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Monroe, Washington Economic Development Newsletter for October, 2018

# Monroe Business

## Message from the Mayor >>>

Local businesses are vital to our community's attractiveness as a place to live and work and are an essential part of Monroe's continued success as a regional destination for the people of the Sky Valley and beyond. We look forward to working together to make Monroe a place we are all proud to live and work.

In March of 2018 the City established the position of Economic Development Manager and retained James Palmer, an Economic Development specialist with experience at the State and municipal levels of Economic Development. One of our goals is to increase the engagement between the City and its businesses and commercial property owners. We want to ensure the issues important to this vital group are well understood by the elected officials when making decisions that affect the economic health of our community. This newsletter addresses one of the key issues we are striving for; better communication with our local business community.

We hope this newsletter will become a vital tool and the "go to" for our businesses and property owners regarding Monroe's economic and business news. If you have suggestions on how to improve the newsletter, please contact Mr. Palmer at <JPalmer@MonroeWA.gov> with your suggestions. This newsletter is for you and we want to make it relevant and useful.

Yours in Service,

Geoffery Thomas, Mayor



## Interviews With Local Businesses >>>

### Allan Dye at Port Gardner Supply



**James:** Good morning, Allan. Thank you for taking time to meet with me this morning. Can you please tell me a little about your business?

**Allan:** Sure, I'd be happy to, James. Port Gardner Supply is a business to business industrial supply company with a focus on fasteners, and also supplies 12v electrical, abrasives, cutting tools, welding consumables, safety supplies, and a myriad of other related products.

**James:** What do you like about doing business in Monroe?

**Allan:** I enjoy doing business in Monroe mainly because of the tight knit business community. I've always felt welcome here, even before opening my own company. The decision to start my business here was in no small part due to the support of many of my customers whose businesses are also in Monroe. That coupled with the affordability of space, and the growth boom in Monroe made it an easy decision to start here.

You can reach Allan at: [AllanKDye@gmail.com](mailto:AllanKDye@gmail.com)

If you'd like to be featured in "Interviews with Local Businesses" contact James Palmer at <JPalmer@MonroeWA.gov> to schedule an interview.

## Monroe Business Districts >>>

### The Fryelands

Companies operating within the Fryelands Industrial Park provide 66% (1,632) of Monroe's industrial employment – and 24% of all employment. With easy access to Everett and the multitude of Aerospace suppliers in the region, the Fryelands is an economic engine for the City of Monroe. A recent economic report commissioned by the city recommended minor changes to this area's land use to allow retail within certain areas to encourage sales where production occurs on site and the retail space does not exceed 49% of the total occupied space. A copy of the report is available on the city's website at [www.monroewa.gov/87/Economic-Development](http://www.monroewa.gov/87/Economic-Development)

### North Kelsey

The City's goal is to continue growing this vital hub that serves the entire Sky Valley. In 2005 the City bought about 23 acres in North Kelsey from Snohomish County with plans to combine it with existing city property to create a mix of offices, retail and a community commons. Proposed code revisions will allow for the construction of mixed-use multifamily units, such as apartments above ground-floor retail. The vision is to create a village atmosphere drawing in residents and visitors from surrounding towns. Request for development proposals were put out this year and a broker was retained to market the property. The city is currently reviewing proposals. Interested developers can contact the city's brokers, Rich and Chris Peterson with Lee & Associates at [www.lee-associates.com](http://www.lee-associates.com)

A copy of the revised conceptual plan for the site is available on the city's website at [www.monroewa.gov/87/Economic-Development](http://www.monroewa.gov/87/Economic-Development).

