

Monday, May 2, 2022

College Place Economic Development, Tourism, and Events Commission- Hybrid (In-Person & Electronic)
5:00 PM
In-Person at City Hall, 625 S College Ave, College Place Washington

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/89484222483>

Or you may call this number to listen: 1-669-900-9128 ID# 894 8422 2483 Phone controls: *6 - toggle mute/un-mute and *9 - raise hand

1. Opening Items

Subject :	1.01 Call To Order
Meeting :	May 2, 2022 - College Place Economic Development, Tourism, and Events Commission- Hybrid (In-Person & Electronic)
Category :	1. Opening Items
Access :	Public
Type :	Procedural
Subject :	1.02 Roll Call
Meeting :	May 2, 2022 - College Place Economic Development, Tourism, and Events Commission- Hybrid (In-Person & Electronic)
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

Subject : 1.03 Public Comment

Meeting : May 2, 2022 - College Place Economic Development, Tourism, and Events Commission- Hybrid (In-Person & Electronic)

Category : 1. Opening Items

Access : Public

Type : Information

Public Content

Commission meetings are primarily structured to permit Members to arrive at the decisions necessary to make recommendations to the City Council.

Meeting Protocol for Public Comment:

When submitting public comments, include the following information regardless of the manner you are using: Note that there are deadlines for written comments to be included in the meeting documents.

- Your Name
- Your Address

Written Public comments may be provided by submitting comment to Clerk@cpwa.us no later than 4:30 PM on the meeting date to be included in the record. (If typewritten, no less than 11 pt font).

Verbal Public Comments may be made during the meeting:

- In-person at the meeting location - provided at the beginning of each agenda.
- Telephone comment - Call 1-669-900-9128, entering the meeting ID (provided at beginning of agenda) and raise your hand (*9 to raise hand, *6 to mute/un-mute) when comments are requested.
- Virtual comment - Join using the Zoom Attendee link (provided at beginning of agenda) and raise your hand when comments are requested.

Once recognized, you will have five minutes to speak on any subject that is under the control of the Commission.

2. Consent Agenda

Subject : 2.01 Approve Agenda for May 2, 2022

Meeting : May 2, 2022 - College Place Economic Development, Tourism, and Events Commission- Hybrid (In-Person & Electronic)

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 March 7, 2022

Meeting : May 2, 2022 - College Place Economic Development, Tourism, and Events Commission- Hybrid (In-Person & Electronic)

Category : 2. Consent Agenda

Access : Public

Type : Action (Consent), Minutes

Minutes : [View Minutes](#) for Mar 7, 2022 - College Place Economic Development, Tourism, and E

File Attachments

[2022-03-07_EDTEC_Draft_Minutes_BoardDocs® LT Plus.pdf \(972 KB\)](#)

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 : May 2, 2022 - College Place Economic Development, Tourism, and Events Commission- Hybrid (In-Person & Electronic)

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. Guest Presentations

4. Action Agenda

Subject :	4.01 Downtown Association - Affiliate Capacity Building Grant - Mr. Rizzitiello
Meeting :	May 2, 2022 - College Place Economic Development, Tourism, and Events Commission- Hybrid (In-Person & Electronic)
Category :	4. Action Agenda
Access :	Public
Type :	Action

Public Content

Historical Perspective:

The City of College Place is a Main Street Affiliate Community. It was accepted into the program in 2017.

Information for Consideration:

An Affiliate Capacity Building Grant exists that would pay for up to 75% of the salary and benefits for an Executive Director if a organization could be spun off from the City as an Independent Downtown Main Street Business Association. The grant can be up to \$40,000 which would put salary a tad north of \$50,000.

If this happened, we would need to develop subcommittees to support the Main Street Four Point Approach: Economic Vitality, Design, Promotion, and Organization: <https://www.mainstreet.org/mainstreetamerica/theapproach>

Benefits of getting a Main Street organization going is becoming a Certified Main Street which would allow us to partake in the Main Street Tax Credit Program which would allow businesses to pledge State B&O taxes to the Downtown Association instead of the state so the funds could be used for incentives, revitalization work, grants, and to support events: <https://dahp.wa.gov/local-preservation/main-street-program/main-street-tax-credit-program> Thoughts?

File Attachments

[Affiliate-Capacity-Building-Guidelines.pdf \(204 KB\)](#)
[EmailResponse_WashingtonMainStreet.pdf \(1,157 KB\)](#)
[Main Street Week 2022_explanation + offer.pdf \(157 KB\)](#)
[Main StreetTax Credit Incentive Overview Legislat.pdf \(231 KB\)](#)
[WASHIN~1.PDF \(209 KB\)](#)

Subject :	4.02 Federal Infra Grant - College Place East-West Connector Program (SE 12th & SW Mojonier) Support Letter - Mr. Rizzitiello
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Meeting :	May 2, 2022 - College Place Economic Development, Tourism, and Events Commission- Hybrid (In-Person & Electronic)
Category :	4. Action Agenda
Access :	Public
Type :	Action
Recommended Action :	Motion to issue a Letter of Support for Federal Infrastructure Grants for College Place East-West Connector Project (SE 12th & SW Mojonnier).

Public Content

Historical Perspective:

The City has been working with them to obtain grants and other financing to make improvements that will benefit College Place.

Information for Consideration:

The City obtained Federal STBG Grant Funding to pay for the engineering of SW Mojonnier (College to Bluvue) which will occur this year. The City is looking for gap financing for construction of SW Mojonnier and engineering/construction grant dollars for SE 12th. All projects appear in the FY 2023 to 2028 Capital Facility Plan.

File Attachments

[Larch12th_ConstructionConcept.pdf \(8.155 KB\)](#)
[Transportation_SE12thFlier.pdf \(646 KB\)](#)
[Transportation_Mojonnier_Flier.pdf \(592 KB\)](#)
[SE 12TH CROSS SECTION.pdf \(247 KB\)](#)
[SW MOJO CROSS SECTION.pdf \(133 KB\)](#)
[RES_NO~1.PDF \(290 KB\)](#)
[LOS.pdf \(535 KB\)](#)

5. Staff Reports

Subject :	5.01 Farmers Market Update - Ms. Neissl
Meeting :	May 2, 2022 - College Place Economic Development, Tourism, and Events Commission- Hybrid (In-Person & Electronic)
Category :	5. Staff Reports
Access :	Public
Type :	Discussion, Information

Public Content

Live entertainment scheduled for every market day.

Food Access Programs and WW Health Department Kids Club every market day

WW County Rural Library Bookmobile on most market dates

Blue Zones sponsored Live Chef cooking demonstrations on seven market dates

Community Partnership booths on opening day (American Red Cross, ArtWalla, Blue Mountain Land Trust, College Place Lions, College Place School District, Friends of Children of Walla Walla, Rogers Adventist School, SonBridge, Valley Transit, WW County Rural Library, Walla Walla University Enactus, YWCA)

Great Farm and Artisan Vendors (Hummingbird Tea, Lone Ostrich Acres, Our Daily Bread Bakery, Maria G's Sewing Boutique Plus, WW County Rural Library District, Blue Zones Project, Dixie Acres Farm, Moonlight Melons, WW County Dept. of Community Health, Sun Powered Garden Fresh, All for Better Health, Macyn Scherger, Crafts by Mary, Blue Mountain Outpost Bakery, R&R Produce, The Royal Beez, Granny's Tamales, Kyler's Custom Creations)

File Attachments

[2022_CPFM_Advertisement_Flyer.pdf \(9,027 KB\)](#)

[2022_CPFM_Opening_Day.pdf \(7,069 KB\)](#)

Subject :	5.02 2022 Youth Recreation Program - Mr. Rizzitiello
Meeting :	May 2, 2022 - College Place Economic Development, Tourism, and Events Commission- Hybrid (In-Person & Electronic)
Category :	5. Staff Reports
Access :	Public
Type :	Discussion, Information

File Attachments

[FinalFlyerSummer2022.pdf \(780 KB\)](#)

Subject :	5.03 Development Update - Mr. Rizzitiello
Meeting :	May 2, 2022 - College Place Economic Development, Tourism, and Events Commission- Hybrid (In-Person & Electronic)
Category :	5. Staff Reports
Access :	Public
Type :	Information

File Attachments

[DevelopmentTrackSheet_May2022.pdf \(445 KB\)](#)

6. Closing Items

Subject :	6.01 Next Meeting is scheduled for June 6, 2022 at 5:00
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PM

Meeting : May 2, 2022 - College Place Economic Development, Tourism, and Events Commission- Hybrid (In-Person & Electronic)

Category : 6. Closing Items

Access : Public

Type : Information

Subject : 6.02 Conclude - Motion to Conclude the meeting.

