded to the Committee and scored using the rating form included in the application packet. Higher ranking projects may be requested to present to the Committee.

The presentation, if requested, is limited to 15 minutes. Please give an overview of the project and how it furthers the City’s goals.

The Committee will make a funding recommendation to the City Council. City Council will make the final determination of funding. Applicants may be asked to present their projects to the City Council.

Reporting Requirements and Accountability

A contract will be executed to outline the specific conditions of the project if awarded.

City of College Place Community Grants Program Application

Please limit responses to 3 pages in not less than 10-point type font (not including budget).

Project Description

Contact Person

Name: Rachelle Ellis

Organization Representing: Walla Walla Valley Academy

Contact Address: 300 SW Academy Way

City/State/Zip: College Place, WA 99324

Phone: 509-525-1050

E-mail: ellira@wwva.org

Project Information Description of the project (include project purpose, approach and location).

Walla Walla Valley Academy's auditorium has been used through the years as a gathering place not only for our students, but for multiple community groups as well. It is used for community memorials services, local church Pathfinder events, for WWU graduation events when needed, by Rogers Adventist School for multiple events each year, and weekly by the Walla Walla Valley Band. It has even been pressed into service as a lodging place for incoming high school students for WWU friendship tournaments.

The auditorium has recently had a fresh paint job and the stage area has been redone, but the chairs and flooring are original. We are starting a capital campaign to finish renovating this space to make it nicer for everyone who uses it. We will look at lighting and sound at the same time we redo the flooring and chairs, so the whole auditorium has a facelift.

Please describe how your project relates to the Community Grant Program Goals and the City's Comprehensive Plan Goals and Policies.

This project would align with the Economic Development Policies in the City's Comprehensive Plan. Having an updated space for the community to gather would make College Place a more desirable location. It would also show support for WWVA as a long-standing community service provider. It would strengthen collaboration between WWVA and the community since we would have a nicer facility for them to use. Overall, it would improve the feel of Collage Place as a much needed renovation to a long-standing space used by the community would be updated.

Project Budget (Must provide budget in this format)

Project Revenue	Amount
Grant Request	\$5,000
Cash Match from Applicant	\$14,000 already raised
In-kind match from Applicant	
Cash from other Sources	
• Source:	Donations - fundraising
• Source:	
Total Project Revenue	\$495,000

Project Expenses				
Item	Total Cost	Applicant "In-Kind"	Applicant Cash	Requested Grant
Personnel				
Materials/Supplies				
Conner's Flooring	\$ 30,000			
Nor Pac Seating-800 Chairs	\$360,000			
Concrete flooring	\$ 45,000			
Lighting and Sound	\$ 35,000			
Professional Services				
Other				
Total Expenses	\$495,000			

Project Milestones Provide quarterly milestones, which indicate concrete progress toward the successful achievement of the project's goals.

Milestone	Responsible Party	Projected Date for Completion	Outcome
Money Raised	Josie Baird	5/31/2022	Funds in place
Carpet/Chairs Removed	Wally Garrett	6/30/2022	Auditorium emptied
Floor Redone	Conner's Flooring and Decorative Concrete	7/31/2022	Flooring redone
Chairs Installed	Nor Pac Seating	8/31/2022	Project Completed

Return completed Application to:

City of College Place
City Administrator's Office
625 S. College Avenue
College Place, WA 99324
Email: mrizzitiello@cpwa.us
Due Date: January 21st, 2022

Overview of 2021 Changes to the Multifamily Housing Tax Exemption Program

Introduction

In 2021, [SB 5287](#) made substantial changes to the Multifamily Housing Tax Exemption (MFTE) Program.¹

Washington state adopted the program in 1995, and it has been amended several times since. The Legislature intends to achieve multiple goals through these changes by:

- Incentivizing the development of multiple-unit housing including creating additional affordable housing;
- Encouraging urban development and density;
- Increasing market rate workforce housing;
- Developing permanently affordable housing opportunities;
- Promoting economic investment and recovery; and
- Creating family-wage jobs.²

This is preliminary guidance intended as an overview of the 2021 changes to RCW 84.14. Commerce will issue additional program guidance during 2022.

For more information, please contact:

Mary Reinbold, AICP
mary.reinbold@commerce.wa.gov
509.638.5449

¹ The program, nicknamed the MFTE program, is codified in RCW 84.14 as “New and Rehabilitated Multiple-Unit Dwellings in Urban Centers”

² RCW 84.14.005(2)

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What is the Multifamily Housing Tax Exemption and Why Does it Matter?

The Multifamily Housing Tax Exemption (MFTE) is a tax incentive for the purpose of expanding available housing and affordable housing within designated areas. It encourages the development of multifamily housing in designated “residential target areas”³ by exempting the value of new housing construction, conversion or rehabilitation from property taxes. However, the exemption does not apply to the value of the property itself or non-residential improvements to the property. A local government may choose to offer an 8-, 12-, or 20-year tax exemption. Twelve and 20-year programs must require that a certain percentage of the housing be affordable to low or moderate income households.

A 2019 study showed that since formation of the MFTE incentive in 1995, 424 developments received a tax exemption, and 34,885 new housing units were produced. Of these units, 21% are designated as affordable, while Renton, Seattle, Spokane, and Tacoma produced 82% of the new housing units overall.⁴

Overview of Recent Legislative Changes

The 2021 Legislature amended the MFTE program through [SB 5287](#). In the sections that follow, we will walk you through the revisions and spotlight opportunities to increase the supply of housing and affordable housing.

Extension for completion of MFTE projects delayed by COVID-19

Applicants have three years to complete MFTE buildings, with the option to extend the completion timeline an additional 24 months. To mitigate delays associated with COVID-19, for applicants that submitted prior to February 15, 2020, local governments may choose to extend the completion deadline for an additional five years. The five-year extension would begin immediately following the completion of any outstanding applications or previously authorized extensions, whichever is later.⁵

Smaller jurisdictions now eligible to offer tax exemptions

Until 2021, only the largest jurisdictions in Washington were able to offer an MFTE program. In 2021, the Legislature provided an opportunity for any city that was not already eligible to offer MFTE programs. Cities who qualify under this new provision⁶ may provide the following programs:

- A 12-year exemption where the applicant must commit to renting or selling at least 20% of the multifamily housing units as affordable housing units to low and moderate-income households, and any additional income eligibility conditions adopted by the local government. The area must be zoned to have an average minimum density equivalent to 15 dwelling units or more per gross acre, or for cities with a population over 20,000, the area must be zoned to have an average minimum density equivalent to 25 dwelling units or more per gross acre. This opportunity is available until December 31, 2026.⁷
- A 20-year exemption, where at least 25% of the units must be sold to a qualified nonprofit or local government partner that will assure permanent affordable homeownership. The remaining 75% of units may

³ A residential targeted area must be within an urban center or urban growth area. Urban centers are defined by RCW 84.14.010 to mean a compact identifiable district where urban residents may obtain a variety of products and services. It must contain several businesses that may include but are not limited to shops, offices, banks, restaurants, or governmental agencies; adequate public facilities, including streets, sidewalks, lighting, transit, domestic water, and sanitary sewer systems; and a mixture of uses and activities that may include housing, recreation, and cultural activities in association with commercial or office use.

⁴ JLARC (2019) Tax preference. Retrieved August 11, 2021 from https://leg.wa.gov/jlarc/taxReports/2019/MFTE/f_ii/default.html

⁵ RCW 84.14.090(5)

⁶ RCW 84.14.010(3)(d)

⁷ RCW [84.14.020](#)(1)(a)(iii)

be rented or sold at market rates. The area must be zoned to have an average minimum density equivalent to 15 dwelling units or more per gross acre, or for cities with a population over 20,000, the area must be zoned to have an average minimum density equivalent to 25 dwelling units or more per gross acre. This opportunity is available until December 31, 2031⁸.

A 12-Year extension for existing MFTE projects⁹

Before 2021, the MFTE program had two options for qualifying local governments:

- **An eight-year program:** intended to incentivize the development of multifamily housing for rent or ownership in areas that cities designate as needing a greater diversity of housing, specifically multiunit housing. Affordable housing is not mandatory, but local governments may require affordable housing and other public benefits. The local government may determine the level and duration of affordability.¹⁰
- **A 12-year program:** intended to increase the supply of affordable housing in rental and ownership housing. A minimum of 20% of units must be affordable to low- and moderate-income households for rental, or moderate-income households for units intended exclusively for owner occupancy.¹¹ The level of affordability may be specified by the local government, and may be further detailed by unit size.

With SB 5287, MFTE projects may be extended for an extra 12 years for 8- or 12-year programs that have existing property tax exemptions that are within 18 months of expiration.¹² This action requires city or county approval. Multifamily housing, for which a continuing 12-year exemption is approved, must include 20% of units as affordable units for low-income households, and should no longer include provisions for moderate-income in the 20% affordable units.¹³ Eight-year projects must convert to 12-year programs and include 20% of units as affordable units.

Requirements for buildings that received extensions. Applicants must provide notice to tenants in rent-restricted units at the end of the tenth and eleventh years of the continued 12-year exemption that the exemption will expire and the landlord will provide relocation assistance. Landlords must provide one month's rent as relocation assistance to a qualified tenant in their final month when affordability requirements no longer apply, even when the affordable rent period extends beyond the expiration of the tax exemption. New extensions are not permitted after January 1, 2046. This program is currently time-limited but may be extended if a JLARC review demonstrates that the 12-year extension is well-used.¹⁴

New, 20-year exemption for permanently affordable ownership housing¹⁵

Until January 1, 2032, local governments may offer a 20-year property tax exemption if 25% of the units are sold as "permanently affordable" to households earning 80% area median income (AMI) or less. The other units may be rented or sold at market rates. The jurisdiction may charge a fee to cover administrative fees to manage the units. The development must be sponsored by a non-profit or governmental entity, and is subject to a 99-year resale restriction to ensure permanent affordability. Note the following specifications based on the entity offering the exemption:

- Previously eligible local governments may offer the new 20-year MFTE program and may develop terms that are consistent with RCW 84.14.021(1)(a).
- Newly eligible jurisdictions (under 20,000) must include density requirements of at least 15 dwelling units per acre consistent with RCW 84.14.021(1)(b).

⁸ RCW [84.14.021](#)(1)(b)

⁹ RCW 84.14.020(6)

¹⁰ RCW 84.14.020(1)(a)(ii)(A)

¹¹ RCW 84.14.020(1)(a)(ii)(C)

¹² Commerce assumes this means projects that are within 18 months before expiration of the tax exemption, so that there would be time for new contracts to be negotiated.

¹³ As this component of the program is intended to prevent displacement when a tax exemption ends, building owners are not required to evict moderate-income tenants with the new certificate, but must ensure that new tenants meet the new criteria.

¹⁴ RCW [84.14.020](#), see notes, Tax preference performance statement- 2021 c 187§3

¹⁵ RCW [84.14.021](#)

- Certain cities, such as Shoreline or Bothell, which are along transit lines and have an inclusionary zoning program, are to refer to RCW 84.14.020(1)(a)(ii)(C).

Permanently affordable homeownership units or permanently affordable rental units must be sold or rented to households earning no more than 80% of the area median income for the city or local jurisdiction in which the unit is located. A local jurisdiction may assign and collect an administration fee at each point of sale to cover the administrative costs for oversight of the program to maintain permanently affordable housing units.

For purposes of the 20-year exemption, "**permanently affordable homeownership**" is defined as homeownership that, in addition to meeting the definition of "affordable housing" in RCW 43.185A.010, is:

- Sponsored by a nonprofit organization or governmental entity;
- Subject to a ground lease or deed restriction with a duration of at least 99 years at the initial sale and with each successive sale that includes:
 - A resale restriction designed to provide affordability for future income-qualified homebuyers;
 - A right of first refusal for the sponsor organization to purchase the home at resale;
 - A requirement that the sponsor must approve any refinancing, including home equity lines of credit; and
- The sponsor supports homeowners and enforces the ground lease or deed restriction.

Commerce will provide a template for permanently affordable housing for home or condo ownership through deed restrictions that can be used by a city or local government to ensure compliance. Local governments and their partners may use this template as a basis for their local contracts.

More revised definitions for your code

SB 5287 revised the definitions of several key MFTE terms.

“City” is revised to add subsection d) below.

- A city or town with a population of at least 15,000.
- The largest city or town, if there is no city or town with a population of at least 15,000, located in a county planning under the growth management act.
- A city or town with a population of at least 5,000 located in a county subject to the provisions of RCW 36.70A.215 (Clark, King, Kitsap, Pierce, Snohomish, Thurston, and Whatcom counties).
- NEW: Any city that otherwise does not meet the qualifications under (a) through (c),¹⁶ until December 31, 2031. These cities may offer:
 - A 12-year exemption, subject to certain criteria, mainly that the density is 15 units per gross acre, and at least 20% of the units must be rented or sold to low- or moderate-income households.¹⁷
 - A “Permanently affordable housing” program until December 31, 2031. Residential improvements are exempt for 20 years and at least 25% of the units must be sold to a non-profit or local government partner that will assure permanent affordable home ownership to homeowners at 80% AMI or below. The remaining 75% of units may be rented or sold at market rates.¹⁸

NOTE: Any city that was already authorized to offer an MFTE program may offer the new 20-year program. However, the new cities under part d may only offer the 12- and 20-year programs as listed above. New cities are only granted temporary authority to offer the program, unless a state review shows increasing and compliant use of the 20-year program.

