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Monroe, Washington Economic Development Newsletter for March, 2019

# Monroe **Business**

## Message from the Mayor >>>

The snowiest February in recent history is behind us. As the daylight hours increase and the temperatures continue to rise spring beckons us to 'get to work' on projects large and small. It's an industrious time of the season as we ramp up for the year ahead. One of the things we hear the most from our local employers is how difficult it is to find qualified workers when they are ready to ramp up their employment numbers. Workforce Development is one of the key functions of our state's community college network and we are fortunate to have such a resource here in Monroe with the Everett Community College, East County Campus. Students can earn a 2-year degree or a certificate, earn college credit in high school, get job training, boost their employability, study for and take the GED® test or learn English – all here in Monroe. Everett Community College, East County Campus also offers a wide range of customized training solutions for employers through EvCC's Corporate & Continuing Education Center. You can arrange training at the East County Campus or at your location. Developing this relationship between local businesses and the community college is an essential task in ensuring businesses have well qualified candidates to fill positions. To this end we invite all of Monroe's employers to attend a workforce development forum on May 6th where our local business leaders can meet our new Director of the East County Campus and learn how they can work with the college to get qualified candidates into unfilled positions.

Yours in Service,

Geoffery Thomas, Mayor



## Local Leaders >>>

### Dr. Ciera Graham - Director Everett Community College East County Campus



Ciera Graham started on Feb 1st, 2019 as the new Director of the East County Campus in Monroe. She is originally from Tukwila, Washington and has lived in Everett, Washington for about 4 years now. She recently obtained her PhD in Sociology at the

University of Cincinnati in August 2015. She received her Bachelor's degree in Sociology, and a Master's degree in Counseling Psychology from Washington State University in May of 2008 and 2010 respectively. She has over six years of experience in student affairs, program management, supervision, career counseling/advising, diversity/cultural programming. Moreover, she also has three years of teaching experience (high school and undergraduate); serving as an instructor for Sociology courses, and a Life Skills instructor for the Upward Bound Program. Ciera has a passion for providing career development opportunities to young adults, and has experience in career counseling, and leading workshops on interviewing skills, navigating the job search, online branding and professional dress. In her past position, she served as the Associate Director of Student Affairs at WSU Everett, where she planned, and implemented the first Society of Women Engineers networking event, an event sponsored by Boeing to introduce high school and college women to careers in STEM. She also planned and facilitated the first ever, Career Week, a weeklong professional development event focused on providing students opportunities to learn how to prepare for a career and succeed in the workforce. Ciera is happy to be working for Everett Community College given their commitment to diversity and equity, and to be supporting a campus that provides place bound students an opportunity for pursuing their educational goals.

## Downtown Promenade

The Downtown Promenade continues to become the go to destination for dining and entertainment options. The newest addition to the Promenade's food fare is the Madison Grand Café located at 101 W. Main on the corner of W. Main and Lewis. The Madison Grand Café is the latest endeavor from Monroe Chef, Adam Hoffman, owner/chef of Adam's Bistro and Twin Rivers Brewing Co. The Madison Grand compliments Chef Hoffman's other spots by offering breakfast and lunch providing Monroe citizens options any time of day. Soon the café will also be open evenings offering a wine bar and small plates. The Madison Grand Café also has a full bar with beer and cocktails. So get on down to the Promenade and check out the newest addition to the Downtown business community.



## North Kelsey

The City entered into a memorandum of understanding (MoU) with Tarragon Real Estate Development Company for the city owned parcels in the North Kelsey area south of Lowes. The MoU will allow Tarragon to develop a mixed use residential & retail concept and submit an offer to purchase the property over the next 120 days without competition from other developers. Tarragon will return to council in July with a conceptual plan and offer letter for council approval. Tarragon is one of the most active and influential real estate developers in the Puget Sound region. Locally owned and operated, Tarragon delivers diverse projects including multi-family, mixed-use, industrial and retail.