Meeting : May 2, 2022 - College Place Economic Development, Tourism, and Events Commission- Hybrid (In-Person & Electronic)

Category : 6. Closing Items

Access : Public

Type : Procedural

College Place Economic Development, Tourism, and Events Commission- Electronic Meeting (Monday, March 7, 2022)

Generated by Lisa Neissl on Monday, March 7, 2022

1. Opening Items

Procedural: 1.01 Call To Order

Chair Leen called the meeting to order at 5:01 P.M.

Information: 1.02 Roll Call

PRESENT:

Commission
Members

Kelli Leen - Chair,
Doug Case,
Christopher Murray,
Bruce Morehead

Ex- Officio

Kyle Tarbet - Walla Walla Chamber of Commerce

Staff

City Administrator, Mike Rizzitiello
Finance Director, Brian Carleton;
City Clerk, Lisa Neissl;

MEMBERS EXCUSED:

MEMBERS ABSENT:

Jennifer Fuchs, Susan Sanders

2. Consent Agenda

Action (Consent): 2.01 Approve Agenda for March 7, 2022

Action (Consent), Minutes: 2.02 Approve Minutes from February 7, 2022

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

Member Morehead made a motion to approve the consent agenda. Second by Member Case and the motion passed 5-0.

3. Guest Presentations - None.

4. Action Agenda

Action: 4.01 CERB Flex Facility Draft Report -

Mr. Rizzitiello reported on the Community Economic Revitalization Board Draft Report on a City Flex Facility.

Discussion ensued.

Member Morehead made a motion to recommend this draft report on City Flex Facility by JUB Engineers/Metts Group be presented to City Council. Second by Member Murray and the motion passed 5-0.

Action: 4.02 Community Grant Program -

Mr. Rizzitiello presented the grading results of the applications received for the Community Grant Program.

Discussion ensued.

Member Tarbet made a motion to recommendation to City Council to award grants in the following amounts: BMAC - \$2,500, WWU - Enactus \$1,000, WWVA - \$1,000, WWU CHE - \$500. Second by Member Morehead and the motion passed 4-1 (Nay-Case).

Action: 4.03 Letter of Support: Federal RAISE Grant & National Highway Freight Program Grant - Myra Rd -

Mr. Rizzitiello reported on a project that the City of Walla Walla is pursuing grant funding for. They are seeding funding for an extension of Myra Rd from State Route 125 to Taumarsen Road which would

include a traffic circle at the SR125 / Myra Rd Intersection. The City of College Place is supporting this effort with the condition it would include a left turn lane from Northbound Myra onto Westbound Commercial Drive. He requested that the Commission issue a letter of support for their grant pursuit. Discussion ensued.

Member Case made a motion to issue a Letter of Support for the Federal RAISE & National Highway Freight Program Grants for the Myra Rd Corridor. Second by Member Murray and the motion passed 5-0.

5. Staff Reports

Information: 5.01 Farmers Market & Community Events Update -

Ms. Neissl reported on the status of the upcoming Farmers Market and other community events including Movies in the Park and Freedom Festival. Discussion ensued.

Discussion, Information: 5.02 Master Planned Developments Code

Mr. Rizzitiello reported on an updated draft of a new chapter to the CP Unified Development Code authorizing master planned developments in all zoning districts and requested they review and provide comments.

Discussion, Information: 5.03 Multi Family Tax Exemption (MFTE)

Mr. Rizzitiello reported on a new development tool that the City is going to be able to use which is Multi Family Tax Exemption. He reviewed the basics of what it is and how the City could potentially utilize it. He requested they review the information provided and give feedback.

Discussion, Information: 5.04 SE 12th Street (College to Larch)

Mr. Rizzitiello reported on an alternative design to a 12th Street reconstruction that was suggested by the Transportation Improvement Board Engineer that may have more success in grant applications. He asked that they review the plans as it will be up for discussion at an upcoming meeting.

Information: 5.05 Development Update

Mr. Rizzitiello provided updates on various development projects or potential projects throughout the City.

6. Closing Items

Information: 6.01 Next Meeting: Monday, April 4, 2022 at 5:00 PM

Procedural: 6.02 Adjourn

Member Morehead made a motion to adjourn the meeting at 6:01 PM. Second by Member Murray, and with no objection, the meeting adjourned.

Approved:

Kelli Leen - Chair

Attest:

Lisa Neissl – City Clerk

The foregoing minutes are the official record of the Economic Development, Tourism, and Events Commission meeting that occurred March 7, 2022. Further detail may be obtained by reviewing the actual audio recording made during this session.

WA MAIN STREET AFFILIATE CAPACITY BUILDING GRANT PROGRAM GUIDELINES & PROCEDURES

2021 - 2023 BIENNIUM

CONTACT INFORMATION:

Jonelle McCoy
jmccoy@preservewa.org
509-202-4299



WA MAIN STREET AFFILIATE CAPACITY BUILDING GRANT PROGRAM GUIDELINES & PROCEDURES 2021 - 2023 BIENNIUM

WA MAIN STREET AFFILIATE CAPACITY BUILDING GRANT PROGRAM

The Department of Archaeology & Historic Preservation, together with the Washington Trust for Historic Preservation, are pleased to announce the first round of grant funds through the Main Street Affiliate Capacity Building Grant Program. Established in 2021 as a pilot project through a legislative budget proviso, the capacity building grant program is intended to benefit Washington Main Street Affiliate organizations in establishing an executive director position by providing funding for staffing costs, capacity building, and other costs associated with establishing a local nonprofit organization focused solely on downtown revitalization.

Approximately \$350,000 in grant funds is available in the 2021-2023 Biennium with \$150,000 available in 2021, \$200,000 available in 2022 and individual awards up to \$40,000. The funds will cover 75% of the salary and benefits for a part-time executive director or 50% for a full-time executive director over a period of up to 18 months. Grants may cover a larger portion of salaries in special cases.

ELIGIBILITY

Eligible applicants include all Washington Main Street Affiliates in good standing during the 2021-2023 biennium.

Priority will be given to applicants that:

1. Operate in a community with populations under 20,000
2. Currently operate as an independent 501c3 or 501c6

EVALUATION CRITERIA

The following criteria will be used in determining grant awards: Applicants must demonstrate:

- A commitment to hiring the organization's first paid executive director within the timeline of the grant
- Current organizational readiness to steward grant funds and work with WSMSP staff to hire and onboard an executive director
- Organizational ability to utilize and expend funds within the grant performance period
- A commitment to learning and utilizing the Main Street Approach™ and working with WSMSP

APPLICATION ASSISTANCE

Assistance from the Washington Trust for Historic Preservation is available by phone, by email, and through a remotely hosted overview and Q&A planned for 7/1 which will also be available as a recording. Please contact Jonelle McCoy at the Washington Trust, at (509) 202-4299 or via email at jmccoy@preservewa.org with questions or to set up a consultation.

PROGRAM REQUIREMENTS / OBLIGATIONS OF GRANT RECIPIENTS

- Section 1. Responsibilities of the Grantee
- A. The GRANTEE will perform or cause others to perform the work described in the "Scope of Work" (Attachment 2). Additional special conditions or specifics about the work required by this agreement, if any, are in attachments as enumerated and described in Section 2. The GRANTEE agrees to perform the work in accordance with any such special conditions or specifics.
 - B. The GRANTEE understands that the work called for under this agreement must conform to state administrative requirements as they relate to the DEPARTMENT, and the GRANTEE agrees to comply with such requirements.
 - C. The GRANTEE agrees to comply with the restrictions of lobbying with appropriated funds: No part of the money appropriated by any enactment of State Legislation shall, in the absence of express authorization by such, be used directly or indirectly to pay for any personal service, advertisement, telegram, telephone, letter, printed or written matter, or other device, intended or designed to influence in any manner an elected official, to favor or oppose, by vote or otherwise, any legislation or appropriation by legislation, whether before or after the introduction of any bill or resolution