¹⁶ RCW 84.14.010(3)(d)

¹⁷ RCW 84.14.020(1)(a)(iii), may be offered until Dec 31, 2026

¹⁸ RCW 84.14.021(1)(b)

“County” is revised to mean counties with an unincorporated population of at least 170,000, which means that Clark, King, Kitsap, Pierce, and Snohomish counties may now offer an MFTE program.¹⁹

“High cost areas” are removed from the program. This previously allowed a higher rent limit for “affordable” units.²⁰ Any community that currently offers a 12-year property tax exemption based on being a “high cost” area, must remove this provision, and revert to low and moderate income, or in the case of permanently affordable housing, only low income. Any new conditional certificates should not be based on “high cost” rents. Any projects that are completing should be based on the agreement in the conditional certificate, or may offer new regulations to the applicant at the time of the final certificate.

“Multiunit housing” revised to be “a building or a group of buildings.” This changes the statute so that units that are not required to be part of a large building. However, they must still meet the definition of multifamily or multiunit housing, which may include duplex, triplex, townhouse, row house or cottage housing, where the development contains at least four units. Commerce suggests that a city require minimum densities to be sure the meet the legislative goals of increased variety of residential opportunities within urban centers, and encouraging development and density. Multifamily units may result from new construction or rehabilitated or conversion of vacant, underutilized, or substandard buildings to multifamily housing. The program still does not apply to transient accommodations or hotels and motels.

Low and moderate income households definitions are both revised to require area median income (AMI) for the county, city or metropolitan statistical area where the project is located. Cities, for which AMI reports are available, should review both city and the county median family income, and choose the value that meets local goals, such as aligning with other affordability programs, or addresses regional housing issues. The [Washington Center for Real Estate Research Housing Market Data Toolkit](#) provides city specific median income data under RCW 36.70A.610. Commerce will also provide links to available data.

Additional criteria for counties to set residential target areas²¹

Counties that choose to designate transit-oriented residential target areas (RTAs)²² may do so until July 15, 2024.

Any counties designating RTAs must evaluate displacement risk of people living in the potential RTAs. In addition to meeting the other criteria, the area can only be designated as a RTA if the displacement risk is minimal or mitigated by locally adopted mitigation measures, which may include offering first right of refusal of new MFTE units to those at risk of displacement.

Local governments may choose to add contracting requirements

Local governments may impose additional contracting requirements on MFTE projects, such as prevailing wage, payroll record requirements, apprenticeship, or inclusionary contracting.²³

Reporting to Commerce

Local government reports to Commerce are now due by April 1 following the year final certificates are issued.²⁴

This allows sufficient time for county assessors to provide updated assessments. Reporting requirements have been

¹⁹ RCW 84.14.010(4)

²⁰ “High cost area” was defined as a county where the third quarter median house price for the previous year as reported by the Washington center for real estate research at Washington State University is equal to or greater than one hundred thirty% of the statewide median house price published during the same time period.

²¹ RCW 84.14.040

²² RCW 84.14.040(1)(d)(iii) is specific about the area, “that is located within a designated urban growth area and within 0.25 miles of a corridor where bus service is scheduled at least every thirty minutes for no less than 10 hours per weekday and is in service or is planned for service to begin within five years of designation.”

²³ RCW 84.14.040 (6)

²⁴ RCW 84.14.100

slightly amended to improve accountability, and the following information must be submitted to Commerce each year, for MFTE projects that were finalized in the previous year.²⁵ Reporting requirements include:

1. The number of tax exemption certificates granted.
2. The total number and type of units produced.
3. The number, size, and type of units produced meeting affordable housing requirements.
4. The development cost of each unit produced.²⁶
5. The total monthly rent or total sale amount of each unit produced, affordable and market rent.
6. The annual income and household size of each renter household for each of the affordable units.²⁷
7. The value of the property tax exemption for each project.

A city or county must be in compliance with the reporting section to offer MFTE certificates.

Future Commerce Work Plan for the MFTE Program

The 2021 legislative session brought significant resources to Commerce to implement the MFTE program, along with a significant task list (see Table One below).

- The [State Operating Budget](#) (Section 111, Page 69) provides funding for Commerce to conduct a study and report to the Legislature on city and county implementation of the multifamily housing property tax exemption.
- [SB 5287](#) requires Commerce to develop guidance on the program, develop a template for permanently affordable units, and develop and implement an auditing system.

Commerce intends to hire a consultant to implement much of this work. The consultant will work with a technical advisory committee composed of local government MFTE program administrators and other stakeholders. The study and recommendations are to be completed by June of 2023. The work includes:

- 1) Developing guidance for local governments on the MFTE program, identifying areas where further clarification and study is needed;
- 2) Conducting the study, which may be further scoped by a technical advisory committee; and
- 3) Recommending changes to statute (both technical corrections and substantive amendments).

Commerce is providing this brief overview of 2021 changes and anticipates providing the following items required by SB 5287.

Table One: Commerce Task List to Support the MFTE Program

Commerce Task List	Anticipated Timeline
Develop a template for permanently affordable housing.	Winter 2022
Provide detailed guidance to cities and counties on managing MFTE programs and reporting requirements within them.	Summer 2022
Conduct a required study of the MFTE program.	Winter 2022
Design and implement a plan for auditing or reviewing the number of units at rents the applicant intends to offer.	Spring 2023

²⁵ Annual forms will be available on the Commerce site. Any local government that fails to report to Commerce may not offer new MFTE certificates.

²⁶ Commerce will provide guidance on how to estimate the development cost.

²⁷ Commerce will also provide guidance on how to gather this data as projects are still leasing up in the first year.

EXHIBIT A
To Ordinance No. 2021-23

(New) Chapter 3.62
MULTIFAMILY PROPERTY TAX EXEMPTION PROGRAM

Sections:

3.62.010	Purpose
3.62.020	Definitions
3.62.030	Designation of residential targeted areas
3.62.040	Terms of the tax exemption
3.62.050	Project eligibility
3.62.060	Application procedure
3.62.070	Application review – Issuance of conditional certificate – Denial – Appeal
3.62.080	Extension of conditional certificate
3.62.090	Final certificate
3.62.100	Issuance of final certificate
3.62.110	Annual compliance review and report
3.62.120	Cancellation of tax exemption
3.62.130	Conflict of provisions

3.62.010 Purpose.

Pursuant to Chapter 84.14 RCW, the purpose of this chapter is to:

- A. Provide limited exemptions from ad valorem property taxation for qualified development or redevelopment of multifamily housing projects in designated areas; and
- B. Promote and incentivize the development or redevelopment of an appropriate and equitable mix of housing, as a catalyst for additional investment and activity in the targeted areas, in accordance with the city's comprehensive plan; and
- C. Stimulate new construction or rehabilitation of existing vacant and underutilized buildings for multifamily housing in designated residential targeted areas to increase and improve housing opportunities, including affordable housing; and
- D. Accomplish the planning goals required under the Growth Management Act, Chapter 36.70A RCW, as implemented by the city's comprehensive plan.

3.62.020 Definitions.

Unless expressly provided for below, in construing the provisions of this chapter definitions of key terms shall follow the definitions as set forth in RCW 84.14.010. Definitions for additional terms in this chapter may be found in BIMC 18.36.030, as applicable.

- A. “Affordable housing” means residential housing that is rented by a person or household whose monthly housing costs, including utilities other than telephone, do not exceed thirty percent of the household’s monthly income. For the purposes of housing intended for owner occupancy under this chapter, “affordable housing” means residential housing that is within the means of low-income households, as defined by this chapter. Income eligibility threshold levels for this definition and the others in this chapter shall be set using such levels for the Bremerton-Silverdale metropolitan statistical area, as calculated by the United States department of housing and urban development and updated annually.
- B. “Household” shall have the definition as set forth in RCW 84.14.010.
- C. “Low-income household” means a single person, family, or unrelated persons living together whose adjusted income is at or below eighty percent of the median family income adjusted for family/household size.
- D. “Median family/household income” means the median household income for the Bremerton-Silverdale metropolitan statistical area, as calculated by the United States department of housing and urban development and updated annually.
- E. “Multiple-unit housing” (also “multifamily housing”) means a building or a group of buildings having four or more dwelling units not designed or used as transient accommodations and not including hotels or motels. Multifamily housing units may result from new construction or rehabilitation or conversion of vacant, underutilized, or substandard buildings to multifamily housing, and may form part of a mixed-use development.
- F. “Owner” shall have the definition as set forth in RCW 84.14.010.
- G. “Permanently affordable ownership” shall have the definition as set forth in RCW 84.14.021.
- H. “Permanent residential occupancy” shall have the definition as set forth in RCW 84.14.010.
- I. “Rehabilitation improvements” shall have the definition as set forth in RCW 84.14.010.
- J. “Residential targeted area” shall have the definition as set forth in RCW 84.14.010 and the areas that have been so designated by the city council pursuant to Chapter 84.14 RCW and in accordance with this chapter.
- K. “Substantial compliance” shall have the definition as set forth in RCW 84.14.010.
- L. “Urban center” shall have the definition as set forth in RCW 84.14.010.

3.62.030 Designation of residential targeted areas.

Pursuant to RCW 84.14.040, the Bainbridge Island City Council designates the following areas as the targeted areas where the provisions of this chapter are applicable, and as shown in Figures 3.62.030-1 and 3.62.030-2 below:

- A. Winslow Master Plan Study Area.
- B. Winslow Sewer Service Area.
- C. Within the Lynwood Center Neighborhood Center Area, the Neighborhood Center (NC), NC/R-12, and R-5 zones.

Figure 3.62.030-1: Winslow Master Plan Study Area & Winslow Sewer Service Area

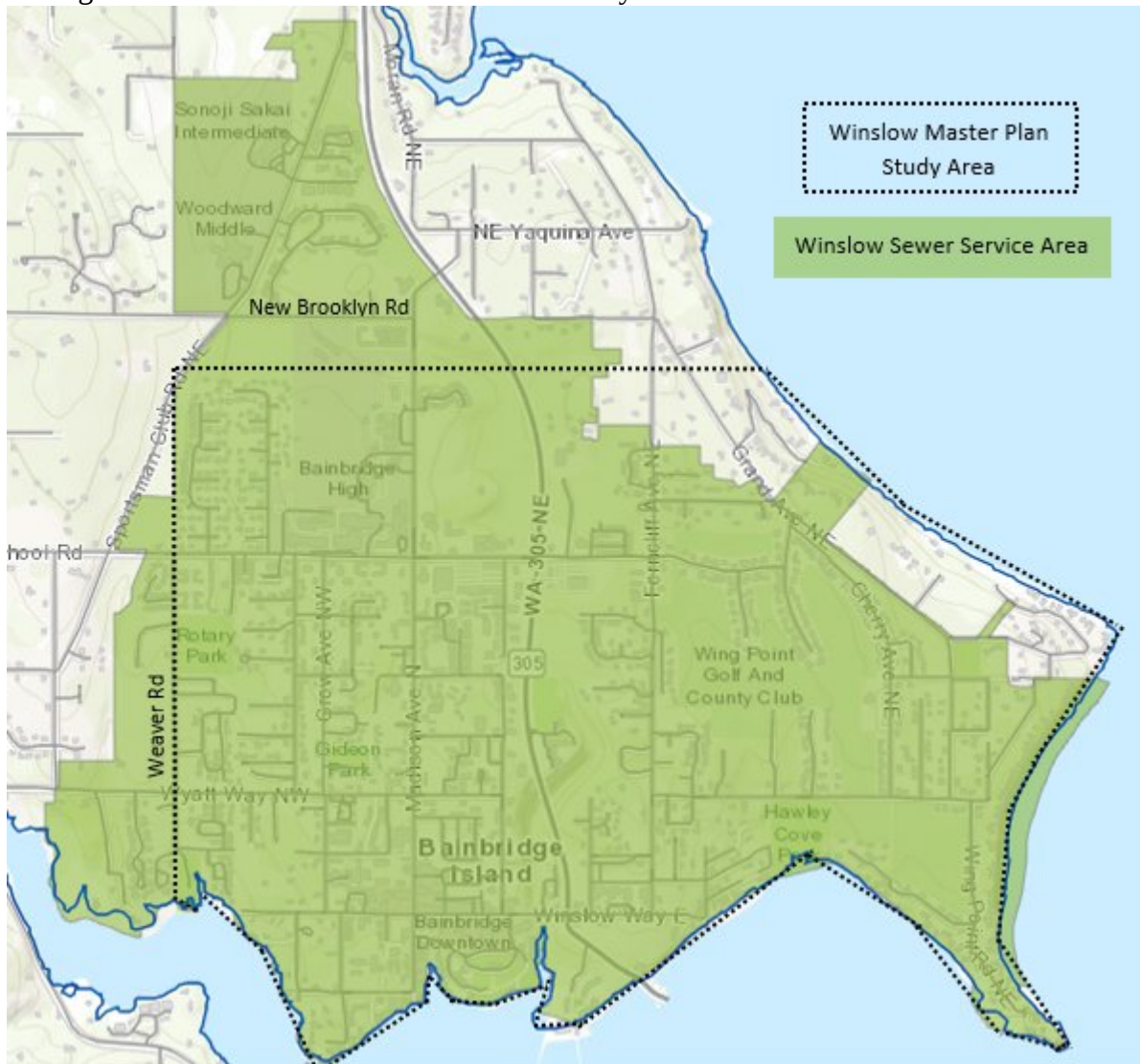
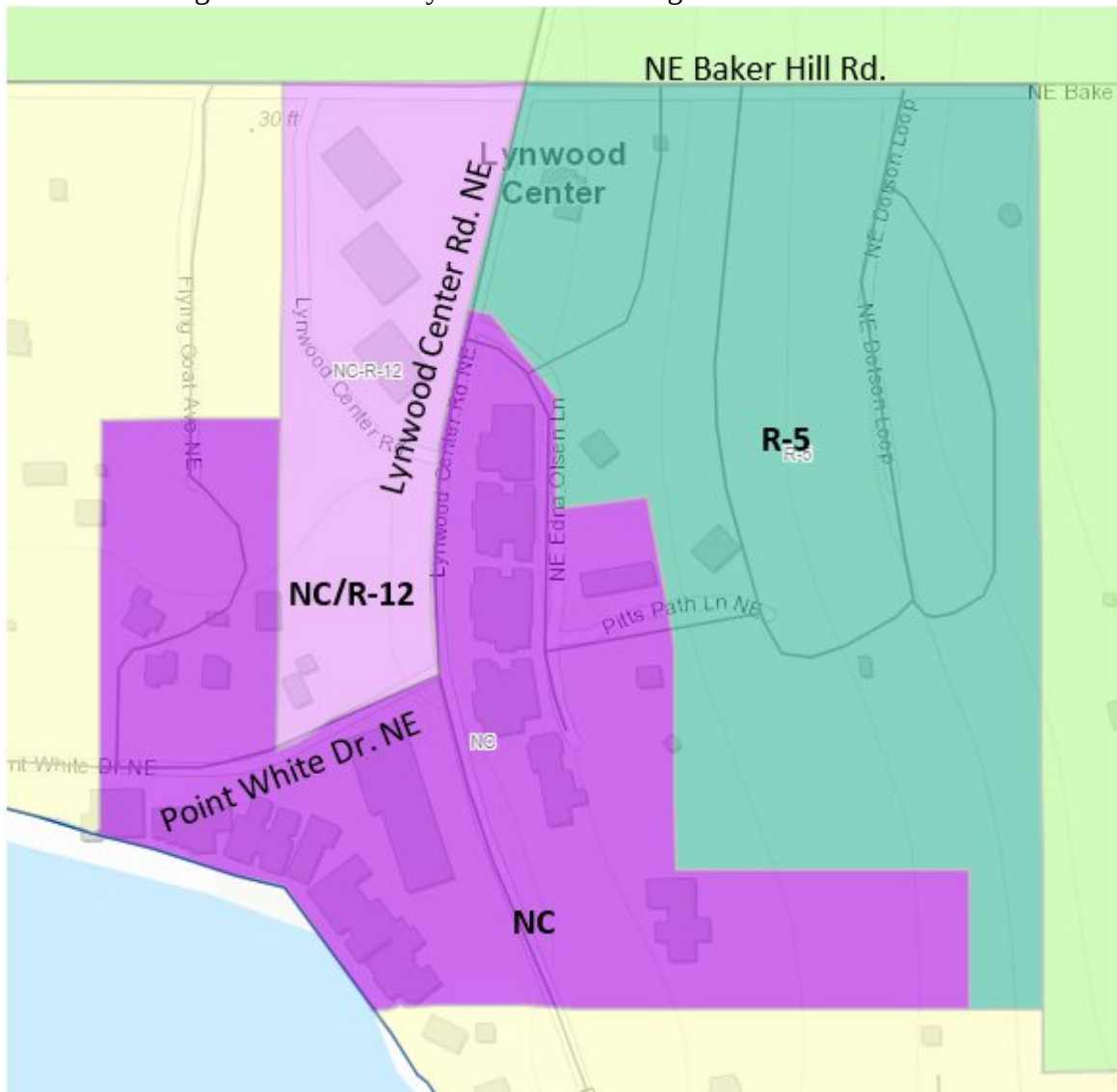