### Downtown Promenade

The community has long expressed its desire for more dining and retail options in the Downtown Promenade district. Changes to the district's land use regulations were necessary to achieve this goal. A letter reminding property owners of these changes and detailing the allowable uses was recently mailed out to emphasize the importance of conforming to the allowable uses in this vital business district. If you have questions about allowable uses in the Downtown Promenade contact Amy Bright, Assistant Planner at (360) 863-4533 or [ABright@monroewa.gov](mailto:ABright@monroewa.gov) If you'd like to get involved with the revitalization of our historic downtown, contact the Downtown Monroe Association President, Patty Glenn at [<downtownmonroe.president@gmail.com>](mailto:<downtownmonroe.president@gmail.com>)

#### AVAILABLE PROPERTY HIGHLIGHTS

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

When comparing commercial properties, remember that commercial properties can be offered in a variety of ways. Most common is "Triple Net" or NNN. With Triple Net 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." A Full Service lease is where the landlord directly pays all or most usual costs. These costs are often passed on to the tenant in rent as a "Load Factor." Another factor that contributes to varying \$/sqft price is the allowable uses at the location. Industrial property that does not allow retail activity will generally be priced lower per sqft than areas that allow consumer traffic.

District	Address	sqft	\$/sqft	Broker	Contact
DT Promenade	101 E. Main #101	2500	\$20.00 SF/yr FULL	NAI	425-586-5625
DT Promenade	101 E. Main #204	2234	\$20.00 SF/yr FULL	NAI	425-586-5625
DT Promenade	101 E. Main #208	1200	\$20.00 SF/yr FULL	NAI	425-586-5625
DT Promenade	118 N. Lewis	2500	\$20.00 SF/yr FULL	Kidder Mathews	425-454-7040
North Kelsey	14650 N. Kelsey St.	950	\$5.25 NNN	First Western Properties	425-250-3285
North Kelsey	14650 N. Kelsey St.	1150	\$5.25 NNN	First Western Properties	425-250-3285
North Kelsey	14650 N. Kelsey St.	1553	\$5.25 NNN	First Western Properties	425-250-3285
North Kelsey	14650 N. Kelsey St.	1207	\$5.25 NNN	First Western Properties	425-250-3285
Fryelands	14298 169th Drive SE	13,602	\$0.65 NNN	Kidder Mathews	425-454-7040
Fryelands	16778 146th St SE #154	4,457	\$0.84 NNN	Kidder Mathews	425-454-7040
Fryelands	16726 146th St SE #105	5200	\$0.81 NNN	Kidder Mathews	425-454-7040

The summer season has come to a close. For many businesses summer is a slow time but one aspect of Monroe's economy booms in the summer; The Evergreen State Fair. This year's fair was attended by 346,045 people. Hal Gausman, Division Manager, Fairground, Art, History & WSU Extension at Snohomish County Parks and Recreation & Tourism said this was one of the most successful fairs ever.



**TRANSPORTATION NEWS:** **\*\*High Impact\*\*** Saturday, Oct. 13, to the morning of Sunday, Oct. 14 - All lanes of westbound US 2 between SR 9 and SR 204 will be closed from 9 p.m. to 8 a.m. A signed detour will be in place. This work is weather dependent.