- D. The GRANTEE agrees to maintain records in a manner which will provide an audit trail to all expenditures reported to the DEPARTMENT. The GRANTEE agrees to keep these records for at least six years following the ending date of the grant. In the event that an audit of the GRANTEE or of the DEPARTMENT should take exception to any expenditure by the GRANTEE, the GRANTEE agrees to refund to the DEPARTMENT on demand the amount determined by the audit as due. In the event that the DEPARTMENT is required to institute legal proceedings to enforce this repayment provision, the DEPARTMENT shall be entitled to its costs thereof, including reasonable attorney's fees. When arranging for an audit, the DEPARTMENT should contact:
 - E. The GRANTEE agrees to pay all the costs involved in carrying out the terms of this agreement prior to seeking reimbursement as provided for in Section 2. A. When seeking reimbursement, the GRANTEE will submit a completed reimbursement form in writing to the DEPARTMENT and provide such supporting documents as an affidavit of publication for newspaper advertising soliciting bids, contracts, photocopies of canceled checks and invoices, and other documents as may be requested by the DEPARTMENT. The DEPARTMENT will provide the GRANTEE with the reimbursement form and guidelines for financial reporting procedures. The GRANTEE agrees to submit its request for reimbursement within thirty (30) days following completion of the work.
 - F. The GRANTEE agrees to provide the DEPARTMENT with a completion / project report acceptable to the DEPARTMENT. The GRANTEE will submit this on or before the end date of this grant. The GRANTEE agrees that the DEPARTMENT shall have the right to withhold all or part of the funds under this grant pending receipt of an accepted completion / project report. Allyson Brooks, DEPARTMENT Director shall have acceptance approval or denial of the completion / project report.
 - G. The GRANTEE agrees that the "Budget" (Attachment 1) shall be a financial guide for the work called for by this agreement. The GRANTEE may exceed the budgeted amounts, but this shall in no way obligate the DEPARTMENT for a greater amount than the Grant Amount. In the event that the GRANTEE should spend less than the budgeted amount on an object or element in the Budget, the DEPARTMENT may either reduce its obligation proportionately or it may terminate this agreement. The GRANTEE agrees to maintain records which will render an accurate accounting of each element or object in the Budget. The actual expenditures for the amounts reflected in the Budget may vary by 15 percent without requiring an amendment to this grant agreement.
 - H. The GRANTEE agrees that the DEPARTMENT shall have the right to terminate this agreement if the GRANTEE shall fail to fulfill in a timely and proper manner its obligations under this agreement or if the GRANTEE shall violate any of the covenants, conditions, or stipulations of the agreement. In case of such termination by the DEPARTMENT, the GRANTEE agrees to return to the DEPARTMENT within thirty (30) days of the effective date of termination, any payments made by the DEPARTMENT to the GRANTEE under the terms of this agreement or any portion of such payments as may be directed by the DEPARTMENT.
- The GRANTEE agrees to submit evidence of completion of all work elements identified in the Scope of Work on or before the grant end date. GRANTEE acknowledges and understands that final work elements which do not conform to the terms and conditions of this agreement will not be reimbursed.
- I. The GRANTEE will maintain regular contact with the DEPARTMENT regarding the progress of the grant project. The GRANTEE agrees that the DEPARTMENT shall have the right to monitor the work called for by this agreement.
 - J. The GRANTEE agrees to use competitive negotiation procedures (or small purchase procedures for under \$30,000) for procurement of professional services and subcontracts. GRANTEE agrees to maintain records sufficient to detail the significant history of a procurement and to forward evidence of competitive procurement to the DEPARTMENT prior to reimbursement of funds under this agreement.
 - K. The GRANTEE agrees that it, its agents, officers and employees, and any other person or entity performing any work under this agreement, are independent contractors and not employees of the State of Washington ("State").
 - L. State funds are the basis for this agreement. The GRANTEE certifies that neither it nor its principals are presently debarred, declared ineligible, or voluntarily excluded from participation in transactions by any State department or agency. Should for any reason the State funds which are the basis for this agreement become withdrawn, reduced, or not appropriated by legislation the agreement may be terminated without penalty to the DEPARTMENT.
 - M. To the fullest extent permitted by law, Contractor shall indemnify, defend and hold harmless the State, agencies of the State and all officials, agents and employees of State, from and against all claims for injuries or death arising out of or resulting from the performance of the Contract. Contractor's obligation to indemnify, defend, and hold harmless includes any claim by Contractors' agents, employees, representatives, or any subcontractor or its employees.
- Contractor expressly agrees to indemnify, defend, and hold harmless the State for any claim arising out of or incident to Contractor's or any subcontractor's performance or failure to perform the Contract. Contractor's obligation to indemnify, defend, and hold harmless the State shall not be eliminated or reduced by any actual or alleged concurrent negligence of State or its agents, agencies, employees and officials.
- The parties shall make every effort to resolve disputes arising out of, or relating to, this contract through discussion and negotiation.

Should discussion and negotiation fail to resolve a dispute arising under this contract, the parties shall select a dispute resolution team to resolve the dispute. The team shall consist of a representative appointed by each party and a third party mutually agreed upon by the parties. The team shall attempt, by majority vote, to resolve the dispute.

- N. The GRANTEE agrees to provide or purchase industrial insurance coverage, as applicable, prior to performing work under this agreement. The DEPARTMENT will not be responsible for payment of industrial insurance premiums or for any other claim or benefit for this GRANTEE, or any sub-grantee or employee of the GRANTEE, which might arise under the industrial insurance laws during performance of work under this agreement. If the Department of Labor and Industries, upon audit, determines that industrial insurance payments are due and owing as a result to work performed under this agreement, those payments shall be made by the GRANTEE; the GRANTEE shall indemnify the DEPARTMENT and guarantee payment of such amounts.
- O. The GRANTEE agrees to include written acknowledgment of The Department of Archaeology and Historic Preservation support for all grant-related publications and public information materials including audio-visual and workshop materials.
- P. The GRANTEE agrees to any additional conditions as may be identified in amendments under Section 3 and attached to this agreement.
- Q. There shall be no discrimination against any person employed by the GRANTEE in connection with work covered by or related to this agreement, or against any applicant for such employment, because of race, creed, color, sex, age, marital status, national origin, the presence of any sensory, mental, or physical handicap, or any other condition as set forth Chapter 49.60 RCW. This provision shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer; recruitment or advertising; layoff or termination; rates of pay or other forms of compensation and selection for training. The GRANTEE shall insert a similar provision in all subcontracts for services covered by this agreement.

During the performance of this agreement, the GRANTEE shall comply with all federal and state nondiscrimination laws, regulations and policies.

R. In accordance with legislative findings and policies set forth in Chapter 39.19

RCW the GRANTEE is encouraged in the participation and use of Minority and Women's Business Enterprise firms certified by OMWBE.

- S. The GRANTEE agrees that any match specifically identified to this grant agreement by the GRANTEE the GRANTEE will not claim match directly earmarked or identified for this agreement as match for any other grant, agreement or contract without prior approval from the DEPARTMENT. The DEPARTMENT has first and exclusive claim to match provided by the GRANTEE to this agreement as indirect eligible match to the National Park Service, Historic Preservation Fund awarded to the DEPARTMENT.

DEPARTMENT: Grant Amount: \$XXX,XXX.00

GRANTEE Minimum Grant Match Amount: \$XX.00.

Section 2. Responsibilities of the DEPARTMENT

- A. The DEPARTMENT agrees to reimburse the GRANTEE one hundred (100) percent of its actual authorized expenditures for the purpose of this agreement, provided:
 - (1) The total paid by the DEPARTMENT shall not exceed the amount stipulated in the "Budget" (Attachment 1) as DEPARTMENT share.
 - (2) All expenditures were incurred between the beginning and ending dates of the grant.
 - (3) No expenditures have been previously claimed in any other grant from any agency of the state or federal government.
 - (4) The DEPARTMENT has authority to expend the funds required to meet the obligations contained herein.
 - (5) The GRANTEE has met all requirements contained in this agreement.
- B. The DEPARTMENT agrees to consider requests from the GRANTEE for progress payments if, in the DEPARTMENT'S judgment, the public interest will be served by doing so and if such payments are administratively practical and provided appropriated funds are available for which to issue a progress payment.
- C. The DEPARTMENT may unilaterally terminate all or part of this contract, or may reduce its scope of work and budget, if there is a reduction in funds by the source of those funds, and if such funds are the basis for this contract.