Figure 3.62.030-2: Lynwood Center Neighborhood Center Area



3.62.040 Terms of the tax exemption.

- A. Duration of Exemption. For projects that have applied and been certified in accordance with this chapter, the value of new housing construction, conversion, and rehabilitation improvements qualifying under this chapter is exempt from ad valorem property taxation. For both 12-year and 20-year exemptions, the exemption begins on January 1st of the year immediately following the calendar year of issuance of the tax exemption certificate, if the property otherwise qualifies for the exemption under this chapter and meets the conditions of this section.
- B. Limits on Exemption. The exemption does not apply:
 - 1. To the value of land or to the value of non-housing related improvements not qualifying under this chapter.

2. In the case of rehabilitation of existing buildings, to the value of improvements constructed prior to submission of the completed application required under this chapter.
 3. To increases in assessed valuation made by the Kitsap County assessor on nonqualifying portions of building or other improvements and value of land nor to increases made by lawful order of a county board of equalization, the Department of Revenue, or Kitsap County, to a class of property throughout the county or specific area(s) of the county to achieve the uniformity of assessment or appraisal required by law.
- C. Conclusion of Exemption. At the conclusion of the exemption period, the value of the new housing construction, conversion, or rehabilitation improvements shall be considered as new construction for the purposes of Chapters 84.55 and 36.21 RCW as though the property was not exempt under Chapter 84.14 RCW.

3.62.050 Project eligibility.

A proposed multifamily housing project must meet all of the following requirements for consideration for a property tax exemption under this chapter.

- A. Location. The project must be located within a residential targeted area as provided in BIMC 3.62.030.
- B. Size of Project. The project, whether new, converted, or rehabilitated multiple-unit housing, must include at least 4 units of multifamily housing within a residential structure or as part of a mixed-use development. In the case of existing occupied multifamily housing development, the multifamily housing project must also provide for a minimum of 4 additional multifamily units. Existing multifamily vacant housing that has been vacant for twelve months or more does not have to provide additional multifamily units. In a mixed-use development, the new, converted, or rehabilitated multiple-unit housing must provide for a minimum of at least 50% of floor area for permanent residential occupancy.
- C. Number of Affordable Housing Units.
1. For approval under the 12-year multifamily tax exemption program pursuant to this chapter and Chapter 84.14 RCW, the minimum number of affordable housing units are:
 - a. For rental projects, at least twenty (20) percent of the total housing units shall be rented throughout the duration of the twelve-year exemption period to low-income households.
 - b. For ownership projects, one-hundred (100) percent of the housing units shall be sold as affordable housing to low-income households. If a unit is sold prior to the end of the twelve-year exemption period, then the city shall verify the income of subsequent buyers.

2. For approval under the 20-year multifamily tax exemption program pursuant to this chapter and Chapter 84.14 RCW, at least twenty-five (25) percent of the total housing units must be built by or sold to a qualified nonprofit or local government that will assure permanent affordable homeownership and shall be permanently designated as affordable housing.
- D. Compliance with Land Use Process, Standards, and Guidelines. The project must be designed to comply with the city's comprehensive plan, applicable development regulations, and applicable building codes.
 - E. Mix and Configuration of Housing Types. The mix and configuration of housing units (e.g., studio, one bedroom, two bedroom) that meet the requirement for affordable units under this chapter shall be substantially proportional to the mix and configuration of the total housing units in the project. When a project includes more than one building with multifamily housing units, all of the affordable housing units must not be located in the same building.
 - F. Tenant Displacement Prohibited. The project must not displace existing residential tenants of structures that are proposed for redevelopment. If the property proposed to be rehabilitated is not vacant, an applicant shall provide each existing tenant housing of comparable size, quality, and price and a reasonable opportunity to relocate.
 - G. Project Completion. The project must be scheduled for completion within three years from the date of issuance of the conditional certificate.

3.62.060 Application procedure.

A property owner who wishes to propose a project for a tax exemption shall complete the following:

- A. An exemption application provided by the city shall be completed and filed with the Department of Planning and Community Development prior to issuance of a building permit for the project. The City may adopt an application fee as authorized RCW 84.14.080.
- B. The exemption application shall contain and require such information as deemed necessary by the City Manager to review the project for eligibility, including:
 1. A brief written description of the project, including timing and the construction schedule, the grounds for the exemption, and floor plans.
 2. Information describing how the applicant will comply with applicable affordability requirements set forth in BIMC 3.62.050.C.
 3. A statement from the owner acknowledging the potential tax liability when the project ceases to be eligible under this chapter.

4. An affidavit signed by the owner stating the occupancy record of the property for a period of 12 months prior to filing the application.
5. Verification of the correctness of the information submitted by the owner's signature and affirmation made under penalty of perjury under the laws of the State of Washington.

3.62.070 Application review – Issuance of conditional certificate – Denial – Appeal

- A. City Manager's Decision. The City Manager may certify as eligible an application which is determined to comply with all applicable requirements of this chapter and Chapter 84.14 RCW. A decision to approve or deny an application shall be made within 90 calendar days of receipt of a complete application.
- B. Approval of Application – Contract Required. If an application is approved, the applicant shall enter into a contract with the city regarding the terms and conditions of implementation of the project, and in accordance with the following:
 1. The contract shall be reviewed by the city, regarding the terms and conditions of the project and eligibility for exemption under this chapter. The contract shall be a covenant running with the land and shall be binding on the assigns, heirs, and successors of the applicant.
 2. For any development project including owner-occupied units, the contract with the city shall also require that an owners' association organized under RCW 64.34.300 be formed for all owner-occupied units within the development, for at least the length of the exemption period granted, to assume the responsibility for collecting from all individual unit owners the information and documents required to complete the annual reporting requirements and for filing the required annual report with the city for each of the individual homeowners.
 3. Amendment of Contract. Within three years of the date of approval of the contract, an owner may request an amendment(s) to the contract by submitting a request in writing to the City Manager. The fee for an amendment is as set forth in the city's current fee schedule. The City Manager shall have authority to approve minor changes to the contract that are reasonably within the scope and intent of the contract approved by the city council, as solely determined by the City Manager. Amendments that are not reasonably within the scope and intent of the approved contract, as solely determined by the City Manager, shall be submitted to the city council for review and approval. The date for expiration of the conditional certificate shall not be extended by contract amendment unless all the conditions for extension set forth in BIMC 3.62.070 are met.
- C. Issuance of Conditional Certificate. If the application meets all requirements of this chapter and Chapter 84.14 RCW, the City Manager shall issue a conditional certificate of acceptance of tax exemption. The certificate must contain a statement by a duly authorized administrative official of the city that the property has complied with the required findings of

this chapter and RCW 84.14.060. The conditional certificate shall expire three years from the date of approval unless an extension is granted as provided in this chapter.

- D. Denial of Application. If an application is denied, the City Manager shall state in writing the reasons for denial and shall send notice to the applicant at the applicant's last known address within 10 calendar days of issuance of the denial.
- E. Appeal. In accordance with RCW 84.14.070, an applicant may appeal a denial to the city council within 30 calendar days of receipt of the denial by filing a complete appeal application and fee, as set forth in the city's current fee schedule, with the City Manager. The appeal before the city council will be based on the record made before the City Manager. The City Manager's decision shall be upheld unless the applicant can show that there is no substantial evidence on the record to support the City Manager's decision. The city council's decision on appeal will be final.

3.62.080 Extension of conditional certificate.

- A. Extension. The conditional certificate and time for completion of the project may be extended by the City Manager for a period not to exceed a total of 24 consecutive months. To obtain an extension, the applicant must submit a written request with a fee, as set forth in the city's current fee schedule, stating the grounds for the extension. An extension may be granted if the City Manager determines that:
 - 1. The anticipated failure to complete construction or rehabilitation within the required time period is due to circumstances beyond the control of the owner; provided, that financial hardship, regardless of the cause or reason, shall not be considered by the City Manager as a circumstance beyond the control of the owner in order to grant an extension; and
 - 2. The owner has been acting and could reasonably be expected to continue to act in good faith and with due diligence; and
 - 3. All the conditions of the original contract (and as amended) between the applicant and the city will be satisfied upon completion of the project.
- B. Denial of Extension. If an extension is denied, the City Manager shall state in writing the reason for denial and shall send notice to the applicant's last known address within 10 calendar days of issuance of the denial.
- C. Appeal. An applicant may appeal the denial of an extension to the hearing examiner within 14 calendar days of receipt of the denial by filing a complete appeal application and appeal fee with the City Manager. The appeal before the hearing examiner shall be processed as a closed record hearing. No appeal to the city council is provided from the hearing examiner's decision.

3.62.090 Final certificate.

Upon completion of the improvements agreed upon in the contract between the applicant and the city and upon issuance of a temporary or permanent certificate of occupancy, the applicant may request a final certificate of tax exemption by filing with the City Manager such information as the City Manager may deem necessary or useful to evaluate the eligibility for the final certificate, including the following:

- A. A statement of expenditures made with respect to each multifamily housing unit and the total expenditures made with respect to the entire property;
- B. A description of the completed work and a statement of qualification for the exemption;
- C. The total monthly rent or total sale amount of each multifamily housing unit rented or sold to date;
- D. A statement that the work was completed within the required three-year period or any authorized extension;
- E. Information on the applicant's compliance with the affordability requirements of this chapter; and
- F. Any additional information requested by the city pursuant to meeting any reporting requirements under applicable requirements of the BIMC, or Chapter 84.14 RCW.