In a separate transaction, developer Bruce Anderson has entered into a Purchase and Sale Agreement with the city for Parcel 2A within the North Kelsey commercial district. The site, just south of Providence Hospital, is 25,000 square feet and the purchase price is approximately \$265,000. A dental office is planned.

### AVAILABLE PROPERTY HIGHLIGHTS

For more available properties, contact James Palmer at (360) 631-0050 or <[jpalm@monroewa.gov](mailto:jpalm@monroewa.gov)>

Commercial properties can be offered in a variety of ways. Most common is "Triple Net" or NNN. NNN the lessee agrees to pay all real estate taxes, building insurance, and maintenance (the three "nets") on the property in addition to any normal fees that are expected under the agreement (rent, utilities, etc.) Another lease type is "Full Service" or "Gross Lease." In a Full Service lease the landlord directly pays all or most usual costs. These costs are often passed on to the tenant in rent as a "Load Factor." Varying \$/sqft will also depend on allowable uses. Check with the City's Asst. Planner/Code Compliance at [abright@monroewa.gov](mailto:abright@monroewa.gov) for questions related to allowable uses at specific locations.

Zoning	Address	sqft	\$/sqft	Broker	Contact
Downtown Commercial (Promenade)	120 W. Main St.	3600 sq/ft + full basement	\$17/ft/yr – Owner pays property tax – Tenant pays util and maint.	Contact Owner, Paul Sanders	425-442-2791
Downtown Commercial (Historic Main)	101 E. Main Ste. #101	2500	\$22.00/SF	NAI Puget Sound Properties	425-586-5625 425-586-5609
Mixed Use	154 Village Court B	9,422 SF (1,000 SF office)	\$0.55 / SF, warehouse \$1.20 / SF, office \$0.19 / SF NNN	Kidder Mathews	425-454-7040
Mixed Use	909 W. Main #101	3,058	\$14.00/SF NNN	Kidder Mathews	206 248 7300
Mixed Use	16372 177th Ave SE	24,000 Total SF (±2,400 Office SF)	\$21,000/mo NNN	CBRE	425 462 6901 425 462 6906 425 462 6954
General Commercial	13675 Roosevelt Rd. SE	17970 +3,500 SF of air conditioned office / showroom	\$16,000/mo	Kidder Mathews	425.450.1120 425.450.1131
Industrial	16726 146th St SE Bldg 4, Ste.#105	5200 (2,451 SF office and 2,748 SF of warehouse)	\$4,214.00/mo, NNN	Kidder Mathews	425-454-7040

# News of Monroe >>>

Everett Community College East County Campus and the City of Monroe would like to invite the business community to a workforce development forum. Purpose of Forum:

- To introduce East County director to local businesses
- To provide a space for local businesses to share their ideas about workforce development
- To discuss synergies and opportunities for collaboration between EvCC and local businesses.

Dr. Ciera Graham, Director East County Campus, along with James Palmer, Economic Development Specialist for the City of Monroe, will address the Monroe business community and answer questions on how businesses can leverage the college's programs to fulfill their recruitment needs.



Corporate and Workforce Training (CWT) is a visionary and responsive division of Everett Community College that is designed to connect regional companies with workforce development and training solutions.

## Monday May 6<sup>th</sup>, 2019

### 5:30 to 7:30PM

Monroe City Hall, Council Chambers

For More information contact: James Palmer, Economic Development Specialist <[JPalmer@MonroeWA.gov](mailto:JPalmer@MonroeWA.gov)>

#### COUNTY NEWS:

**Evergreen State Fair Announces 2019 Fair Honoree, Don Ballard** Monroe, Wash., March 13, 2019 – Each year, The Evergreen State Fair honors an individual or family who has contributed significant personal time and energy toward the improvement and betterment of the annual fair. This year, the Evergreen State Fair recognizes and celebrates the dedication of Don Ballard, 4H Rabbit Superintendent and past Fair Advisory Board member.