Section 3. Amendments

- A. In the event DAHP determines the Contractor has failed to comply with the conditions of this contract in a timely manner, DAHP has the right to suspend or terminate this contract. Before suspending or terminating the contract, DAHP shall notify the Contractor in writing of the need to take corrective action. If corrective action is not taken within 30 calendar days, the contract may be terminated or suspended.
- B. In the event of termination or suspension, the Contractor shall be liable for damages as authorized by law including, but not limited to, any cost difference between the original contract and the replacement or cover contract and all administrative costs directly related to the replacement contract, e.g., cost of the competitive bidding, mailing, advertising and staff time.
- C. DAHP reserves the right to suspend all or part of the contract, withhold further payments, or prohibit the Contractor from incurring additional obligations of funds during investigation of the alleged compliance breach and pending corrective action by the Contractor or a decision by DAHP to terminate the contract. A termination shall be deemed a "Termination for Convenience" if it is determined that the Contractor: (1) was not in default; or (2) failure to perform was outside of his or her control, fault or negligence.
- D. The rights and remedies of DAHP provided in this contract are not exclusive and are in addition to any other rights and remedies, provided by law.

APPLICATION PROCESS AND TIMELINE

Completed program applications are due Friday **July 23, 2021 by 5:00pm**. Once all applications are received, the Capacity Building Grant Review Committee will convene to review applications based on the evaluation criteria detailed above. The Review Committee may recommend full funding, partial funding, or no funding for applications. Review Committee recommendations will be forwarded to the director of the Washington State Department of Archaeology & Historic Preservation for final review and approval.

After review of grant applications occurs, applicants will receive formal notification regarding grant awards. Washington State Main Street Program staff will work with each award recipient to develop a contract that specifies the scope of work to be funded.

APPLICATION SUBMITTAL & CHECKLIST INFORMATION

Application Deadline

Friday, July 23, 2021 by 5:00pm

What to Submit

The Washington Main Street Affiliate Capacity Building Grant Program prefers that materials be sent as digital versions but can accept hard copies.

Please include the following materials in your application package:

- PDF file of the grant application with original or digital signatures and all applicable attachments
- *Attachment A:* Copy of the IRS Letter of Determination regarding your organization's tax status
- *Attachment B:* Your organization's most recently adopted Articles of Incorporation and Bylaws.
- *Attachment C:* Your organization's board meeting minutes from the last 6 months.
- *Attachment D:* Include copies of 2020 actual budget and proposed 2021 budget.
- *Attachment E:* Optionally, include up to two (2) letters of support from local partners on your readiness.
- *Attachment F:* Include a letter of commitment from your current Board of Directors or meeting minutes showing board approval for the application.

How to Submit

Please send all materials digitally to the email address listed below or uploaded through the website link listed below, no later than the deadline. If it is a hardship to submit digitally, please reach out to the contact below for instructions on submitting a hardcopy.

Contact: Jonelle McCoy, (509) 202-4299

Email Address: jmccoy@preservewa.org

Website Submissions: www.preservewa.org/affiliate-capacity-building

Mailing Address: Washington Trust for Historic Preservation, 1204 Minor Avenue, Seattle, WA 98101

Michael Rizzitiello

From: Jonelle McCoy <Jonelle@preservewa.org>
Sent: Friday, April 15, 2022 3:12 PM
To: Michael Rizzitiello
Subject: RE: WA Main Street - Affiliate Network Update (+NEW special offer!)

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

Hi Mike!

Totally agree, you can't be a one man revitalization band – while the grant can't support a city employee I think Buckley is an example of how it could be useful to you.

The funds do have to be used “for staffing costs, capacity building, and other costs associated with establishing a local nonprofit organization focused solely on downtown revitalization” as directed by the legislature and priority will be given to existing nonprofits looking to hire their first EDs. The intent being the staffing the grant supports are staff at the nonprofit focused solely on downtown revitalization – in other words, to help Affiliates meet the staffing criteria of the Community designation.

Even though the funds couldn't be used to support a city staff position the City of College Place could apply and utilize funds to spin off a group that then hires staff –

The City of Buckley is an awardee now, from the first round, and essentially they received an award because the reviewers felt the City had a strong plan in place for turning the workplan/members of their Downtown Advisory Committee (a subcommittee of their Planning Commission) into an incorporated nonprofit. The Buckley Downtown Association incorporated in January, and now is working toward staffing.

Happy to talk through this more, maybe a call next week?

Stay clear of that hail and enjoy your weekend!

Blue skies,

Jonelle McCoy | Main Street Specialist

[she / her / hers / ella]

Washington Trust for Historic Preservation

Walla Walla Satellite Office

509-202-4299 | 206-624-9449 (HQ)

preservewa.org/mainstreet

From: Michael Rizzitiello <MRizzitiello@cpwa.us>
Sent: Friday, April 15, 2022 2:05 PM
To: Jonelle McCoy <Jonelle@preservewa.org>
Subject: RE: WA Main Street - Affiliate Network Update (+NEW special offer!)

Hi,

With the Capacity Building Program does it have to be only a 501c3 or a c6? Would it be possible to have it be a City employee and spin it off to a group as it gets successful. The City and its business community needs staff support besides myself to make stuff happen and get an organization constituted.

Sincerely,
Mike Rizzitiello
City Administrator
City of College Place
625 S. College Ave
College Place, WA, 99324
Office Direct: 509-394-8506
Cell: 509-520-9091

NOTICE: All emails, and attachments, sent to and from the City of College Place are public records and may be subject to disclosure pursuant to the Washington State Public Records Act (RCW 42.56)

From: Jonelle McCoy [<mailto:Jonelle@preservewa.org>]
Sent: Friday, April 15, 2022 1:31 PM
Cc: Breanne Durham <Breanne@preservewa.org>; Lydia Felty <lydia@preservewa.org>
Subject: WA Main Street - Affiliate Network Update (+NEW special offer!)
Importance: High

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



Introducing a new statewide celebration of downtown revitalization – Main Street Week!

At its core, this is an opportunity to share about and celebrate Main Street in your community and statewide. We're starting fairly small this year – our WA Main Street team will be hosting four events around the state (which you're invited to join) and we welcome you to host your own celebrations, though we don't expect you to do so. To see where we'll be hosting our events and brief suggestions for your own **check out the attached Main Street Week 2022 explanation.**

You'll also notice we have a new special offer! To coincide with our goal to promote our Main Street network, WA Main Street is offering to help you pay to build your visual library through professional photography, videography, or other collateral. If you're interested in partnering with us on that, please **submit the attached Visual Library Proposal by April 29.** Please reach out to me to indicate your interest and ask questions, but final submission will be to Breanne.

Next Affiliate Capacity Building Grant Program application cycle opens later this month –

The [Affiliate Capacity Building grant](#) second round application will open Wednesday 4/27 with an anticipated 5/27 deadline. We will be hosting an office hour early in May to provide an overview of this opportunity. All current WA Main Street Affiliates are welcome to apply, including those who were awarded first round funds, with priority given to rural Affiliates and incorporated nonprofits.

Last call for Main Street Now registration –

The registration cap is nearly hit for [Main Street Now](#), the national conference which will be held May 16-18 in Richmond, Virginia. I'll be there with my WA Main Street teammate Luke Hallowell, our Economic Vitality Specialist, and I'm looking forward to hosting Washingtonians for a state dinner during the event. Feel free to ask me more about this!

As always, we hope these resources will help you in your work and if there's a particular priority you'd like support on please reach out – I'm here to support you.

Blue skies,

Jonelle McCoy | Main Street Specialist

[she / her / hers / ella]

Washington Trust for Historic Preservation

Walla Walla Satellite Office

509-202-4299 | 206-624-9449 (HQ)

preservewa.org/mainstreet

MAIN STREET WEEK 2022

Let's celebrate! Washington Main Street is hosting an inaugural Main Street Week – join us June 6-9 for virtual and in-person celebrations and storytelling focused on the magic of Main Street.

One of the highlights of Main Street Week 2022 will be the release of a study that compares the resiliency of small businesses in Washington Main Street Communities to non-Main Street districts during the course of the pandemic. To accompany this report, we'd like to use Main Street Week 2022 to share small business stories and spotlight Main Street's role in building resilient business districts.