3.62.100 Issuance of final certificate.

- A. City Manager's Decision. Within 30 calendar days after receipt of all materials required for a final certificate, the City Manager shall determine whether the specific improvements satisfy the requirements of the contract, application, and this chapter.
- B. Granting of Final Certificate. If the City Manager determines that the project has been completed in accordance with this chapter and the contract between the applicant and the city, and has been completed within the authorized time period, the city shall file a final certificate of tax exemption with the Kitsap County assessor within 10 calendar days of the expiration of the 30-day review period provided under subsection A of this section above. The City Manager is authorized to cause to be recorded, at the owner's expense, in the real property records of the Kitsap County department of records, the contract with the city, as amended if applicable, and such other document(s) as will identify such terms and conditions of eligibility for exemption under this chapter as the City Manager deems appropriate for recording, including requirements under this chapter relating to affordability of units.
- C. Denial of Final Certificate. The City Manager shall notify the applicant in writing that a final certificate will not be filed if the City Manager determines that:

1. The improvements were not completed within the authorized time period;
 2. The improvements were not completed in accordance with the contract between the applicant and the city; or
 3. The owner's property is otherwise not qualified under this chapter.
- D. Appeal. An applicant may appeal a denial of a final certificate to the hearing examiner within 14 calendar days of issuance of the denial of a final certificate by filing a complete appeal application and appeal fee with the City Manager. The appeal before the hearing examiner shall be processed as a closed record hearing. No appeal to the city council is provided from the hearing examiner's decision.

3.62.110 Annual compliance review and report.

- A. Within 30 calendar days after the first anniversary of the date of filing the final certificate of tax exemption and each year for the tax exemption period, the property owner shall be required to file a notarized declaration with the City Manager indicating the following:
1. A statement of occupancy and vacancy of the multifamily units during the previous 12 months;
 2. A certification by the owner that the property has not changed use and continues to be in compliance with the contract with the city and the applicable requirements of this chapter;
 3. A description of changes or improvements to the property made after the city's issuance of the final certificate of tax exemption;
 4. The total monthly rent of each multifamily housing unit rented or the total sale amount of each unit sold during the 12 months ending with the anniversary date;
 5. A breakdown of the number, type, and specific multifamily housing units rented or sold during the 12 months ending with the anniversary date;
 6. If granted a 12-year exemption, information demonstrating the owner's compliance with the affordability requirements of this chapter, including, but not limited to, the income of each renter household at the time of initial occupancy or the income of each purchaser of owner-occupied units at the time of purchase;
 7. The value of the tax exemption for the project; and
 8. Any additional information requested by the city pursuant to meeting any reporting requirements under Chapter 84.14 RCW.

- B. City staff may also conduct on-site verification of the declaration and reporting required under this section. Failure to submit the annual declaration and report may result in cancellation of the tax exemption pursuant to this chapter and shall result in a review of the exemption, as provided in RCW 84.14.110.
- C. If the city issues final tax exemption certificates pursuant to this chapter, the City Manager shall submit the report required by RCW 84.14.100 to the State Department of Commerce by April 1st of each year.

3.62.120 Cancellation of tax exemption.

- A. The City Manager may cancel a tax exemption on a property if the City Manager determines any of the following:
 - 1. The owner is not complying with the terms of the contract or this chapter;
 - 2. The use of the property is changed or will be changed to a use that is other than residential;
 - 3. The project violates applicable zoning requirements, land use regulations, building, or fire code requirements; or
 - 4. The owner fails to submit the annual declaration and report specified in BIMC 3.62.110.
- B. If the owner intends to convert the multifamily housing to another use, the owner shall notify the City Manager and the Kitsap County assessor in writing within 60 calendar days of the change in use.
- C. Cancellation may occur in conjunction with the annual review or at any such time noncompliance has been determined.
- D. Upon cancellation of the tax exemption, additional taxes, interest, and penalties shall be imposed on the property, and a priority lien may be placed on the land, pursuant to state law.
- E. Notice of Cancellation. Upon determining that a tax exemption is to be canceled, pursuant to RCW 84.14.110, the City Manager shall notify the owner by mail, return receipt requested.
- F. Appeal of Cancellation. The owner may appeal the determination of cancellation to the hearing examiner by filing a notice of appeal and appeal fee with the city clerk within 30 calendar days of the date of the notice of cancellation, specifying the factual and legal basis for the appeal. The appeal shall be heard by the hearing examiner as a closed record hearing. No appeal to the city council is provided from the hearing examiner's decision.

3.62.130 Conflict of provisions.

If any provision of this chapter is in legal conflict with the provisions of Chapter 84.14 RCW, as currently adopted or hereafter amended, the provisions of Chapter 84.14 RCW shall govern and apply as if set forth in this chapter. If any provision of this chapter is in conflict with Chapter 18.21 BIMC, the provisions of this chapter shall govern.



Department of Planning and Community Development

Memorandum

Date: November 5, 2021
To: City Council
via Blair King, City Manager
From: Jennifer Sutton, AICP Senior Planner
Subject: Ordinance No. 2021-23 New Chapter 3.62 BIMC Related to a Multifamily Property Tax Exemption ("MFTE") Program

I. MEETING PURPOSE

The purpose of tonight's City Council discussion is to:

- Review and consider approval of draft Ordinance No. 2021-23, which would create a new Chapter 3.62 BIMC related to a Multifamily Property Tax Exemption ("MFTE") Program. Washington state law provides for local governments to adopt a MFTE program as described in [Chapter 84.14 RCW](#).

II. DRAFT ORDINANCE NO. 2021-23 (WORKING DRAFT):

Proposed draft Ordinance No. 2021-23 would create a new Chapter 3.62 BIMC, *Multifamily Property Tax Exemption Program*, establishing this new program. The new code chapter is Exhibit A to draft Ordinance No. 2021-23. The new chapter sets forth the proposed program and program administration as required by the applicable state law, [Chapter 84.14 RCW](#). Exhibit A includes the Council policy direction to date regarding the type of MFTE program (12 and 20-year programs), designation areas, and minimum eligible project size (creation of 4 multifamily units). These program elements are in Section 3.62.050, *Project eligibility*. Based on Council input, the City's 12-year MFTE program would require that:

- o For rental projects: 20% of housing units rented to low (80% Area Median Income [AMI]) income households or below.
- o For home-ownership projects, such as condominiums: 100% of housing units required to be sold to low (80% or below AMI) income households or below.

Related to the proposed new 20-Year MFTE Program: A new state law provision for nonprofits that requires 25% of units to be permanently affordable housing to low (80% or below AMI) income households.

Household Incomes Prioritized for MFTE Affordability

As described in draft Ordinance No. 2021-23, the City is pursuing two different MFTE programs, the 12-year and 20-year programs. Based on state law, 12-year MFTE regulations allow for designated affordable units to be available to households at or below moderate (115%) AMI. On October 12, 2021, the City Council approved a motion to have the City's 12-year MFTE program be targeted to households with incomes lower than 80% AMI.

In addition to project eligibility, the second half of the proposed new BIMC chapter describes the administration of the future MFTE program. See, Sections 3.62.050 through 3.62.120. The program is initiated with a MFTE application being submitted during the building permit phase of a development project. The MFTE program provides for application, approval, denial, appeals, and annual compliance review. Prior to drafting proposed Chapter 3.62 BIMC, City staff surveyed the MFTE codes of other Washington communities. The organization of the other MFTE programs was relatively uniform, and that fact informed the proposed organization of proposed Chapter 3.62 BIMC.

MFTE Designation Areas

After holding a public hearing on designation areas on June 8, 2021, the City Council has identified the following areas as the targeted areas where the MFTE program is available, as described in BIMC Section 3.62.030 (see Exhibit A).

- A. Winslow Master Plan Study Area.
- B. Winslow Sewer Service Area.
- C. Within the Lynwood Center Neighborhood Center Area, the Neighborhood Center (NC), NC/R-12, and R-5 zones.

Maps of the areas have been integrated as figures into BIMC Section 3.62.030 and, therefore are no longer Exhibits B and C to the ordinance.

III. NEXT STEPS:

The Council could approve Ordinance No. 2021-23 on November 9, 2021 or schedule additional discussion or consideration of the proposed ordinance for the next Council business meeting on December 14, 2021

After Ordinance No. 2021-23 is approved, City staff will develop forms and administrative processes to administer the program. City Planning and Community Development staff will be trained on the MFTE program in order to inform potential applicants about the MFTE program during early development phases, e.g. preapplication conference phase.

ORDINANCE NO. 2021-23

AN ORDINANCE of the City of Bainbridge Island, Washington, adding a new Chapter 3.62 to the Bainbridge Island Municipal Code to create a City of Bainbridge Island Multifamily Property Tax Exemption program.

WHEREAS, Washington state law authorizes the City Council to adopt a Multifamily Property Tax Exemption (“MFTE”) program as described in Chapter 84.14 RCW, and the purpose of the program is to encourage the development and redevelopment of multifamily and affordable housing by granting a property tax exemption; and

WHEREAS, adopting a MFTE program has been planned and was recommended, for example, in the 2017 Comprehensive Plan Housing Element and the 2018 Affordable Housing Task Force Final Report Recommendation; and

WHEREAS, a Joint City Council/Planning Commission land use subcommittee met in the summer and fall of 2020 and presented a list of recommended priority code changes to the City Council on October 13, 2020 that included adopting a 12-year MFTE Program, and the City Council approved the list and recommended that it be forwarded to the Planning Commission for legislative work; and

WHEREAS, the Planning Commission considered the MFTE program at their meetings on January 14 and 28, 2021, and at their February 11, 2021 meeting the Planning Commission completed their recommendation on MFTE program elements for the City Council, including a recommendation on proposed designation areas in which a City MFTE program should apply; and

WHEREAS, at the City Council meeting on May 4, 2021, the Council received an overview of state law provisions related to the MFTE program and the Planning Commission recommendation on program elements for a MFTE program, including recommended MFTE designation areas (i.e., areas in which the program would apply);

WHEREAS, also on May 4, 2021, the City Council approved a motion to move forward with development of 12-year and 20-year MFTE programs; and

WHEREAS, also on May 4, 2021, the City Council approved a motion to move forward with setting the date of a public hearing for June 8, 2021 for the designation areas recommended by the Planning Commission for a City of Bainbridge Island MFTE program, as required by RCW 84.14.040; and

WHEREAS, on May 11, 2021, the City Council considered Resolution No. 2021-09, a resolution of intention to so designate MFTE designation areas, as authorized by RCW 84.14.040(2); and

WHEREAS, also on May 11, 2021, the City Council approved a motion to schedule a public hearing for June 8, 2021 related to the proposed MFTE designation areas, and to direct the City Manager to begin public outreach for the hearing, such that the eligible areas to be considered at the hearing were: the Winslow Master Plan Study Area; the Winslow Sewer System Service Area; and within the Lynwood Center area, the Neighborhood Center (NC), NC/R-12, and R-5 zones; and

WHEREAS, also on May 11, 2021, the City Council approved a motion to forward Resolution No. 2021-09 for consideration of approval with the Consent Agenda at the May 25, 2021 Council meeting; and

WHEREAS, on May 25, 2021, the City Council adopted Resolution No. 2021-09; and

WHEREAS, on June 8, 2021, the City Council held a public hearing on the proposed designation areas recommended by the Planning Commission and which were subsequently affirmed by the City Council for a City of Bainbridge Island MFTE program, as required by RCW 84.14.040; and

WHEREAS, after closing the public hearing on June 8, 2021, the City Council approved a motion to include all of the proposed areas in a future City MFTE program, with those areas consisting of: the Winslow Master Plan Study Area; the Winslow Sewer System Service Area; and within the Lynwood Center area, the Neighborhood Center (NC), NC/R-12, and R-5 zones; and

WHEREAS, the City Council considered this Ordinance No. 2021-23 at its meeting on October 12, 2021, and passed a motion to require that units required to be affordable through a future City 12-year MFTE program must be affordable to households at or below low-income (80% Area Median Income); and

WHEREAS, the City Council further considered this ordinance at its meetings on October 26, 2021 and November 9, 2021.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BAINBRIDGE ISLAND DOES ORDAIN AS FOLLOWS:

Section 1. A new Chapter 3.62, *Multifamily Property Tax Exemption Program*, is hereby added to the Bainbridge Island Municipal Code as set forth in Exhibit A, which is attached hereto and incorporated herein.

Section 2. Severability. Should any section, paragraph, sentence, clause, or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be preempted by state or federal law or regulation, such decision or preemption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

Section 3. This ordinance shall take effect and be in force five (5) days from its passage and publication as required by law.

PASSED BY THE CITY COUNCIL this _____ day of _____, 2021.

APPROVED BY THE MAYOR this _____ day of _____, 2021.

Rasham Nassar, Mayor

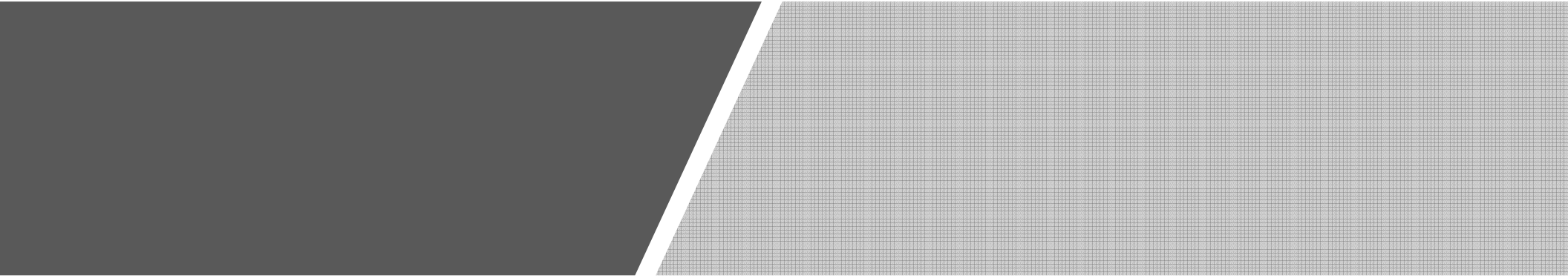
ATTEST/AUTHENTICATE:

Christine Brown, CMC, City Clerk

FILED WITH THE CITY CLERK:	October 8, 2021
PASSED BY THE CITY COUNCIL:	_____, 2021
PUBLISHED:	_____, 2021
EFFECTIVE DATE:	_____, 2021
ORDINANCE NUMBER:	2021-23

Attachments:

Exhibit A: Chapter 3.62 BIMC, *Multifamily Property Tax Exemption Program*



Ordinance 2021-23: Developing a City Multifamily Property Tax Exemption (MFTE) Program

City Council
November 9, 2021



Meeting Purpose



Review and Consider Approval of Ordinance
No. 2021-23 New BIMC Chapter 3.62
Multifamily Property Tax Exemption
("MFTE").