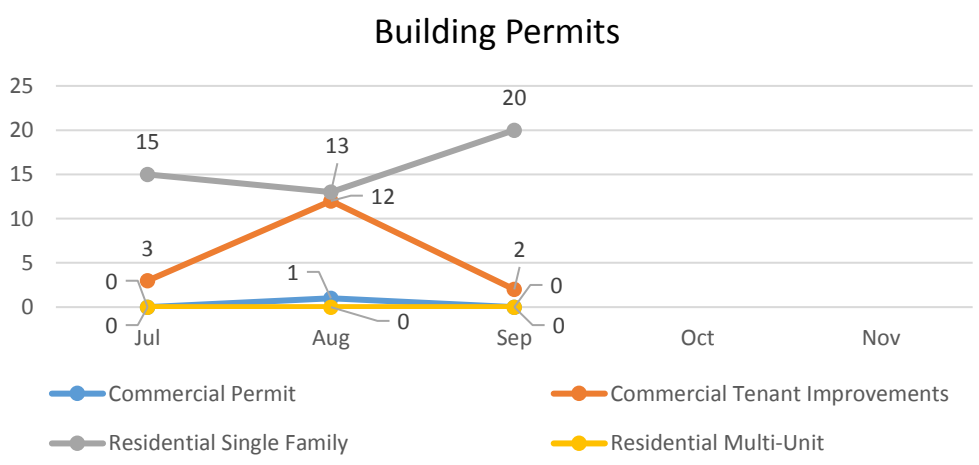
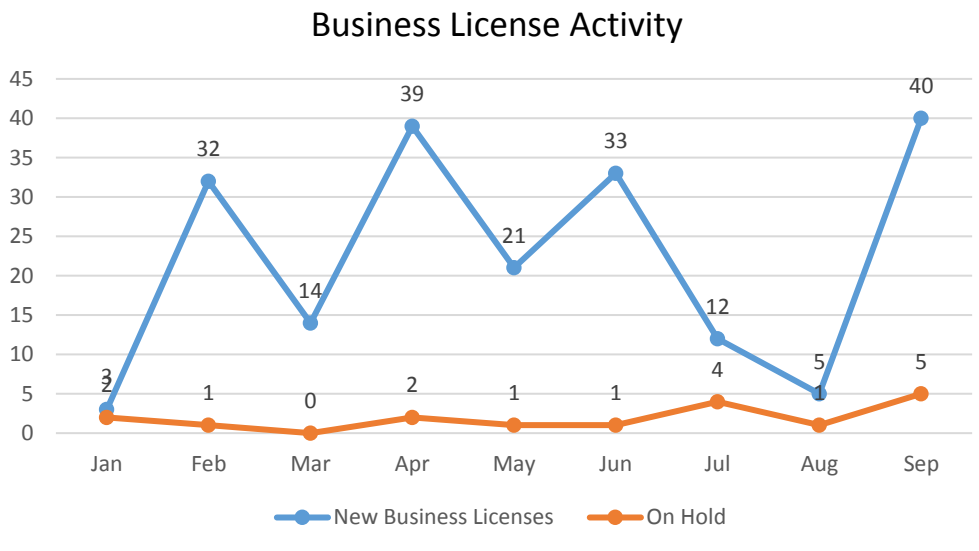
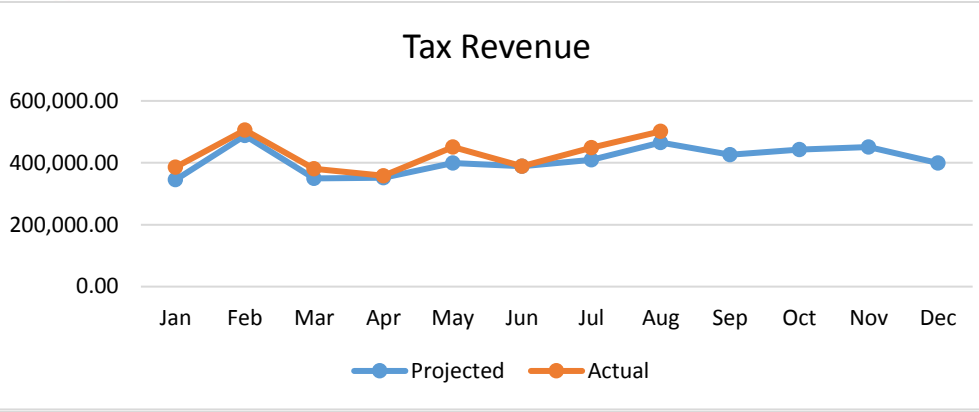
**COUNTY NEWS:** On Sept. 24<sup>th</sup> members of the Monroe city government, along with their colleagues across Snohomish County, traveled to Washington D.C. with the Economic Alliance of Snohomish County to meet with key members of our congressional delegation as well as key agencies on the hill ranging from Department of Commerce to Department of Transportation.