How to participate:

- Attend one of Washington Main Street's small celebrations around the state:
 - o June 6 – Mount Vernon
 - o June 7 – Cle Elum
 - o June 8 – Moses Lake
 - o June 9 – Walla Walla
- Host your own *celebration* (see below)
- Spread the word on social media using a communications toolkit (forthcoming) and stories of your own small businesses
- Build your own storytelling library (and help WMS build ours) through a **special offer** (see below)

Host your own celebration (template):

- Gather some stories and data (our upcoming comparative resilience study will help!) about the power of Main Street in your community
- Set a date (during Main Street Week, ideally!), secure a downtown venue, find a local business to provide some nosh, and think about offering a tour of small businesses in your district
- Invite some of your favorite people, stakeholders, funders, decision-makers, volunteers
- Offer a brief presentation (data + stories!) and plenty of time for people to sip a cool beverage and enjoy each other's company

SPECIAL OFFER: Build your storytelling library

One goal of Main Street Week this year is to build our network's storytelling ethic, abilities, and collateral. To this end, Washington Main Street is interested in partnering with local Main Street organizations to build our visual libraries that both your team and ours can use to tell the Main Street story better. We plan to share the cost of a local photographer, videographer, or artist to capture/create content of your downtown. That's right – you pick a local photographer (or videographer or artist), hire them to capture great content of your downtown, and WMS will help you pay for it.

- Range of WMS's share of artist fee: \$1,000-\$4,000 per Main Street organization
- Requirements:
 - o WMS shares ownership of the created content with your organization
 - o Content must focus on *small businesses* in your district
 - o Must select a *local* photographer/videographer/artist
 - o Payment must be made to local artist and reimbursement sent to WMS **by June 30**

To take advantage of this offer, please submit the Visual Library Proposal to Breanne by April 29.

We reserve the right to share any portion of the cost of your proposed visual library project, or to decline partnership on the project. Reimbursements submitted after June 30 won't be accepted.



Washington State
MAIN STREET
PROGRAM

Main Street Tax Credit Incentive General Overview & Legislation

This new incentive program provides a Business and Occupation (B&O) tax credit or Public Utility Tax (PUT) credit for private contributions given to eligible downtown or neighborhood commercial district revitalization organizations or to the Department of Archaeology and Historic Preservation's Main Street Trust Fund for downtown and neighborhood commercial district revitalization efforts. After receiving approval from the Department of Revenue, a business may receive a credit for 75% of the value of a contribution made to an eligible downtown or neighborhood commercial district revitalization program or 50% of the value of the contribution made to DAHP's Main Street Trust Fund. Businesses may take advantage of the tax credit up to \$250,000 per calendar year. An individual downtown and neighborhood commercial district can receive tax credit contributions up to \$100,000 per calendar year. A total of \$1.5 million in credits may be used per calendar year on a statewide basis.

HB 2314, PART IX COMMERCIAL DISTRICT REVITALIZATION

NEW SECTION. Sec. 901 (1) The legislature finds: (a) The continued economic vitality of downtown and neighborhood commercial districts in our state's cities is essential to community preservation, social cohesion, and economic growth; (b) In recent years there has been a deterioration of downtown and neighborhood commercial districts in both rural and urban communities due to a shifting population base, changes in the marketplace, and greater competition from suburban shopping malls, discount centers, and business transacted through the internet; (c) This decline has eroded the ability of businesses and property owners to renovate and enhance their commercial and residential properties; and (d) Business owners in these districts need to maintain their local economies in order to provide goods and services to adjacent residents, to provide employment opportunities, to avoid disinvestment and economic dislocations, and to develop and sustain downtown and neighborhood commercial district revitalization programs to address these problems. (2) It is the intent of the legislature to establish a program to: (a) Work in partnership with these organizations; (b) Provide technical assistance and training to local governments, business organizations, downtown and neighborhood commercial district organizations, and business and property owners to accomplish community and economic revitalization and development of business districts; and (c) Certify a downtown or neighborhood commercial district organization's use of available tax incentives.

NEW SECTION. Sec. 902 Unless the context clearly requires otherwise, the definitions in this section apply throughout this chapter. (1) "Applicant" means a person applying for a tax credit under this chapter. (2) "Contribution" means cash contributions. (3) "Department" means the department of revenue. (4) "Person" has the meaning given in RCW 82.04.030. (5) "Program" means a nonprofit organization under internal revenue code sections 501(c)(3) or 501(c)(6), with the sole mission of revitalizing a downtown or neighborhood commercial district area, that

is designated by the department of community, trade, and economic development as described in sections 908 through 912 of this act. (6) "Main street trust fund" means the department of community, trade, and economic development's main street trust fund account under section 912 of this act.

NEW SECTION. Sec. 903 (1) Application for tax credits under this chapter must be made to the department before making a contribution to a program or the main street trust fund. The application shall be made to the department in a form and manner prescribed by the department. The application shall contain information regarding the proposed amount of contribution to a program or the main street trust fund, and other information required by the department to determine eligibility under this act. The department shall rule on the application within forty-five days. Applications shall be approved on a first-come basis. (2) The person must make the contribution described in the approved application by the end of the calendar year in which the application is approved to claim a credit allowed under section 904 of this act. (3) The department shall not accept any applications before January 1, 2006.

NEW SECTION. Sec. 904 (1) Subject to the limitations in this chapter, a credit is allowed against the tax imposed by chapters 82.04 and 82.16 RCW for approved contributions that are made by a person to a program or the main street trust fund. (2) The credit allowed under this section is limited to an amount equal to: (a) Seventy-five percent of the approved contribution made by a person to a program; or (b) Fifty percent of the approved contribution made by a person to the main street trust fund. (3) The department may not approve credit with respect to a program in a city or town with a population of one hundred ninety thousand persons or more. (4) The department shall keep a running total of all credits approved under this chapter for each calendar year. The department shall not approve any credits under this section that would cause the total amount of approved credits statewide to exceed one million five hundred thousand dollars in any calendar year. (5) The total credits allowed under this chapter for contributions made to each program may not exceed one hundred thousand dollars in a calendar year. The total credits allowed under this chapter for a person may not exceed two hundred fifty thousand dollars in a calendar year. (6) The credit may be claimed against any tax due under chapters 82.04 and 82.16 RCW only in the calendar year immediately following the calendar year in which the credit was approved by the department and the contribution was made to the program or the main street trust fund. Credits may not be carried over to subsequent years. No refunds may be granted for credits under this chapter. (7) The total amount of the credit claimed in any calendar year by a person may not exceed the lesser amount of the approved credit, or seventy-five percent of the amount of the contribution that is made by the person to a program and fifty percent of the amount of the contribution that is made by the person to the main street trust fund, in the prior calendar year.

NEW SECTION. Sec. 905 To claim a credit under this chapter, a person must electronically file with the department all returns, forms, and other information the department requires in an electronic format as provided or approved by the department. Any return, form, or information required to be filed in an electronic format under this section is not filed until received by the department in an electronic format. As used in this subsection, "returns" has the same meaning as "return" in RCW 82.32.050.

NEW SECTION. Sec. 906 The department of community, trade, and economic development shall provide information to the department to administer this chapter, including a list of designated programs that shall be updated as necessary.

NEW SECTION. Sec. 907 Chapter 82.32 RCW applies to the administration of this chapter.

NEW SECTION. Sec. 908 The definitions in this section apply throughout this chapter unless the context clearly requires otherwise. (1) "Area" means a geographic area within a local government that is described by a closed perimeter boundary. (2) "Department" means the department of community, trade, and economic development. (3) "Director" means the director of the department of community, trade, and economic development. (4) "Local government" means a city, code city, or town. (5) "Qualified levels of participation" means a local downtown or neighborhood commercial district revitalization program that has been designated by the department.

NEW SECTION. Sec. 909 The Washington main street program is created within the department. In order to implement the Washington main street program, the department shall: (1) Provide technical assistance to businesses, property owners, organizations, and local governments undertaking a comprehensive downtown or neighborhood commercial district revitalization initiative and management strategy. Technical assistance may include, but is not limited to, initial site evaluations and assessments, training for local programs, training for local program staff, site visits and assessments by technical specialists, local program design assistance and evaluation, and continued local program on-site assistance; (2) To the extent funds are made available, provide financial assistance to local governments or local organizations to assist in initial downtown or neighborhood commercial district revitalization program start-up costs, specialized training, specific project feasibility studies, market studies, and design assistance; (3) Develop objective criteria for selecting recipients of assistance under subsections (1) and (2) of this section, which shall include priority for downtown or neighborhood commercial district revitalization programs located in a rural county as defined in RCW 43.160.020(12), and provide for designation of local programs under section 910 of this act; (4) Operate the Washington main street program in accordance with the plan developed by the department, in consultation with the Washington main street advisory committee created under section 911 of this act; and (5) Consider other factors the department deems necessary for the implementation of this chapter.