What is the State Multifamily Property Tax Exemption?

- MFTE is a property tax relief program authorized by Washington State ([RCW 84.14](#)).
- Temporary exemption from property taxation on the residential improvement value.
- Financial incentive to encourage development and redevelopment of multifamily and affordable housing.
- Tax exemption on residential improvements begins once a multifamily housing development is built and completed.
- Monitoring and reporting required.

City Council
Direction on
Income
Requirements
for MFTE
Affordable
Units:

20-year Program up to
80% AMI

10/12 City Council
motion to reduce
maximum income for
12-year Program up to
80% AMI

CITY OF BAINBRIDGE ISLAND
2021 MEDIAN INCOME LIMITS BY HOUSEHOLD SIZE
FOR REQUIRED AFFORDABLE HOUSING UNDER MFTE PROGRAM

Median Income Limits by Category (BIMC 18.21.020)	Household Size							
	1	2	3	4	5	6	7	8
100% of Median Household Income	\$65,870	\$75,280	\$84,690	\$94,100	\$101,628	\$109,156	\$116,684	\$124,212
≤ 30% of Median Household Income	\$19,800	\$22,600	\$25,450	\$28,250	\$30,550	\$32,800	\$35,050	\$37,300
31% - 50% of Median Household Income	\$32,950	\$37,650	\$42,350	\$47,050	\$50,850	\$54,600	\$58,350	\$62,150
51% - 80% of Median Household Income Maximum Income for 20-year MFTE program	\$52,750	\$60,250	\$67,800	\$75,300	\$81,350	\$87,350	\$93,400	\$99,400
81%-115% of Median Household Income: Maximum Income for 12-year MFTE program	\$75,750	\$86,570	\$97,390	\$108,215	\$116,870	\$125,530	\$134,185	\$142,845

NOTE: *Gross Annual Income*

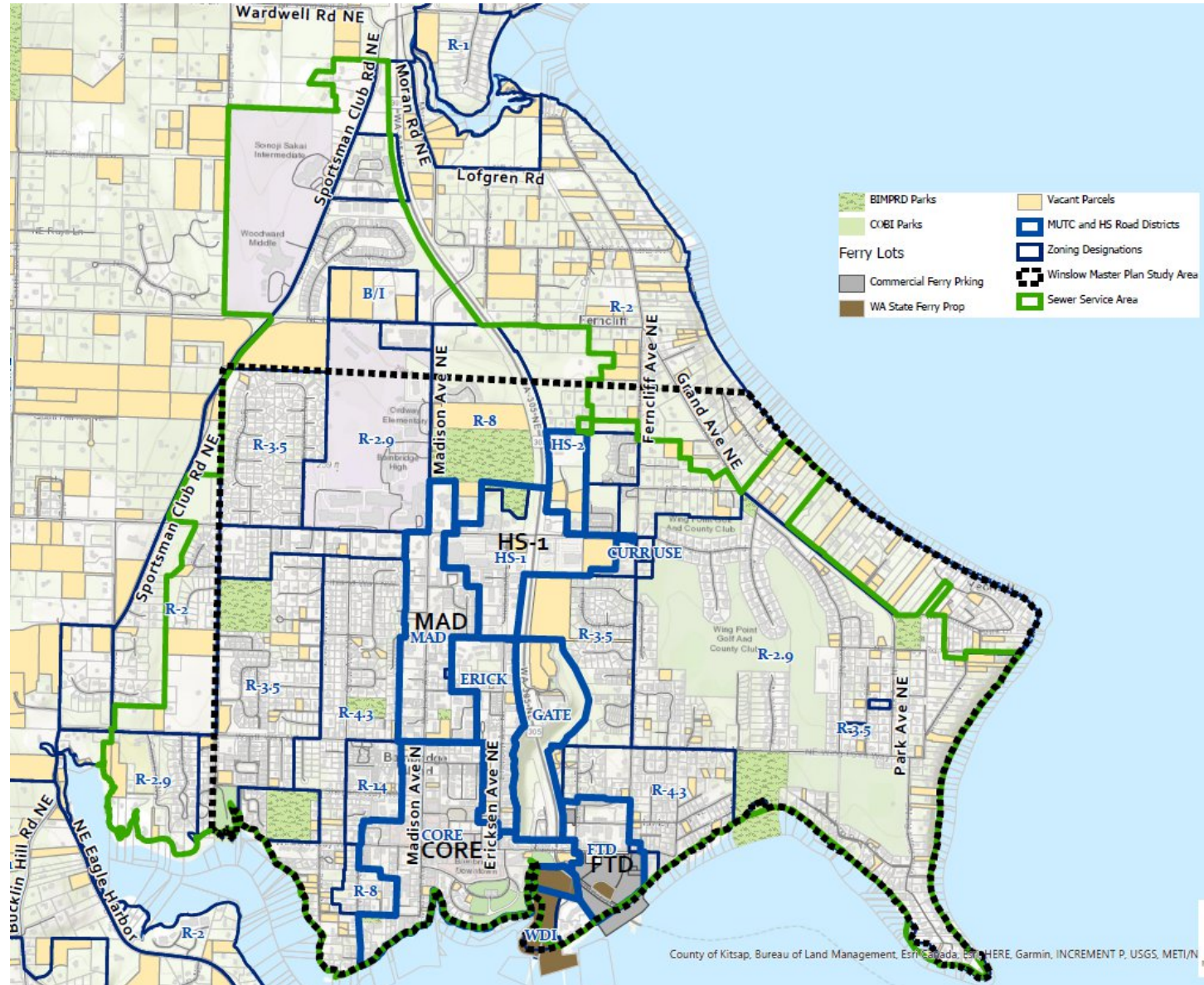
\$15/hour full-time= \$31,200

\$13.69/hour full-time= \$28,475 (2021 WA State Minimum Wage)

Council Direction after June 8 Public Hearing: MFTE Program Eligibility Areas

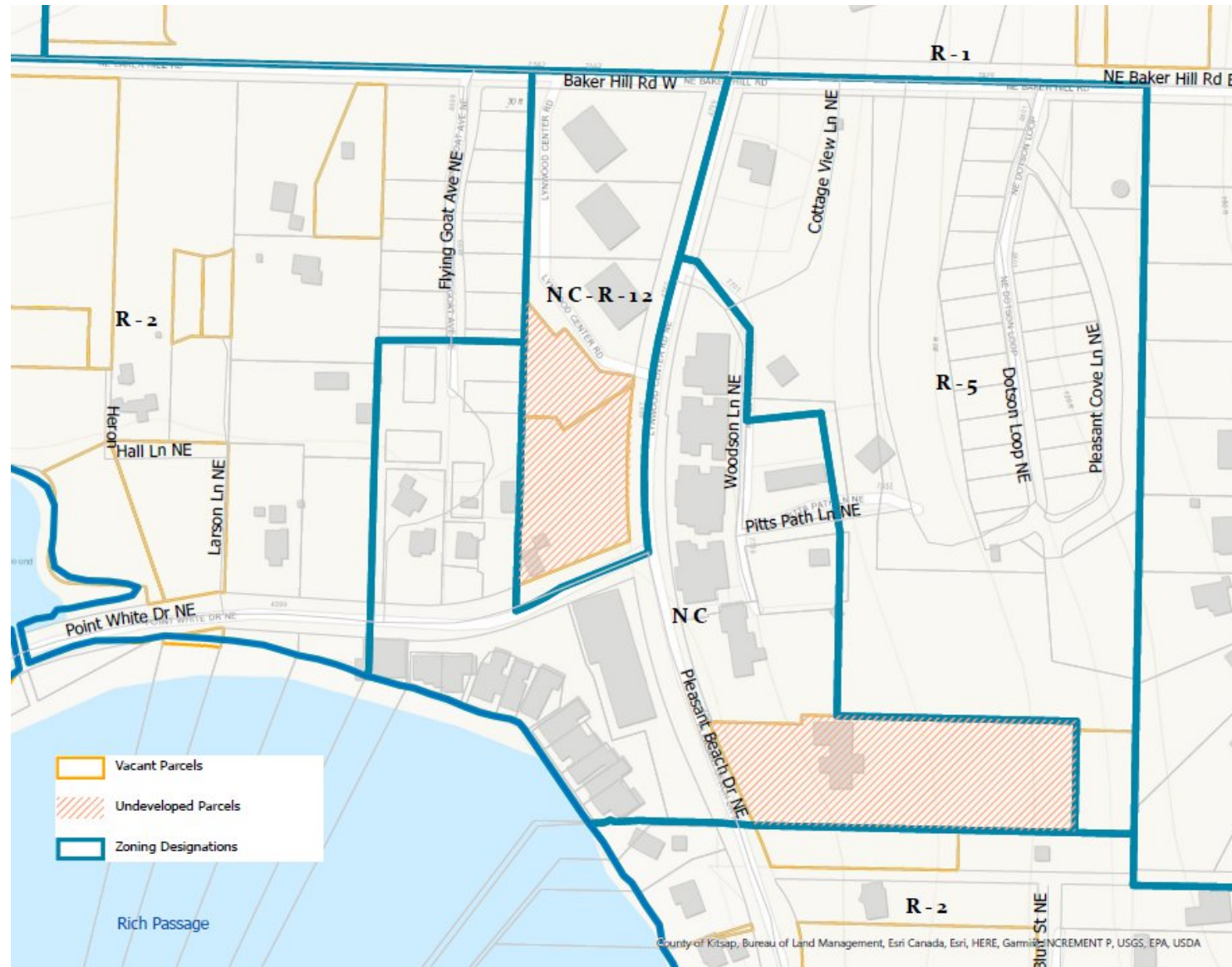
Winslow Master Plan
Study Area (WMPSA,
black dotted line)

Winslow Sewer
Service Area
(*green line*)



Council Direction
after June 8 Public
Hearing:
MFTE Program
Eligibility Areas:

Lynwood Center Area:
NC, NC/R-12 and R-5
zones



Next Steps for Developing City MFTE Program

1. After Ordinance No. 2021-23 is approved, ordinance for November 9, City staff will develop forms and administrative processes to administer the program.
2. Training of Planning and Community Development staff on the MFTE program in order to inform potential applicants about the MFTE program during early development phases, e.g. preapplication conference phase.

RESOLUTION NO. 2021-09

A RESOLUTION of the City of Bainbridge Island, Washington, relating to stating the City's intention to designate certain areas in which a City of Bainbridge Island Multifamily Property Tax Exemption program would apply, to include the Winslow Master Plan Study Area, Winslow Sewer Service Area, and in the Lynwood Center Area, the NC, NC/R-12, and R-5 zones.

WHEREAS, Washington State law authorizes the City Council to adopt a Multifamily Property Tax Exemption ("MFTE") program as described in Chapter 84.14 RCW, and the purpose of this program is to encourage the development and redevelopment of multifamily and affordable housing by granting a property tax exemption; and

WHEREAS, adopting a MFTE program has been planned and was recommended in the 2017 Comprehensive Plan Housing Element and the 2018 Affordable Housing Task Force Final Report Recommendation; and

WHEREAS, a Joint City Council/Planning Commission land use subcommittee met in the Summer and Fall of 2020 and presented a list of recommended priority code changes to the Council on October 13, 2020 that included adopting a 12-year MFTE Program, and the City Council approved the list and recommended that it be forwarded to the Planning Commission for legislative work; and

WHEREAS, the Planning Commission discussed the MFTE program at their meetings on January 14 and 28, 2021, and at the February 11, 2021 meeting, the Planning Commission completed their recommendation on MFTE program elements to the City Council, including a recommendation on proposed designation areas in which a City MFTE program should apply; and

WHEREAS, at the City Council meeting on May 4, 2021, the Council received an overview of state law related to the MFTE program and the Planning Commission recommendation on program elements for a future MFTE program, including recommended MFTE designation areas (i.e., areas in which the program would apply);

WHEREAS, at the May 4, 2021 meeting, the City Council approved a motion to move forward with development of 12-year and 20-year MFTE program; and

WHEREAS, at the May 4, 2021 meeting, the City Council approved a motion to move forward with setting the date of a public hearing for June 8, 2021 for the designation areas recommended by the Planning Commission for a City of Bainbridge Island MFTE program, as required by RCW 84.14.040; and

WHEREAS, at its May 11, 2021 meeting, the City Council considered and adopted this resolution of intention to so designate MFTE designation areas, as authorized by RCW 84.14.040(2).

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BAINBRIDGE ISLAND DOES RESOLVE AS FOLLOWS:

Section 1. The City Council will hold a public hearing on June 8, 2021 as part of the Council's regular meeting that begins at 6:00 PM to receive public comment on the proposal to designate the following areas as designation areas in which a City of Bainbridge Island MFTE program would apply, such that development projects would be eligible to participate in such a MFTE program:

Winslow Master Plan Study Area;
Winslow Sewer Service Area; and
In the Lynwood Center Area, the NC, NC/R-12, and R-5 zones.