**STATE NEWS:** The Washington State Dept. of Commerce announced \$3.1 million in grant awards from the 2018 Clean Energy Fund (CEF) Revolving Loan Fund Program to advance commercial and residential energy efficiency. For more information about the Clean Energy Fund visit: <https://www.commerce.wa.gov/growing-the-economy/energy/clean-energy-fund/>

## September's City Indicators



Sales Tax Collected	\$501,114.28
New Business Licenses	40
Business Licenses on Hold or Pending	5
Total Active Business Licenses	834
Building Permits	22



Washington State Employment Security Department		
The Quarterly Census of Employment and Wages (QCEW) is a federal/state cooperative program that measures employment and wages in industries covered by unemployment insurance. Covered businesses are those required to file and pay unemployment insurance taxes.	Covered Employment in Monroe, WA 2017	
	January	9,537
	February	9,551
	March	9,661
	April	9,953
	May	9,992
	June	10,219
	July	10,189
	August	10,155
	September	10,096
	October	10,000
	November	9,954
December	9,954	
Covered Businesses in Monroe, WA 2017	Annual Average Employment:	
	Q1	843
	Q2	842
	Q3	841
	Q4	830
Average Annual Firms	839	



## Contact Us >>>

**City of Monroe**  
**Economic Development Office**  
**806 West Main Street**  
**Monroe, WA 98272**  
360-631-0050  
JPalmer@MonroeWA.gov  
www.monroewa.gov

## Calendar 2018 >>>

**November 1<sup>ST</sup>** – Public Meeting to discuss work on SR522 5:30pm-7:00pm at Monroe City Hall. This meeting is open to the public. Businesses and residents are encouraged to attend. Representatives from the Washington State Department of Transportation will give an update on current efforts to finish SR522. For more information on the #Finish522 campaign visit [www.facebook.com/Finish522](http://www.facebook.com/Finish522)

**NOVEMBER 13<sup>TH</sup>** – Monroe Chamber of Commerce Luncheon. 11:30 at 16891 146th St SE #1452

## September's New Business Licenses >>>

WHEELERS EQUIPMENT COMPANY AND SERVICES  
BRADEN LANDON | PROFESSIONAL DJ & MC  
LICKETY SPLIT ICE CREAM AND CANDY CO  
WASHINGTON PREMIER HOME INSPECTION LLC  
KJ'S KETO TREATS  
HAULED OFF WASTE REMOVAL  
CASEY HIAM TUTORING  
DENISE HIAM TUTORING  
JODY URBAN TUTOR  
COINSTAR ASSET HOLDINGS, LLC  
PRITAM TRANSPORT  
BEAUTY BY JONNA  
NATHAN TAYLOR  
RUSHKARSKI INSURANCE AGENCY, INC.  
MO YOGA LLC  
NOURISH & NOSH LLC  
SUSAN MARONEY, INDEPENDENT CONTRACTOR  
BLUE DOOR HOME INTERIORS AND DESIGN  
DENISE RAFAELA DESIGNS

CHURCH OF OUR SAVIOUR EPISCOPAL  
REDEMPTION MOVING AND DELIVERY LLC  
GLOWING GREENS LLC  
SPARROW AND TWIG STUDIOS  
BARBER SHAWN  
LEE THOR GARDEN  
LEE THOR GARDEN  
DESIREE JARBOE  
URBAN KITCHEN AND BATHROOM REMODELING LLC  
SUPERIOR RENOVATIONS LLC  
RUSHKARSKI INSURANCE AGENCY IN TACO BELL #35313  
LYON RESIDENTIAL SERVICES  
NICOLE PETTITT'S TUTORING  
COINSTAR ASSET HOLDINGS, LLC  
ESC INNOVATION  
LITTLE MONTESSORI LLC  
W.D., INC.  
LEYLA SUMPTION  
EMPOWERED INTEGRATIVE HEALTH CENTER  
HOMEBUDDY LLC

## Ask The City >>>

**Q:** What are "Traffic Impact Fees" and what does the fee pay for?

**A:** Impact fees are one-time charges assessed by a local government against a new development project to help pay for new or expanded public facilities such as roads, parks and schools that will directly address the increased demand created by that development. Traffic Impact Fees are collected to improve the transportation system.

### CITY OF MONROE

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