

College Place Economic Development, Tourism, and Events Commission- - Hybrid (In-Person & Electronic) (Monday, May 6, 2024)

Generated by Sherri St Clair on Monday, May 6, 2024

1. Opening Items

Procedural: 1.01 Call To Order

Chair Morehead called the meeting to order at 5:00 PM.

Information: 1.02 Roll Call

PRESENT:

Commission Members	Tracy Warner (arrived at 5:27 PM); Kelli Leen; Chloe Congleton; Allison Peck; Bruce Morehead
Ex- Officio	Arlene Alen - Walla Walla Valley Chamber of Commerce City Administrator, Michael Rizzitiello
Staff	Finance Director, Brian Carleton; City Clerk, Sherri St. Clair

Also Present:

MEMBERS EXCUSED:

MEMBERS ABSENT: Doug Case

Procedural: 1.03 Public Comment - None

2. Consent Agenda

Action (Consent): 2.01 Approve Agenda for May 6, 2024

Action (Consent), Minutes: 2.02 Approve Minutes from February 5, 2024

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.

Commission Member Leen made a motion to approve the consent agenda. Second by Member Peck and the motion passed 4-0.

3. Guest Presentations

Information: 3.01 Update on Community Events -

Ms. St. Clair informed the Commission of the upcoming community events which included the Spring Block Party, College Place Farmers Market, College Place Freedom Festival, and Movies in the Park. In addition, Ms. St. Clair informed the Commission that the City has sponsorship and volunteer opportunities.

4. Action Agenda

Action: 4.01 Proposed Industrial Property Tax Exemption Program -

Mr. Rizzitiello informed the Commission that the City is eligible to provide an industrial property tax exemption for improvements to businesses so long as the businesses meet the requirements. The requirements to qualify for the exemption include providing at least 25 new family living wage jobs, constructing a minimum of 10,000 square feet of manufacturing improvements, and have an improvement value of at least \$800,000. Mr. Rizzitiello outlined areas in the City that would support light industrial businesses.

Commission Member Alen made a motion to recommend to City Council creating of a targeted urban area industrial property tax exemption program. Second by Member Peck and the motion passed 5-0.

5. Staff Reports**Discussion, Information: 5.01 Downtown College Place Parking Lots -**

Mr. Rizzitiello presented the student created downtown parking lot presentation which includes multiple site options. The site options include a piece of land north of 26 N. College Ave, 401 S. College Avenue, SW 6th Street and S. College Ave, and 424 S. College Ave. Mr. Rizzitiello provided information on the potential parking lot sites.

Discussion ensued.

Discussion, Information: 5.02 ELDA WA CCP LLC Development -

Mr. Rizzitiello informed the Commission that a hotel and convention center is interested in developing a piece of property on Myra Road and Whitman Drive. Mr. Rizzitiello informed the Commission that the developers wanted a right-in right-out on Myra Rd for freight. However, Myra Rd. is owned by the City of Walla Walla and the right-in right-out design is not an option. Therefore, Mr. Rizzitiello presented a roundabout design on Whitman Dr. that would connect to the back entrance of Home Depot. Mr. Rizzitiello informed the Commission that roundabouts are much more expensive than a right-in right-out and there is an opportunity for economic development grant funds.

Discussion ensued.

Discussion, Information: 5.03 Conceptual Plan SR 125 & College -

Mr. Rizzitiello informed the Commission that there is development activity on the south side of town and due to multiple factors, the City has designed a roundabout system that connects SR 125 to South College Avenue. This would allow access to neighboring roads as well. Mr. Rizzitiello informed the Commission that Washington State has a freight grant program that accepts applications every twelve years. Mr. Rizzitiello informed the Commission that it is important that the City applies for the program before the application window expires. Mr. Rizzitiello presented development plans for South College Ave near SR 125.

Discussion, Information: 5.04 May 2024 Development Update -

Mr. Rizzitiello presented the May 2024 Development Update outlining commercial, industrial, and residential developments throughout the City of College Place.

6. Closing Items**Information: 6.01 Next Meeting: June 3, 2024****Procedural: 6.02 Conclude**

Commission Member Leen made a motion to conclude the meeting at 5:52 PM. Second by Member Congleton and, with no objections, the meeting concluded.

Approved:

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Bruce Morehead

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Bruce Morehead - Chair

Attest:

DocuSigned by:

Sherri St. Clair

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Sherri St. Clair – City Clerk

The foregoing minutes are the official record of the Economic Development, Tourism, and Events Commission meeting that occurred May 6, 2024. Further detail may be obtained by reviewing the actual audio recording made during this session.