Section 2. Attached hereto and incorporated herein are Exhibits A and B, which are maps of the proposed designation areas.

Section 3. This resolution will take effect immediately upon passage.

PASSED by the City Council this 25th day of May 2021.

APPROVED by the Mayor this 25th day of May 2021.



Rasham Nassar, Mayor

ATTEST/AUTHENTICATE:


Christine Brown, CMC, City Clerk

FILED WITH THE CITY CLERK:	May 7, 2021
PASSED BY THE CITY COUNCIL:	May 25, 2021
RESOLUTION NO.:	2021-09

Attachments:

EXHIBIT A: Map of Winslow Master Plan Study Area and Winslow Sewer Service Area

EXHIBIT B: Map of the Lynwood Center Area, showing the NC, NC/R-12, and R-5 zones

EXHIBIT A to Resolution No. 2021-09

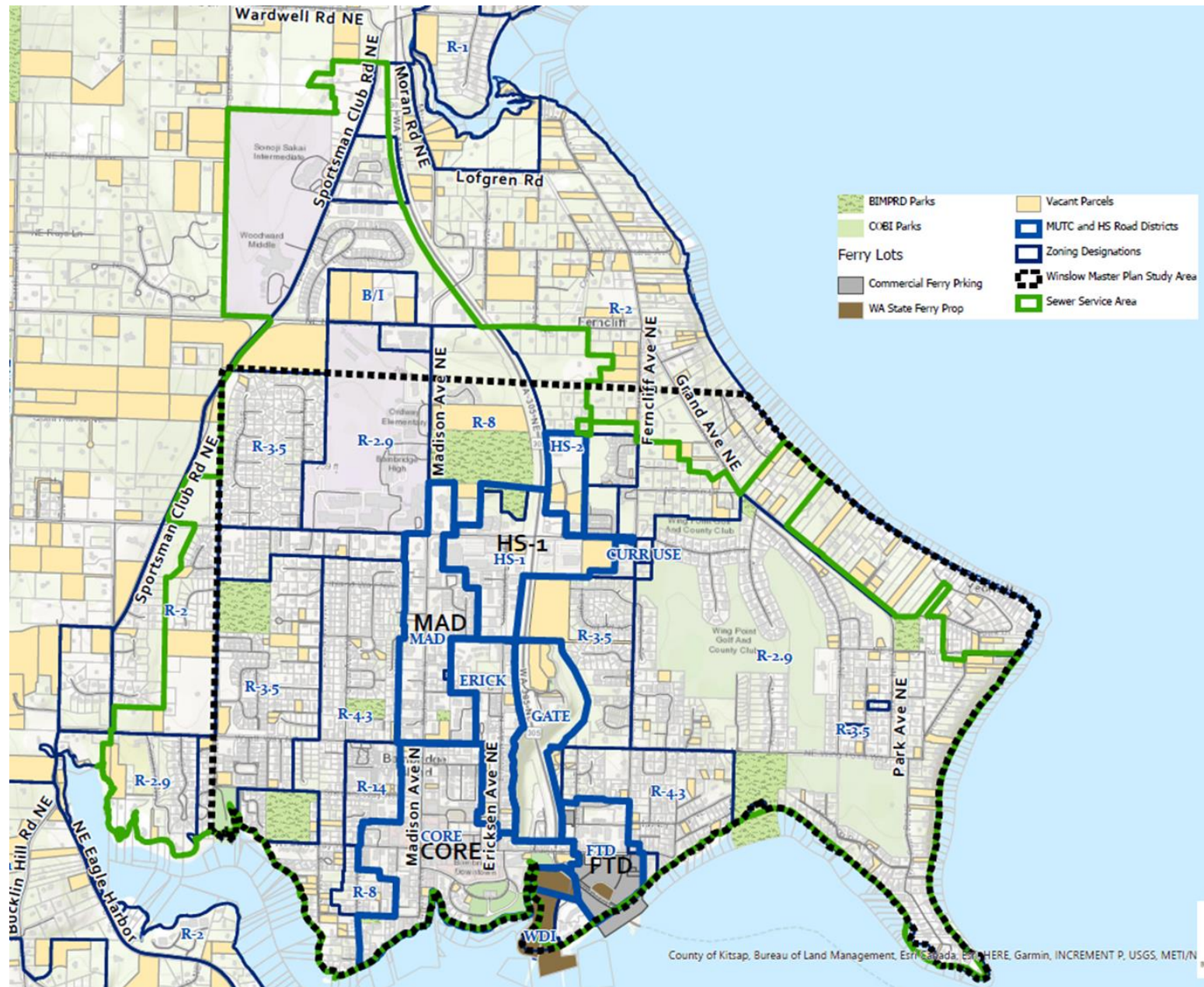
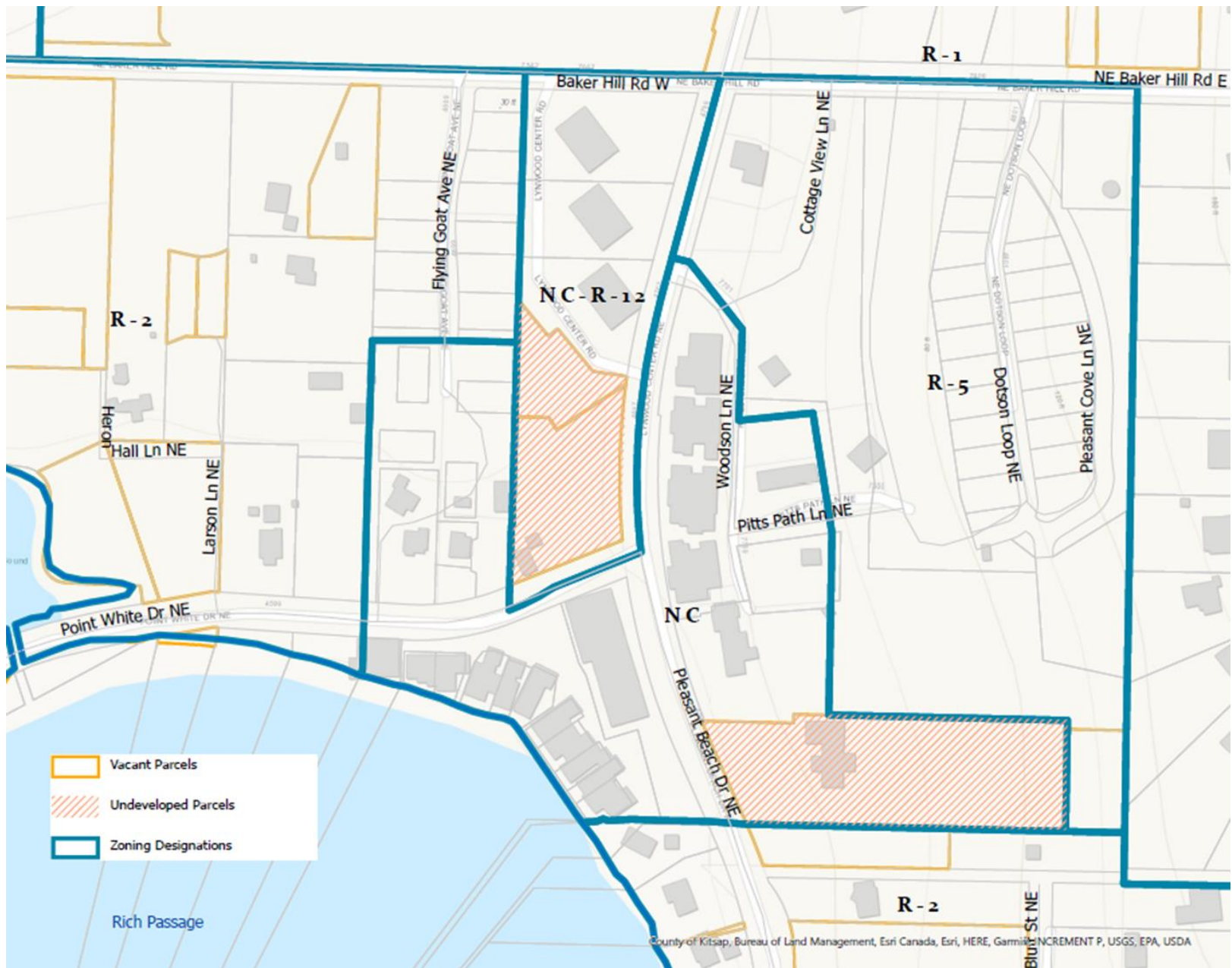


EXHIBIT B to Resolution No. 2021-09





PORT OF WALLA WALLA

ECONOMIC DEVELOPMENT PLAN

FOR

WALLA WALLA COUNTY

YEAR 2022

Port of Walla Walla
310 A Street
Walla Walla, WA 99362
(509) 525-3100
www.portwallawalla.com

Reviewed at Economic Development Informational Meeting on January 25, 2022
Approved by Port Commission on January 27, 2022

PORT OF WALLA WALLA

ECONOMIC DEVELOPMENT PLAN

Purpose Statement

To enhance the economic health of Walla Walla County through the development and execution of this economic development plan (hereinafter referred to as the “Plan”). The desired outcome of the Plan is to retain and create living-wage jobs and foster private sector capital investment to enhance the economic health of families in Walla Walla County, including families living below the poverty line. The Plan shall be implemented countywide and for the benefit of all communities within the county. The Plan is a **guide** to the Port’s economic development efforts and not a mandate for a specific implementation.

COVID-19 Pandemic

The economic development environment has undergone some major significant changes over the last 2 years due to the COVID-19 pandemic. The economic prosperity that Walla Walla County has experienced over the past decades can no longer be assumed. Once restrictions designed to prevent the spread of COVID-19 have been removed, allowing businesses to fully reopen and students to fully re-engage with educational programs and institutions, investments in human capital and local infrastructure will be more important than ever to make Walla Walla County’s economic base even more resilient to structural change and external forces.

Core Elements of Work

1. Small Business Development
2. Existing Business Retention/Expansion
3. Business Recruitment, Marketing & Advertising
4. Site and Infrastructure Development
5. Economic Profiling
6. Economic Development Advocacy

❖ Elements of work are not listed in any order of importance. Each element is important in this Plan.

1. Small Business Development

- 1.1. Promote the utilization of the Walla Walla WSU Small Business Development Center (SBDC) located at Walla Walla Valley Chamber of Commerce office in downtown Walla Walla.
- 1.2. Continue to contribute funding and support to SBDC.
- 1.3. Continue to contribute funding and support to the Walla Walla Micro-Business Assistance Program (Mercy Corps Northwest).
- 1.4. Support the nonprofit sector as both a significant economic and wage-base contributor and as a means of fostering equitable economic opportunities for residents.
- 1.5. Maintain the Port’s “Small Business Tools” website for businesses that want web-based information and support. <https://www.resources4business.info/wallawalla>
- 1.6. Consider constructing additional buildings at the Walla Walla Regional Airport and other locations for new and expanding businesses.
- 1.7. Provide access to reasonably priced production space for new and expanding businesses.

- 1.8. Continue to support the development and expansion of the community's entrepreneurship programs, events, and space.
- 1.9. Work with Community Council and other local agencies in creating an entrepreneurial mindset and ecosystem to foster related skills in students (K–16) through mentorships, internships, and other opportunities that include access to resources that foster a culture of innovation.
- 1.10. Work with local colleges in expanding the incubator activities to include STEM-oriented businesses and value-added agriculture.

Benchmarks for Small Business Development

- 1.BM.1 Number of clients utilizing the SBDC;
- 1.BM.2 Client evaluations of business assistance counseling and workshops;
- 1.BM.3 Number of new business start-ups and the number of jobs created or retained;
- 1.BM.4 Amount of private investment, including equity, banks, or other loan packages;
- 1.BM.5 Minority population utilization of center;
- 1.BM.6 Specific examples of business success stories;
- 1.BM.7 Track the number of hits to the Port's Walla Walla Small Business Tools website; and
- 1.BM.8 Track the number of businesses that utilized the Walla Walla Micro-Business Assistance Program.

2. Existing Business Retention & Expansion

- 2.1. Continue to provide Port staff services to ensure the rapid and efficient delivery of "authorized grants" (WA Department of Commerce, CARES Act Funds, others) for local businesses impacted by COVID-19, if funds become available.
- 2.2. Partner with local providers (Walla Walla Valley Chamber of Commerce, nonprofit organizations and others) on virtual resources, toolkits, webinars, and business counseling for local businesses seeking information on dealing with the economic fallout from the pandemic.
- 2.3. Support business retention and expansion projects that provide a target starting wage of approximately \$17.39 per hour plus benefits (20% higher than the 2022 minimum wage (of \$14.49 per hour established by Initiative 1433).
- 2.4. Contact the largest employers annually (manufacturing/non-retail service related) in Walla Walla County to express appreciation for their business and obtain information related to their future business needs and identify issues that impede their business growth. Continue to meet annually with some of the smaller business employers that have shown steady employment and private capital investment growth.
- 2.5. Continue to work with Packaging Corporation of America (formerly Boise Paper), Old Dominion Freight Lines, Cascade Natural Gas, Tyson Fresh Meats, Ingeniux Corporation, Duravant (Key Technology), Tiger Cool Express, Project Ryan, Northwest Wine Services, Refresco, Simplot, and other businesses on their proposed expansion plans.
- 2.6. Continue to work with the other local businesses in retaining manufacturing-related jobs in Walla Walla County.
- 2.7. Work with Packaging Corporation of America (formerly Boise Paper), Tyson Fresh Meats, Inc., and Gas Transmission Northwest - Station 8 (Walla Walla) on their carbon emission levels.