**EVERETT, Wash. –Snohomish County Youth and Family Wellness Fair** - Substance abuse and suicide rates for youth in Snohomish County are among the highest in the state. To combat this trend, community leaders are holding a resource fair to reach the community and engage youth and families. The event begins at 10:00 a.m. and goes to 3:00 p.m. on Saturday, May 4, 2019 at Evergreen Middle School, 7621 Beverly Lane, Everett. The event is free. For more information go to => [Snohomish County Youth and Family Wellness Fair](#)

#### STATE NEWS:

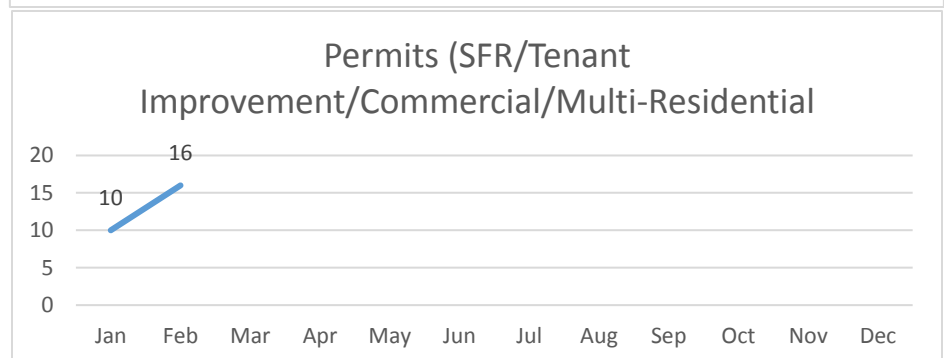
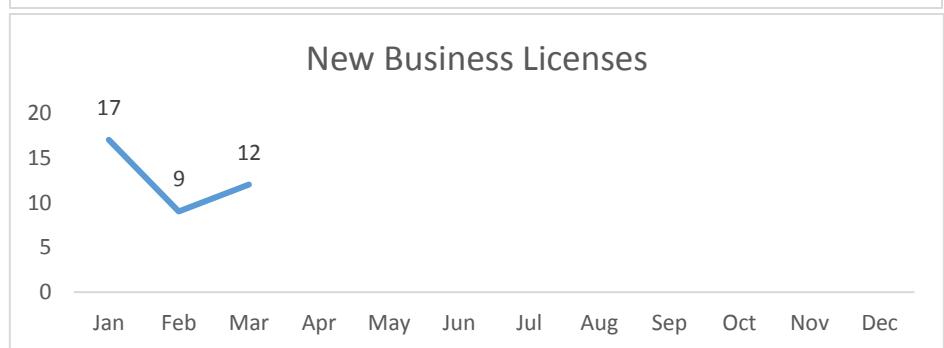
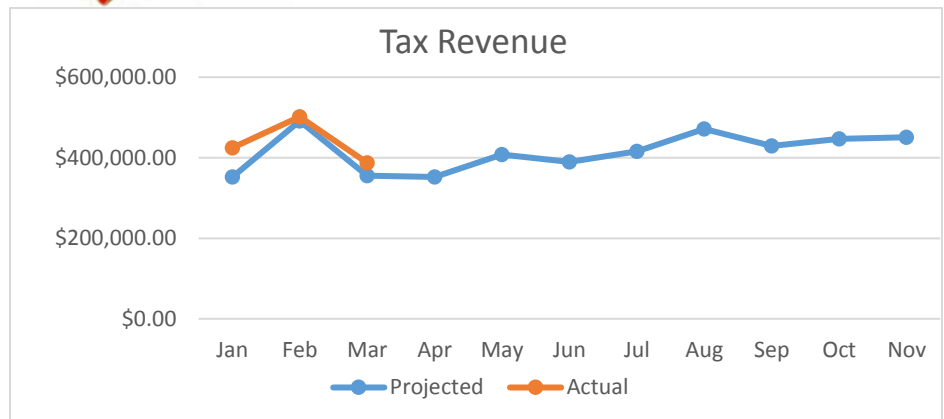
The Treasury Department has approved some 8,700 U.S. Census tracts to become Opportunity Zones. Washington State has 139 such zones with 7 in Snohomish County. The Opportunity Zone Program limits capital gains taxes on investment gains that are then reinvested in an opportunity zone. To establish an opportunity zone, a census tract must meet specific poverty and median income thresholds. According to a report by [Commercial Café](#), three Washington counties ranked in the top 20 investment opportunities including Snohomish County which scored a ranking of 58.3 making it 19th best opportunity zone in the country. Although Monroe does include census tracts that met the criteria, none within Monroe were selected by the Department of Commerce. For more information on Opportunity Zones in Washington State go to the [Washington State Department of Commerce Opportunity Zones](#)