NEW SECTION. Sec. 910 (1) The department shall adopt criteria for the designation of local downtown or neighborhood commercial district revitalization programs and official local main street programs. In establishing the criteria, the department shall consider: (a) The degree of interest and commitment to comprehensive downtown or neighborhood commercial district revitalization and, where applicable, historic preservation by both the public and private sectors; (b) The evidence of potential private sector investment in the downtown or neighborhood commercial district; (c) Where applicable, a downtown or neighborhood commercial district with sufficient historic fabric to become a foundation for an enhanced community image; (d) The capacity of the organization to undertake a comprehensive program and the financial commitment to implement a long-term downtown or neighborhood commercial district revitalization program that includes a commitment to employ a professional

program manager and maintain a sufficient operating budget; (e) The department's existing downtown revitalization program's tier system; (f) The national main street center's criteria for designating official main street cities; and (g) Other factors the department deems necessary for the designation of a local program. (2) The department shall designate local downtown or neighborhood commercial district revitalization programs and official local main street programs. The programs shall be limited to three categories of designation, one of which shall be the main street level. (3) Section 902 of this act does not apply to any local downtown or neighborhood commercial district revitalization program unless the boundaries of the program have been identified and approved by the department. The boundaries of a local downtown or neighborhood commercial district revitalization program are typically defined using the pedestrian core of a traditional commercial district. (4) The department may not designate a local downtown or neighborhood commercial district revitalization program or official local main street program if the program is undertaken by a local government with a population of one hundred ninety thousand persons or more.

NEW SECTION. Sec. 911 (1) The Washington main street advisory committee is created within the department. The members of the advisory committee are appointed by the director and consist of: (a) The director, or the director's designee, who shall serve as chair; (b) Two representatives from local governments; (c) Five representatives from existing local main street programs or downtown and neighborhood commercial district programs including a combination of staff, property owners, and business owners; and (d) One representative from the Washington trust for historic preservation. (2) The department shall develop a plan for the Washington main street program, in consultation with the Washington main street advisory committee. The plan must describe: (a) The objectives and strategies of the Washington main street program; (b) How the Washington main street program will be coordinated with existing federal, state, local, and private sector business development and historic preservation efforts; (c) The means by which private investment will be solicited and employed; (d) The methods of selecting and providing assistance to participating local programs; and (e) A means to solicit private contributions for state and local operations of the Washington main street program.

NEW SECTION. Sec. 912 The Washington main street trust fund account is created in the state treasury. All receipts from private contributions, federal funds, legislative appropriations, and fees for services, if levied, must be deposited into the account. Expenditures from the account may be used only for the operation of the Washington main street program.



Affilia



sustainable staffing

The **Washington Main Street Affiliate Capacity Building Grant Program** is a pilot project of the Department of Archaeology & Historic Preservation (DAHP), funded through fiscal years 2022-2023 by the Washington State Legislature and managed under contract by the Washington Trust for Historic Preservation. The grants are designed to help rural Affiliates prepare for, hire, and onboard their first part-time or full-time executive director.

Who can apply? Only current Main Street Affiliates in good standing are eligible for this grant opportunity, and priority will be given to Affiliates with a population under 20,000 and an already existing 501c3 or 501c6 solely dedicated to downtown revitalization.

What criteria will be used in determining awardees?

- **A commitment to hiring the organization's first paid executive director within the timeline of the grant**
- **Current organizational readiness to steward grant funds and work with WSMSP staff to hire and onboard an executive director**
- **A commitment to learning and utilizing the Main Street Approach™ and working with WSMSP**

What kinds of expenses are eligible under the grant?

- **Staffing costs including salary and benefits package**
- **Technology and office equipment**
- **Professional development for the executive director as part of onboarding success**
- **Fees and costs associated with capacity building such as human resource services, insurance, etc**

Guidelines

All grant applicants should *carefully and fully review* the Affiliate Capacity Building Grant Guidelines linked below **before beginning the application process**. The grant guidelines includes information about:

- Eligibility and requirements for awarding Affiliate Capacity Building grants



[Affiliate Capacity Building Guidelines](#) [Download](#)

Grant workshop

Thank you to all who joined the Affiliate Capacity Building workshop on Thursday, July 1!

Main Street Affiliate Capacity Building Grant Workshop



Application

Please download and complete the Affiliate Capacity Building grant application. Send the completed PDF and supporting materials to Washington Main Street Specialist [Jonelle McCoy](#). The application period is **currently closed** and will reopen in the second quarter of 2022.

Questions?



Sign up for email updates

SUBMIT

The Washington Trust for Historic Preservation receives generous support from:



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SE 12th Street Reconstruction Project

This project entails reconstruction of SE 12th Street for 1.24 miles from College Avenue to Myra Rd. The City wants to reconstruct the roadway to accommodate all modes of transportation including traffic lanes, bike lanes, sidewalks, and a parking lane. This project would also replace utilities underneath the roadway and add pedestrian street lighting to the corridor. SE 12th Street is a key east-west arterial connecting the City of Walla Walla to the City of College Place. This project is in the 2045 MPO High Priority Project Plan as well as the Blue Mountain Regional Trails Plan.

Project Map



- Project includes
 - Two 12" traffic lanes.
 - Two 6" bike lanes (Blue Mountain Regional Trails Plan).
 - One 10" parking lane.
 - Two 6" sidewalks.
 - 1.24 miles of new water/wastewater mains to serve nearby residents.
 - Storm infrastructure.
 - Pedestrian Streetlights every 160' on one side of roadway.
 - Reconfigure the Larch & 12th intersection.
- Financing
 - Total final engineering cost is estimated at **\$1,726,000**.
 - Total construction cost estimated at **\$5,178,000**.
 - **Estimated construction cost of \$6,904,000.**
- Project Schedule
 - Final engineering and right-of-way acquisition: 2022-2023
 - Construction: 2023-2024

SE 12th Street – Looking East



Please direct questions and concerns to: Mr. Mike Rizzitiello – City Administrator, College Place City Hall – 625 S. College Ave, Phone: (509)-394-8506, Email: mrizzitiello@cpwa.us



SW Mojonnier Rd Reconstruction Project

This project entails reconstruction of SW Mojonnier Rd for 0.64 miles from College Avenue to Bluvue Ln (western city limits). The roadway recently transferred to City ownership from Walla Walla County jurisdiction. The City wants to reconstruct the roadway from a rural thoroughfare to a urban standard which includes two traffic lanes, bike lanes, sidewalks, and street lighting at key areas. This roadway conveys traffic to and from Meadowbrook Business District (Walmart/Library), College Place High School, Proposed new school at SW Teal Rd, and Gardena/Frog Hollow Agricultural Area. This project is in the Walla Walla Valley MPO 2045 Plan.

Project Map



- Project includes
 - Two 12' traffic lanes.
 - Two 8' bike lanes (Blue Mountain Regional Trails Plan).
 - One 11' Turn Lane.
 - Two 6' sidewalks.
 - 0.64 miles of new water/wastewater mains to serve nearby residents.
 - Storm infrastructure.
 - Street lighting at unsafe areas.
- Financing
 - City obtained \$640,000 Walla Walla Valley Metropolitan Planning Organization Federal Grant for final engineering and right-of-way acquisition.
 - Total final engineering and right-of-way acquisition cost is estimated at **\$790,000**.
 - Total construction cost estimated at **\$4,089,290**.
 - **Estimated construction cost of \$4,879,290.**
- Project Schedule
 - Final engineering and right-of-way acquisition: 2022
 - Construction: 2023 to 2024