- 2.8. Work with Benton Clean Air Agency, Washington State Department of Ecology (DOE), and Federal Environmental Protection Agency (EPA) regarding the federal regulatory limit for ozone and its potential impacts it could have on the western portion of Walla Walla County.
- 2.9. Continue to work with the Washington State Penitentiary Task Force on retaining correction jobs and explore future expansion opportunities at the Washington State Penitentiary.
- 2.10. Work with other technology-based businesses, similar to the Ingeniux Corporation, on expanding Walla Walla's technology-based employment.
- 2.11. Work with local health care providers on retaining and expanding health care & social assistance jobs with an emphasis on exploring growth opportunities.
- 2.12. Profile local businesses at the bi-monthly Economic Development Informational Meetings.
- 2.13. Provide existing business assistance through the Small Business Development Center, Port staff, and the Port's Walla Walla Small Business Tools website.
- 2.14. Support "Buy Local" initiatives.
- 2.15. Work with the Washington State Department of Commerce in disseminating information on the Opportunity Zone Tax incentives.
- 2.16. Continue to work with the Port of Moses Lake on disseminating information on Foreign Trade Zone #203 and its potential cost savings to Walla Walla County businesses.

Benchmarks for Existing Business Retention & Expansion

- 2.BM.1 A number of businesses requesting assistance.
- 2.BM.2 A number of businesses visited, assisted, and retained.
- 2.BM.3 A number of local businesses expanding operations.
- 2.BM.4 A number of new jobs created or retained.

3. Business Recruitment, Marketing & Advertising

- 3.1. Continue to work with national site selectors representing businesses in accomplishing their proposed economic development projects.
- 3.2. Utilize the Washington State Department of Commerce and other business recruitment sources in obtaining business leads that are appropriate for Walla Walla County.
- 3.3. With the continued global COVID-19 pandemic, the demand for more data centers and cloud storage facilities is growing as companies and workers transition to working remotely. Telecommuting will likely be more widely embraced as employers and employees become more comfortable with working from home and virtual meetings more prevalent as executives and managers recognize that they can reduce travel and still conduct business. Walla Walla County is well-positioned to benefit from the increase in the demand for cloud storage and data center facilities.
- 3.4. Market to urban-based software/technology businesses that could expand to Walla Walla in creating a software business cluster.
- 3.5. Continue to explore and work on opportunities in the Value-Added Agriculture sector.
- 3.6. Identify and market to emerging and expanding businesses.
- 3.7. Maintain "Existing Inventory List" of ready-to-go industrial and service-related buildings and land in Walla Walla County (both public & private).

- 3.8. Continue to input and maintain available industrial buildings and sites in the following web-based real estate sites: Area Development – Fast Facility - www.fastfacility.com; LoopNet - www.loopnet.com, Washington Zoom Prospector - www.zoomprospector.com.
- 3.9. Update and maintain Port's web page at www.portwallawalla.com Develop a more interactive website including the use of video to showcase buildings and properties.
- 3.10. Develop and disseminate marketing materials highlighting the Wallula Gap Business Park's infrastructure (i.e., water systems, electrical, natural gas, adjacent labor force, and transportation) to site selectors that represent large industrial manufacturing businesses.
- 3.11. Continue communication and correspondences with the National Site Selectors on specific available industrial sites and buildings in Walla Walla County.
- 3.12. Continue marketing efforts of available private and public properties.
- 3.13. Attend a limited number of trade shows and industry conferences (if available) in emerging growth sectors primarily to stay informed about industry trends and to develop industry network contacts.
- 3.14. Market the Burbank Business Park to selective retail developers for development.
- 3.15. Update and prepare promotional brochures on facilities, land, and the community.
- 3.16. Promote the SEA-TECH (Southeast Area Technical Skills Center) in preparing students for post-secondary education and entry into high-skill, high-demand careers, and employment.
- 3.17. Advocate for the expansion of STEM educational opportunities for all students, kindergarten through postsecondary, and facilitate partnerships between regional educational institutions and industry partners to support the development of additional STEM curricular opportunities.
- 3.18. Support an entrepreneurial ecosystem that fosters a culture of innovation.
- 3.19. Use internet search engines and RSS (Really Simple Syndication) feeds to obtain business leads appropriate for Walla Walla County. Strengthen the use of RSS feeds in attaining economic development opportunities.
- 3.20. Work with the City of Waitsburg and the Waitsburg Commercial Club on the continued recruitment and development of the Waitsburg Business Park.
- 3.21. Continue to explore clean energy and renewable energy projects for Walla Walla County.
- 3.22. Maintain the Port's capacity for "build-to-suit" opportunities.
- 3.23. Utilize social media applications for business recruitment, marketing, and advertising.

Benchmarks for Business Recruitment, Marketing & Advertising

- 3.BM.1 A number of qualified business leads obtained.
- 3.BM.2 A number of qualified business visitations.
- 3.BM.3 A number of businesses located in the County as a result of business recruitment.
- 3.BM.4 A number of jobs created, the number of new tax dollars generated, and the amount of private capital investment.
- 3.BM.5 Track the number of website hits on Port information websites.

4. Site & Infrastructure Development

- 4.1. Advocate for funding for public infrastructure projects in Walla Walla County.
- 4.2. Identify and secure suitable sites and/or buildings for development.
- 4.3. Work to ready sites and/or buildings for development (acquisition, zoning, water, sewer, communications, roads).

- 4.4. Work to ensure municipal water and sewer treatment facilities have excess capacity.
- 4.5. Work to improve and maintain multi-modal transportation options (roads, rail, fiber, waterways, air, bicycle, and transit).
- 4.6. Continue to work to improve internet infrastructure and access to broadband services countywide.
- 4.7. throughout Walla Walla County.
- 4.8. Continue to improve the aesthetic image and functionality of the Walla Walla Regional Airport.
- 4.9. Promote public investment in maintaining and expanding existing infrastructure.
- 4.10. Secure alternative funding sources (grants and/or loans) for public infrastructure improvements.

Specific Site & Infrastructure Goals

- 4.11. Continue to work diligently on protecting the Columbia-Snake River System. The Columbia-Snake River System provides abundant, reliable and renewable hydroelectric power, flood control, agriculture irrigation, recreation, wildlife habitat, and the most cost-effective and greenest form of transportation today, river barging. Any negative impacts on the Columbia-Snake River System would significantly damage the Pacific Northwest economy and especially the Walla Walla Valley.
- 4.12. Retain and expand commercial air service in Walla Walla. Work with the commercial air travel coalition to ensure optimal commercial air service.
- 4.13. US Highway 12 Four Laning - Phase 7 - Continue to coordinate with WSDOT and the US Highway 12 Coalition on the construction of Phase 7 of US Highway 12. Estimated Total Project Cost \$165M and completion estimated Fall 2023.
- 4.14. US Highway 12 Four Laning - Phase 8 - Continue to coordinate with WSDOT and the US Highway 12 Coalition on the design, environmental, and right-of-way acquisitions of Phase 8 of US Highway 12. Estimated cost \$34M.
- 4.15. US Highway 12 Four Laning - Phase 8 - Secure State and/or Federal funding for Phase 8 of US Highway 12. Estimated Total Project Cost \$202M.
- 4.16. Continue to work with WSDOT, City of Walla Walla, and County of Walla Walla on the US Highway 12 at the Clinton Intersection @ US Highway 12. Estimated cost \$30-40M.
- 4.17. Continue to participate and partner in the funding of the Mill Creek Channel Rehabilitation Project.
- 4.18. Secure funding for the infrastructure improvements to all Port's Industrial/Business Parks.
- 4.19. Support local agencies in securing funding for infrastructure improvements.
- 4.20. Support local educational institutions' educational programs and facility development. Educational attainment is critical to developing a strong labor force that can innovate and generate new economic opportunities locally and attract employers to the region. An educated labor force can sustain living wage jobs, generate returns for businesses, and contribute to a resilient community.
- 4.21. Manage the Economic Development Sales Tax Fund with the County to encourage new job creation opportunities and private capital investment and support legislation that expands and/or continues the program.
- 4.22. Continue to participate and work with the local government jurisdictions and Walla Walla Valley Metropolitan Planning Organization (MPO) and Regional Transportation Planning Organization (RTPO).

- 4.23. Work with our economic partners in securing funds for the “Regional Signage Program”.
- 4.24. Continue to work with the City of Walla Walla, Walla Walla Community College, and Washington State Department of Commerce on re-establishing an Innovation Partnership Zone (IPZ) project in Walla Walla.
- 4.25. Continue discussion involving a partnership/development with Walla Walla University on creating an Innovation and Incubator Campus (ICC) adjacent to the university in the City of College Place.
- 4.26. Consider opportunities to acquire business park locations in the City of College Place, City of Prescott, Touchet, and Lowden, if supported and feasible.
- 4.27. Retain and promote rail infrastructure investments in Walla Walla County.
- 4.28. Continue to support the development of “renewable energy projects” in Walla Walla County.
- 4.29. Support Fort Walla Walla Museum’s effort in securing funds for the Museums Services and Facilities Enhancement Project.
- 4.30. Work on securing funding for the Warehouse District Concept (Dell Ave neighborhood).
- 4.31. Support remediation, land use planning, and redevelopment of the Tausick Way landfill site.
- 4.32. Support additional parking improvements in downtown districts located in incorporated cities in Walla Walla County, if initiated and supported by the local city jurisdiction.
- 4.33. Support Walla Walla Community College on its capital projects to construct a new S.T.E.M. (science, technology, engineering, and math) and other buildings on the WWCC campus.

Local Specific Site & Infrastructure Projects

Note: Infrastructure Projects provided by Agencies

Port of Walla Walla 2022 Projects

❖ Walla Walla Regional Airport – CARES Fund Projects	\$18M
❖ Wallula Gap Business Park & Dodd Road – Phase 2 Water Improvements	\$5.0M
❖ Burbank Business Park – Multi-Purpose Path	\$300K
❖ Melrose Business Park – Site Cleanup and Planning	\$150K
❖ Dell South Redevelopment Project	\$150K
❖ Build to Suit Projects - County Wide	\$1.5M
❖ CERB- Broadband Construction Projects	\$2.5M

City of Walla Walla 2022 Projects

❖ Alder/Poplar TBD – Merriam to Colville Project	\$7.9M
❖ Poplar TBD – Colville to 5th Project	\$6.9M
❖ Park Street IRRP/TBD Project (Continuation from 2021)	\$4.2M
❖ Cookerly Drive IRRP	\$1.4M
❖ 2022 Sewer Main Replacement Project	\$1.2M
❖ WWTP – Phase 1 Plant Upgrade Project	\$6.2M
❖ Sewer Trunk Main Liner Project	\$1.0M
❖ 1st Avenue Pedestrian Plaza Improvements	\$1.2M
❖ Heritage Park – Central Plaza Construction (Formally a 2021 Project)	\$2.5M

City of College Place 2022 Projects

❖ Lions Park Renovation	\$3.2M
❖ Stormwater Decant Facility	\$1.5M
❖ SW Mojonier Rd Reconstruction (2022 into 2023) including utilities	\$4.8M
❖ Wastewater Treatment Plant Upgrade (2022 to 2023)	\$20M
❖ Well #7 Engineering and Development (West Quadrant of Town 2022 to 2024)	\$3.5M

Walla Walla County 2022 Projects

❖ Complete Middle Waitsburg Road	\$1.4M
❖ Mill Creek Road MP 1.1 to MP 3.96	\$3.3M
❖ Arch Bridge Replacement on Lamar Rd	\$1.2M
❖ Peppers Bridge Rd	\$1.7M

City of Waitsburg 2022 Projects

❖ ARPA Water and Sewer Projects	\$350K
❖ Flood Control Improvements	\$100K
❖ Preston Park Splash Pad	\$75K
❖ Weller Public Library Improvements	\$50K
❖ Well Field Emergency Backup Generator	\$75K

City of Prescott 2022 Projects

❖ Various public infrastructure (water, roads, stormwater)	\$200K
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Benchmarks for Site & Infrastructure Development

4.BM.1 Accomplish as many above-listed infrastructure projects as possible.

5. Economic Profiling

- 5.1. Maintain a comprehensive Economic Profile by assembling, analyzing, and publishing community data useful to business and industry.

Demographics	Taxes and Incentives
Labor Market Conditions	Tourism Performance Indicators
Largest Employer List	Inventory of available lands and buildings
Largest Taxpayer List	Finance Programs
- 5.2. Continue to maintain and promote the Walla Walla Trends website
www.wallawallatrends.com
- 5.3. Work with Eastern Washington University on the Walla Walla Trends quarterly newsletter.
- 5.4. Ensure updated economic data is available on the Port's website www.portwallawalla.com.
- 5.5. Maintain other social media applications.
- 5.6. Continue hosting the Economic Development Informational Meetings and posting the information on the Port's website.

Benchmarks for Economic Profiling

- 5.BM.1 Utilization of information by community policymakers and by existing businesses.
- 5.BM.2 Relevant information to prospective businesses and Growth Management Planning.