#### March

#### City Indicators >>>



Net Sales Tax Collected	\$ 387,362.34
New Business Licenses	12
Total Active Business Licenses	1023
Building Permits (Commercial and Residential)	16



**Wednesday, April 03, 2019** | 5:00 pm - 7:00 pm | [Young Professional Networking Event](#) | Location: Port of Everett | An evening to mingle with over 150 Professionals aged 21-40 from Snohomish County! This year’s program will feature a panel discussion with the Herald Business Journal’s Top 4 Emerging Leader Finalists. For details => [Young Professionals](#)

**Tuesday, April 09, 2019** | 8:00 am - 9:30 am | The Speaker Series - CyberSecurity 101: Protect your business | Location: Delta by Marriott Seattle Everett | For information => [Speaker Series](#)

**Tuesday, April 9, 2019** | 11:30 am to 1:00 pm | Monthly Chamber Luncheon: Monroe School District State of Address | Location: The Rock Church, 16891 146th St SE #145, Monroe, WA 98272. For Information Contact Monroe Chamber at (360) 794-5488 or email [Janelle Drews](#)

**Thursday, April 11, 2019** | 5:45 pm - 7:45 pm | [2019 Emerging Leaders Award Event](#) Location: Marysville Opera House | Join in recognizing the 2019 Snohomish County Emerging Leader nominees. This event is an opportunity to recognize and celebrate the next generation of leadership in Snohomish County! For details => [Emerging Leaders](#)

**Tuesday, April 30<sup>th</sup>, 2019** | 10:00 AM - 1:00 PM | 2019 East County Job Fair | Location: St. Vincent De Paul Resource Center 17150 W. Main Street Suite B, Monroe, WA | Employers who are seeking candidates and wish to participate may register => [HERE](#)

**Sunday, May 5<sup>th</sup>** | 1:00 to 3:30PM | Noche Entre Familia | Location: St. Mary’s Church of the Valley, 601 W Columbia St, Monroe, WA 98272  
**See event details in sidebar =>**

**Thursday, May 23, 2019** | 11:30 am - 1:30 pm | Economic Alliance of Snohomish County’s Annual Meeting & Awards Celebration | Location: Tulalip Resort Casino | For details => [Annual Meeting & Awards](#)

Everett Community College (EvCC), East County Campus is holding their 5th annual *Noche Entre Familia* event on **May 5th, 2019** at St. Mary’s Church of the Valley, 1:00-3:30pm. The purpose of this event is for the Latino community to learn what resources Everett Community College has to offer (from financial aid financial aid, adult education, dual credit classes, short certificate programs to transfer degrees) and for members of



the community to start planning their educational path. All the information is provided in Spanish. This event is a great opportunity for the Latino community to network with community organizations, and learn how EvCC can help support their college and career aspirations. Everett Community College, East County Campus is looking for local Monroe companies/businesses to sponsor the event in the amount of \$700 to help provide food for event attendees. Benefits of sponsorship include company logo on event advertisements/flyers and an opportunity to host a table at the event. Companies/businesses committed to diversity and inclusion, and who are interested in connecting with the Latino community in Monroe would benefit from this sponsorship. If you have questions or concerns about this event or the sponsorship, please contact Dr. Ciera Graham, Director of EvCC East County campus at <mailto:cgraham@everettcc.edu>.



*Contact Us >>>*

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