SW Mojonnier Rd – Looking East

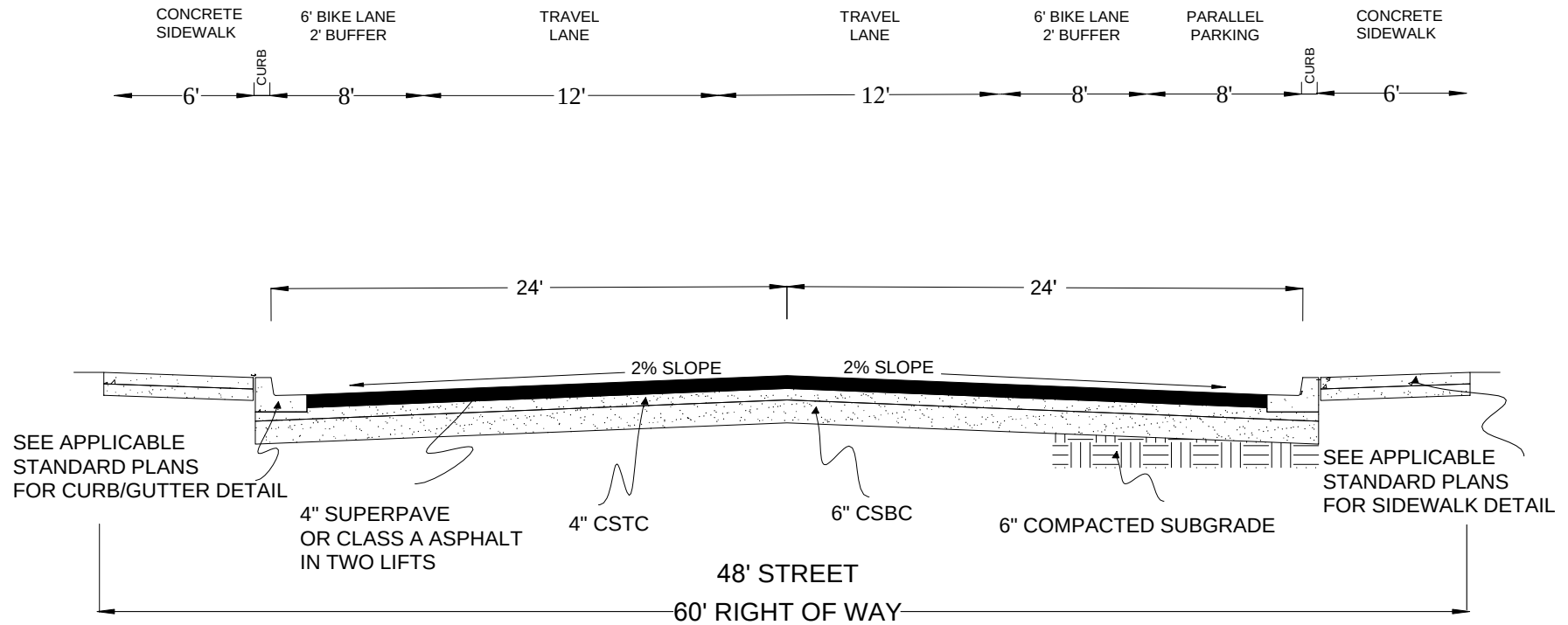


SW Mojonnier Rd – Looking West



Please direct questions and concerns to: Mr. Mike Rizzitiello – City Administrator, College Place City Hall – 625 S. College Ave, Phone: (509)-394-8506, Email: mrizzitiello@cpwa.us

CITY OF COLLEGE PLACE - STANDARD SPECIFICATIONS



NOTES:

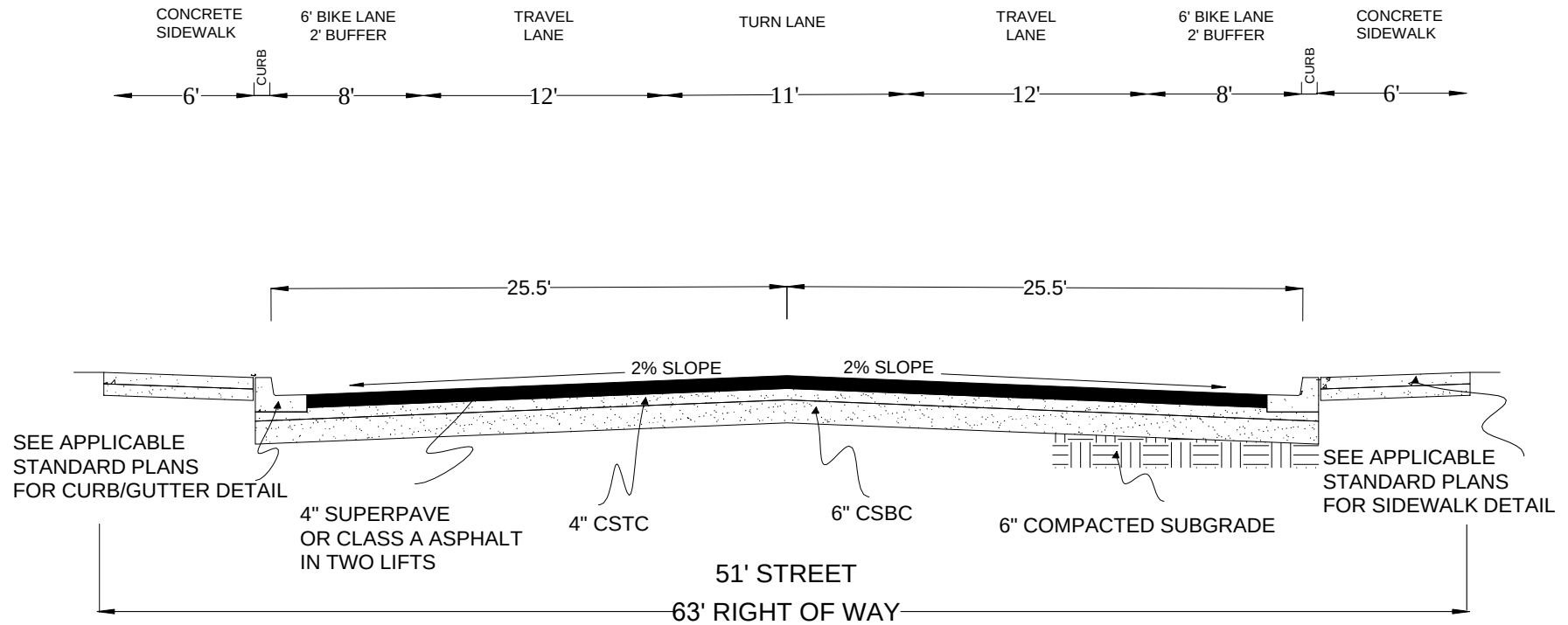
- 1 DIMENSIONS PROVIDED FOR SIDEWALK WIDTHS ARE MINIMUM AND APPLICABLE IF SUFFICIENT RIGHT-OF-WAY WIDTH IS AVAILABLE AS DETERMINED BY THE CITY. IN THE EVENT SUFFICIENT RIGHT-OF-WAY WIDTH IS NOT AVAILABLE, SIDEWALK FEASIBILITY AND WIDTHS ARE DETERMINED BY THE CITY.
- 2 REFER TO GENERAL STREET CONSTRUCTION NOTES - STANDARD PLAN 110.00 FOR SPECIFICATIONS INCLUDING BUT NOT LIMITED TO COMPACTION STANDARDS AND TESTING REQUIREMENTS.
- 3 CENTER LANE/MEDIAN MAY BE OMITTED AND LANE WIDTHS MODIFIED UPON CITY ENGINEER CONCURRENCE WITH APPROVED TRANSPORTATION IMPACT ANALYSIS (TIA) SUBSTANTIATING MINIMUM LEVELS OF SERVICE MAINTAINED OVER 20-YEAR HORIZON.

DRAWING NOT TO SCALE

CITY ENGINEER:
DRAWING: SPENCER MYRLIE, EIT
LAST REVISION: 04/02/2021

SE 12TH STREET CROSS SECTION

CITY OF COLLEGE PLACE - STANDARD SPECIFICATIONS



NOTES:

- 1 DIMENSIONS PROVIDED FOR SIDEWALK WIDTHS ARE MINIMUM AND APPLICABLE IF SUFFICIENT RIGHT-OF-WAY WIDTH IS AVAILABLE AS DETERMINED BY THE CITY. IN THE EVENT SUFFICIENT RIGHT-OF-WAY WIDTH IS NOT AVAILABLE, SIDEWALK FEASIBILITY AND WIDTHS ARE DETERMINED BY THE CITY.
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DRAWING NOT TO SCALE

CITY ENGINEER:
DRAWING: SPENCER MYRLIE, EIT
LAST REVISION: 04/02/2021

SW MOJONIER ROAD CROSS SECTION

College Place Economic Development, Tourism,
and Events Commission (EDTEC)

625 S. College Avenue

Ph: (509)-529-1200

Em: mrizzitiello@cpwa.us

www.cpwa.us

May 2nd, 2022



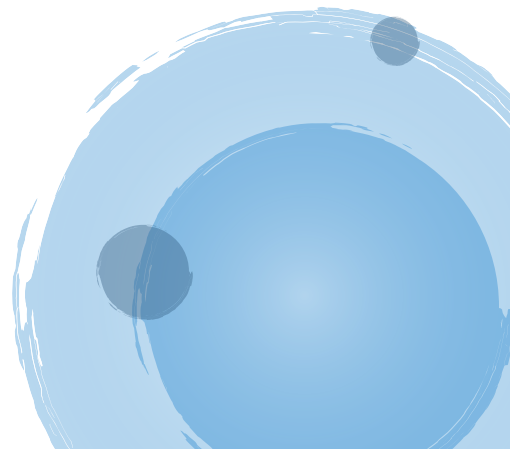
To whom it may concern,

The College Place Economic Development, Tourism, and Events Commission (EDTEC) is writing to indicate its support for the City of College Place pursuit grant funding at any level for the College Place East-West Connector Project (SE 12th from Myra to College, SW Mojonnier from College to Bluvue) which will improve the transportation and economic development landscape for the Walla Walla Valley.