6. Economic Development Advocacy

- 6.1. Develop and communicate positions on economic development issues important to the economic health of the region.
- 6.2. Develop a proactive profile by communicating economic development efforts and economic development success stories.
- 6.3. Work with local government agencies to advocate sound public policies on land use development & regulations, transportation, growth management, and the cost of doing business.
- 6.4. Work with local government agencies, housing authority, private sector, non-profit organizations, and regional partners in advocating for more affordable housing opportunities, childcare services, and early childhood education programs for Walla Walla County.
- 6.5. Educational attainment is an important element in attracting living wage jobs to the area. Support the local educational institutions in their educational programs and facility development.
- 6.6. Support legislation to establish a permanent funding source of funds for the Community Economic Revitalization Board (CERB) at a level that provides adequate funding assistance to meet rural infrastructure needs.
- 6.7. Support legislation to re-establish and qualify Walla Walla County for the Rural County Sale & Use Tax Deferral Program
- 6.8. Support legislation to extend the deadline of RCW 82.14.370 thereby qualifying Walla Walla County to retain 0.09% of the State of Washington's share of locally generated sales tax to fund economic development infrastructure projects in Walla Walla County.
- 6.9. Workforce Development - Collaborate with local workforce development entities to respond to skills gaps that limit business expansion and growth and to meet changing industry and business needs.

- 6.10. Workforce Development - Draw upon the labor market resources and information available through the local workforce development system when engaged in business recruitment efforts.
- 6.11. Workforce Development - Collaborate with local workforce development entities to support industry skill panels or cluster-based industry activities to leverage available resources and increase the competitiveness of area employers.
- 6.12. Work with Downtown Walla Walla Foundation, Visit Walla Walla, Walla Walla Valley Chamber of Commerce and Walla Walla Valley Wine Alliance on projects of common interest.
- 6.13. Work with the Walla Walla Valley Chamber of Commerce to advocate for the adoption of sound public policies that will lead to long-term sustainable economic development in our region.
- 6.14. Participate in local jurisdictions' updates of their comprehensive plans and make sure the plans support proactive economic development policies.
- 6.15. Represent economic development interests before governmental bodies.
- 6.16. Review laws, rules, and regulations affecting economic development and business.
- 6.17. Promote state legislation to improve the state's business climate and investment in economic development efforts.
- 6.18. Maintain Walla Walla County's rural economic development designation and the Economic Development Sales Tax Fund retention option for economic development projects.
- 6.19. Participate in the Washington Economic Development Association, Washington Public Ports Association, and Pacific Northwest Waterways Association.
- 6.20. Continue Community Bus Tours of Port properties, community, and economic development projects.

Benchmarks for Economic Development Advocacy

- 6.BM.1 Favorable local and state policies affecting economic development.
- 6.BM.2 Public understanding and support for local economic development efforts.

OTHER IMPORTANT ECONOMIC DEVELOPMENT ELEMENTS

- Tourism is an important economic development initiative in Walla Walla County. Visit Walla Walla is recognized as the lead agency for tourism and utilizes hotel/motel tax receipts allocated from the City of Walla Walla's Lodging Tax Advisory Committee for tourism marketing.
- Downtown development/redevelopment is an important element of a broad-based economic development plan. The Downtown Walla Walla Foundation is recognized as the lead agency for downtown development in the City of Walla Walla. The cities of College Place, Prescott, and Waitsburg are primarily responsible for their respective downtown areas.
- The primary target of this Plan is in manufacturing and non-retail service-related jobs that pay a target starting wage of \$17.39 per hour plus benefits. Retail development and related retail business recruitment within incorporated cities are not a focus of this Plan, however, Port may assist local jurisdictions in their retail recruitment. Walla Walla County and the cities within the County are responsible for developing their own retail trade business recruitment strategies in their respective jurisdictions. The Port will assist the Burbank community in retail/commercial business enterprises as the Port owns real estate in the Burbank area zoned for such purposes.
- The underlying goal of the Plan is to enhance the economic health of families in Walla Walla County including families living below the poverty line.
- It is recognized that compatible and sustainable manufacturing and service-related businesses are important to county residents. Generally speaking, heavy industrial uses will be sited in the western portion of Walla Walla County. Light industrial and service-related businesses will be accommodated in more urban parts of the county.
- The goal of economic development is not population growth but to provide living-wage jobs for current residents of the county. However, population growth should be accommodated through careful planning and compliance with the State's Growth Management Act.
- Affordable housing, ~~and~~ childcare services, and early childhood education programs are vital to economic development in Walla Walla County.

COLLABORATION AND COMMUNICATION

Bi-Monthly Economic Development Informational Meetings (EDIM)

Elected officials, private sector businesses, public agencies, and all others interested in economic development meet bi-monthly to review the implementation of this Plan and to discuss current economic development issues.

As Needed Basis

- Inform specific attendees at Economic Development Informational Meetings when company visitations are planned or emergency economic retention efforts are needed.
- Specific economic development task forces.
- Port provided presentations to county and city council meetings and/or to service clubs when requested.

DEFINITION OF ROLES

Port of Walla Walla

- The primary responsibility is for coordinating and executing this Plan and conducting the bi-monthly Economic Development Informational Meetings.

County and Cities

- Formulate and adopt economic policies within their jurisdictions to guide public investment.
- Provide guidance concerning the Port's implementation of this Plan.
- Invest in specific economic development infrastructure projects within its jurisdiction.
- Work complimentary together on site visitations, retention efforts, and targeted economic development initiatives.
- Provide technical assistance (GMA planning support).
- Support public policy decisions that promote economic development.
- Elected official and administrative staff participation in the bi-monthly Economic Development Informational Meetings.

Private Sector

- Provide feedback concerning the Port's implementation of this Plan.
- Invest in specific identifiable economic development opportunities when appropriate.
- Serve as advocates for public policy decisions that promote economic development.
- Assist with site visitations, retention efforts, and targeted economic development initiatives.
- Utilize Team Walla Walla umbrella organization to secure private sector incentive packages.
- Participate in bi-monthly Economic Development Informational Meetings.

Walla Walla Community College

- The lead agency for workforce training programs.
- Assist with business recruitment packaging related to workforce training programs.
- Participate in the bi-monthly Economic Development Informational Meetings.

WorkSource Walla Walla

A partnership of employment and training providers committed to ensuring a skilled and job-ready workforce.

- Provide labor force & labor market data in support of economic development and business recruitment efforts.
- Responsive to business and industry needs for employee recruitment and training.
- Partners in local initiatives that link employment services and resources to the community's needs.
- Participate in bi-monthly Economic Development Informational Meetings.

Downtown Walla Walla Foundation

- The lead agency for downtown development within the City of Walla Walla.
- Participate in bi-monthly Economic Development Informational Meetings.

Visit Walla Walla

- The lead agency for tourism development within the Walla Walla Valley.
- Participate in the bi-monthly Economic Development Informational Meetings.

Walla Walla Valley Chamber of Commerce

As an advocate for the business community of the Walla Walla Valley:

- Provide input concerning the Port's implementation of this Plan.
- Serve as advocates for public policy decisions that promote economic development.
- Work complimentary together on site visitations, retention efforts, and targeted economic development initiatives.
- Build a "community" within the business community.
- Pursue economic development strategies that supplement and complement the Port's mission.
- Pursue legislative and civic affairs issues related to doing business in the Walla Walla Valley.
- Participate in the bi-monthly Economic Development Informational Meetings.
- Fiscal agent for WSU Small Business Development Center.

Walla Walla Valley Wine Alliance

- The lead organization for wine marketing and development in the Walla Walla Valley.
- A key advocate for wine tourism and air travel utilizing Walla Walla airport.
- Advocate for local, state, and federal public policy decisions that impact the Walla Walla Valley wine industry.
- The lead organization for numerous wine industry events in Walla Walla Valley.
- Participate in bi-monthly Economic Development Informational Meetings.

Walla Walla County - School Districts (College Place School District, Columbia School District, Dixie School District, Prescott School District, Touchet School District, Waitsburg School District, and Walla Walla School District)

- Provide updates at Economic Development Informational Meetings on school district projects.
- Participate in bi-monthly Economic Development Informational Meetings.

Walla Walla Valley Metropolitan Planning Organization and Sub-Regional Transportation Planning Organization (MPO/SRTPO)

- Engage state, county, and city members, as well as interested parties and the public, in cooperative planning and decision-making on transportation issues.
- Prepare plans and programs that guide federal, state, county, and city investments into a multi-modal transportation network.
- Participate in bi-monthly Economic Development Informational Meetings.

Community Council

- Fosters a trusted gathering place where people engage in dialogue, inquiry, and advocacy to build a vibrant region for everyone.
- Participate in bi-monthly Economic Development Informational Meetings.

Commitment to Community (C2C)

- C2C is recognized as an important community partner in working with the Port in developing economically healthy families and neighborhoods, which in turn supports successful economic development.
- C2C is recognized for its focus as a grassroots neighborhood organization that is agenda-free and based solely on relationship building. Its ultimate vision is simple: to have healthy neighborhoods where residents take ownership of their issues and become stewards of their neighborhoods.
- Participate in bi-monthly Economic Development Informational Meetings.

City of College Place: Development Activity - February 2022				
Project Name	Use	Location	Status	Lead Generated
Commercial/Industrial				
Project Chocolate	Restaurant, Retail Store, and Chocolate Manufacturing	Meadowbrook Area	- August 2021 Chocolatier contacted Chamber and is looking to relocate from Puget Sound to Walla Walla Area. Interested in Hop Thief Area. - December 2021 Still in due diligence.	Chamber
Project Coat	Big Box Coat Retailer	Meadowbrook or Myra Area	- February 2022 Begin dialogue with big box that wants to locate in the Walla Walla Valley.	ICSC Las Vegas
Chase Bank	Bank	Meadowbrook Area	- December 2021 Closed branch due to nationwide restructuring. Will begin to market building. It is owned by Chase. - February 2022 Trying to remarket site.	Chase Bank

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. Preliminary engineering meeting scheduled. - May 2021 Adjusting site plan. New architect. Still plan on doing business. - December 2021 Working through needed edits to plans. - February 2022 Project now permitted.	Local Business.
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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. - 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. - March 2021 Company still interested. Waiting on SW Sewer to be completed. - February 2022 Awaiting Sewer. Still under consideration.	Discussion with potential client.
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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. - July 2020 On hold. K8 - April 2021 Corporate has given consultants permission for site. - February 2022 Project cancelled due to materials and construction labor shortages.	ICSC Las Vegas
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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. - Feb 2022 Project on hold.	ICSC Las Vegas
Project D	Sit Down restaurant	Sites are either SR 125/Commercial Drive or SR 125/Tamaurson.	- 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 - March 2021 Project on hold. - February 2022 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. - August 2020 Tarragon doing preliminary planning of site. - April 2021 Tarragon is working on a Light Industrial Airport Zoning Overlay proposal to County and City. - October 2021 Zoning overlay before County Commissioners. - February 2022 Working to schedule meeting with Corliss to understand future of property.	Property owner.
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			- 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. - March 2021 Working through final engineering plans. Plan for Spring ground breaking. - November 2021 Foundation being poured. - February 2022 Construction ongoing.	
Project GW/Goodwill	Second hand store	C Street across from Home Depot		Board member of Company
			Urgent care facility is interested in locating on Commercial Drive. - August 2021 Working on site plans. - October 2021 Early site plans submitted. - November 2021 Finishing first review on site plans. - December 2021 Got comments back to developer. - February 2022 Close to issuing permit.	
Project Medical	Urgent Care Facility	Commercial Drive		Random email.

Project Equipment	Equipment Rental	Commercial Drive	- February 2022 Equipment rental company looking to relocate to Commercial Drive.	Random email.
Residential				
Homestead Subdivision Phase 3C, 3D, and 3E.	Residential subdivision constructed by Hayden Homes.	Homestead and Doans Street south of Fourth Street.	- April 2021 Water connections installed for Phase 3E. Homes under construction. - August 2021 Plans submitted for right size homes off of Doans. - December 2021 Reviewing plans for wise size. - February 2022 No change.	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. - March 2021 Invoiced developer. They have not communicated future plans after several follow up emails. - November 2021 Developer and original land owner in mediation. - December 2021 Received correspondence this will be a 2022 development.	Port of Walla Walla was approached by Farran Group about property and was directed to Bob Price and the City.

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. - August 2019 Awaiting revised plans. - March 2021 Working through site plan process. - April 2021. Out for public comment. Short Plat. - February 2022 Working through edits on plans.	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. November 2019 Planning to develop next Summer. - March 2021 Still planning on doing this development this year. - April 2021 Awaiting final engineering drawings. August 2021 Final edits to drawings underway. October 2021 One plat developed. Getting ready for development. - December 2021 Awaiting start from developer. One apartment complex fully permitted. Waiting for response on comments for other complex. - February 2022 Project is permitted.	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. - Jan 2020 Working on easements right-of-way for wastewater trunk line. - March 2020 Property owner short platting development to permit more developable tracts. - March 2021 Boundary line adjustments approved. - Processing short plat for Christianson part of property. - December 2021 Promoting site to development community. - February 2022 Developer INTent to Purchase filed on Christenson Property by housing developer.	
Stone Creek Development.	Single & Multi-Family	197 Mojonner Rd		Property owner.
Villages at Garrison Creek Phase 11 and 13	Single Family	Villages at Garrison Creek development.	- December 2021 Received submittal for 72 lot single family in vacant middle donut hole to finish up development. - February 2022 Did public notice. Lots of comments. Developer has to answer comments.	Property developer.
Project Bell	Mixed-Use	8th & College	- December 2021 Due diligence period with developer out of Seattle for mixed use structure. - February 2022 Still in due diligence.	Property owner.

Project Kelly	Townhome	SW 12th	- December 2021 Developer Jeff Kelly out of Tri Cities is planning townhomes for site purchased from Marc Maiuri - February 2022 Developer is working on submitting plans.	Developer
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. - 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. - July 2020 Utilities installed. Roadway is being constructed. Housing construction has started. - March 2021 Continue constructing homes. - February 2022 Homes under construction.	Property owner.