The Warmest Regards,

Kelli Leen

CHAIR – ROGERS BAKERY



Buy Fresh, Shop Local!

Live
Music!

COLLEGE PLACE

Farmers + Artisans Market

SNAP/EBT
Accepted!

Thursday afternoons from 4-7PM
May 26th - September 29th
Lions Park in College Place, WA

For more information please visit:

https://www.cpwa.us/residents/events/farmers_and_artisans_market.php



College Place Farmers & Artisan Market

Opening Day!

Thursday May 26, 2022

4 - 7 PM



Lions Park

801 SE Larch Ave, College Place, WA.

For more information please visit:

https://www.cpwa.us/residents/events/farmers_and_artisans_market.php

Campo College Place

Verano 2022



Por



- Quien:** niños en College Place Ingresando a Grados 1-5 en Otoño 2022
- Que:** Campamento de actividades intramuros con deportes, juegos, artes y diversión durante todo el día
- Cuando:** De lunes a jueves del 21 de junio al 19 de agosto de 8:00 a.m.- 4:30 p.m. (Espacios de medio día disponibles)—¡Transporte disponible!
- Dónde:** Escuela Secundaria de Sager
- Costo:** \$30.00 por semana DÍA COMPLETO/\$15.00 por semana MEDIO DÍA (Becas disponibles para estudiantes que califican)
- Misión:** Para apoyar la salud y el bienestar de los niños en la comunidad de College Place, las Escuelas Públicas de College Place y la Ciudad de College Place fuera de los programas con una variedad de actividades interiores y exteriores dirigidas por el personal de las Escuelas Públicas de College Place.

Tipo de Actividades:

- Deportes: Baloncesto, Voleibol, Pickleball, Fútbol, Fútbol Soccer,
- Artes: Teatro, pintura, dibujo
- Juegos: Juego Virtual, juegos de mesa, juegos físicos, etc.
- Actividades: Porra, baile, STEM



ESCANEA AQUÍ PARA REGISTRARTE

Camp College Place

Summer 2022



By



- Who:** Children in College Place Entering Grades 1-5 Fall 2022
- What:** Intramural Activities Camp with Sports, Games, Arts, and All-Day fun
- When:** Monday through Thursday June 21-August 19 8:00 a.m.- 4:30 p.m. (Half Day Slots Available)—Transportation Available!
- Where:** Sager Middle School
- Cost:** \$30.00 per week FULL DAY/\$15.00 per week HALF DAY
(Scholarships available for students who qualify)
- Mission:** To support the health and wellness of kids in the College Place community, College Place Public Schools and the City of College Place off programs with a variety of indoor and outdoor activities led by College Place Public Schools staff.

Activity Types:

- Sports: Basketball, Volleyball, Pickleball, Soccer, Football, etc.
- Arts: Theater, painting, drawing
- Games: Virtual Gaming, board games, physical games, etc.
- Activities: Cheer, dance, STEM



SCAN HERE TO SIGN UP

City of College Place: Development Activity - May 2022

Project Name	Use	Location	Status	Lead Generated
Commercial/Industrial				
Project Quickie Mart	Gas Station/Corner Shopping Mart	Meadowbrook Area/Former Chase Bank Building	- April 2022 Inquiry from national gas station/merchant to remodel Former Chase Bank building. - May 2022 Looking instead at other sites on Myra or Meadowbrook.	Cold Call
Project Taco	National Mexican Fast Food Restaurant	Meadowbrook	- April 2022 Having plan meeting with establishment this week. - May 2022 National Mexican Fast Casual Restaurant Going into Former Chase Bank Building.	Email
Project Landscape	Landscaping Contractor	Commercial Drive	- April 2022 Landscape contractor bought Wolfe property to have little office and warehouse on.	Cold Call
Burger King	Fast Food restaurant	Tamaurson	- May 2022 Yakima area franchisee is looking at rescuing plans and continuing project.	Cold Call
Project Bed	Hotel	College Avenue or Meadowbrook Area	- April 2022 Local interest interested in investing in/partnering on a branded hotel and beginning due diligence on such a deal.	Cold Call

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. - April 2022 Still conducting due diligence. - May 2022 Looking at Meadowbrook or Myra Rd Whitman Site.	ICSC Las Vegas
Project Red	Big Box Power Center Developer	Stone Creek & Myra Rd Areas	- April 2022 Meeting at ICSC. Interested in doing joint development deal with Hemmingson on Stone Creek and sole deal on Price site.	ICSC Las Vegas
Project T	Big Box Retailer	Stone Creek & Myra Rd Areas	- May 2022 Meeting after ICSC to go over site alternatives. Planning to enter market in next couple years.	ICSC Las Vegas
Hot Momma's	Coffee	College Avenue Corridor	- April 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. needed edits to plans. - February 2022 Project now permitted. - May 2022 Construction underway.	Local Business.

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. - February 2020 No change. - April 2020 Wastewater engineering plans will be done by June then to construction of sewer. This project is contingent on City getting sewer constructed. - April 2021 Company still interested. Waiting on SW Sewer to be completed. - May 2022 Still in discussion.	Discussion with potential client.
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. - April 2020 Site negotiations ongoing for Commercial Drive. - April 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. -April 2020 No Change - April 2021 Project on hold. Waiting for left turn lane from North Myra onto Commercial. -April 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. - 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. - May 2022 Still master planning development.	Property owner.

Project GW/Goodwill	Second hand store	C Street across from Home Depot	- September 2019 Board of company getting ready to approve purchase of 1.94 acre John Stejer site behind Banner Bank. - October 2019 Awaiting word from Board of this company. - November 2019 Property deal closed. Goodwill is moving to College Place by April 2021. - December 2019 Goodwill is working on site plans. They control site. - February 2020 Plans are in development. - April 2020 Developing preliminary site plans. - April 2021 Working through final engineering plans. Plan for Spring ground breaking. - November 2021 Foundation being poured. - May 2022 Construction ongoing.	Board member of Company
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Project Medical	Urgent Care Facility	Commercial Drive	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. - May 2022 Building underway.	Random email.
Project Equipment	Equipment Rental	Commercial Drive	- February 2022 Equipment rental company looking to relocate to Commercial Drive. - April 2022 Working with end user on permitting issues. - May 2022 Getting ready to close on site.	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. - April 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. - April 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. - May 2022 Refreshing market study. Saying will be under construction in Q3 or Q4 2022.	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. - April 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. - April 2022 Working through edits on plans.	Property owner.

			- Jan 2019 Plan submittal is being reviewed by development staff. - November 2019 Planning to develop next Summer. - April 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. - April 2022 Project is permitted.	
Sirmon Development	Multi-family apartments.	942 NE Spitzenburg St		Property owner.

Stone Creek Development.	Single & Multi-Family	197 Mojonnier Rd	- 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. - April 2020 Property owner short platting development to permit more developable tracts. - April 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. - April 2022 Easement secured. - May 2022 Lakeside is closing on Christianson parcel.	Property owner.
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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. - April 2022 City issued letter to developer detailing conditions they need to meet based on comments.	Property developer.
Project Bell	Mixed-Use	8th & College	- February 2022 Still in due diligence. - April 2022 Developer out of Prosser closed on property. Plans to construct mixed-use building.	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. - April 2022 Site plans ongoing.	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. - April 2020 Working with developer and engineer on final review. - July 2020 Utilities installed. Roadway is being constructed. Housing construction has started. - April 2021 Continue constructing homes. - April 2022 Homes under construction.	Property owner.
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