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Monroe, Washington Economic Development Newsletter for December, 2018

Monroe Business

Message from the Mayor >>>

December always finds us looking back at the events of the previous year as well as looking ahead and planning for the future. Upon reflection 2018 has been a great year for the City of Monroe. Our community continues to grow and businesses are feeling positive, albeit with challenges. In 2018 we hired an economic development specialist, James Palmer, and completed the first Monroe Business Survey. Another accomplishment of 2018 was the establishment of the Economic Development Advisory Board. A board of seven members was selected from a variety of business backgrounds with the aim to have representation from the core sectors that make up Monroe's business community; manufacturing, services, restaurants, retail and small businesses. I believe we hit the mark. Let me introduce you to the new Economic Development Advisory Board (EDAB) members.

James Stayton - James is the founder and CEO of Webbome.com, an IT consulting business.

Katy Woods – Katy is VP and Branch Manager of Coastal Bank in Monroe.

Mike Buse – Mike is the owner of Genesis Refrigeration and HVAC and has been active in the Monroe Business community through his work with the Monroe Chamber of Commerce.

Bridgette Tuttle – Bridgette is a local restaurateur who owns Monroe Pizza and Pints (formerly Sahara Pizza) and the recently opened Burnt Barrel Whiskey Bar on Main St.

Heather Rousey – Heather is the owner of Original Pilot House Coffee.

Sally King – Sally is Marketing and Business Development Manager at Harmsen and Associates, a surveying and engineering firm founded in Monroe in 1974.

Allan Dye – Allan is the founder and CEO of Port Gardner Supply, an industrial supply provider which was featured in our first newsletter back in October.

I would like to welcome all of the EDAB members and wish them all the best. Finally, I would like to wish all of you a very Merry Christmas and a prosperous new year.

Yours in Service,
Geoffery Thomas, Mayor



Interviews with Local Businesses >>>

Connie & Brian Adams of The Amarillo



James: Good afternoon, Connie. Thank you for taking time to meet with me. Can you please tell me a little about The Amarillo?

Connie: We are a full-service sit-down restaurant serving Texas style BBQ, steaks, burgers, salads and more using only the best ingredients; we only use Certified Angus Beef products. Our BBQ is done in traditional Texas style using solid hickory wood shipped in from the mid-West. We also offer catering, have a full bar, host happy hour every day from 3 to 6 and live music on weekends and special occasions.

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

Connie: We chose to open our restaurant in Monroe because we liked the small-town feel. The community has been very welcoming; we've met so many people who've grown up in and still live in the area. That speaks highly of the community and their values. We've put a lot of effort into refurbishing a 115 year old building and are excited to be a part of the revitalization of the downtown Monroe area.

The Amarillo is located in the downtown Promenade at 116 E. Main St. If you'd like to be featured in Interviews with Local Businesses contact James Palmer at JPalmer@MonroeWA.gov to schedule an interview.

The Fryelands

Light Industrial (LI) space in Monroe is at a premium with demand outstripping supply. Several trends are impacting demand for LI; **Wine and Beverage Industry >** production side of businesses being priced out of close-in industrial areas. (i.e. Kenmore) **Regionally Low Industrial Vacancy Rates >** Buildout of industrial space along major corridors is increasing pressure on suburban/exurban industrial inventory. **Snohomish County Aerospace Industry >** Continued strong growth and innovation in regional Aerospace supply chain. **Manufacturing >** On-shoring / re-shoring trend in U.S. manufacturing continues apace. **Workforce >** Skilled workers continuing to migrate to more affordable housing in outlying areas like Monroe. **Urban Industrial Erosion >** Upward residual land value pressure on industrial uses from non-industrial uses.

The Fryelands cont.

Are you challenged for light industrial space? We want to hear from you as we plan for future development. Contact JPalmer@MonroeWA.gov

North Kelsey

The build out and absorption of retail space in the North Kelsey area continues. Tom DeDonato of DeDenato Group, a real estate consulting firm working with First Western Properties, the broker of KELSEY PLACE at 14751 North Kelsey St., said they have finalized a new lease with Vinaccio Coffee leaving only one space available in Kelsey Place, Ste.#107. That space is 1,501 SF and is adjacent to Subway, UPS & Seattle Sun Tan and across from Walmart, Galaxy Movie Theater, Providence Medical and Fred Meyer. This space offers excellent visibility & access. If you would like more information please contact Larry Cocks at (425) 250-3274 larry@fwp-inc.com or Steve Erikson (425) 822-5522 serickson@fwp-inc.com

Downtown Promenade

The Body Therapeutic Healing Center at 117 W. Main St. is offering an opportunity for a practitioner to join a shared cooperative in the heart of the Downtown Promenade.

The Healing Center features three treatment rooms, space for smaller classes or workshops in classic downtown building perfect for massage therapy, physiotherapy, naturopathy, acupuncture, foot reflexology, energy work, lifestyle coaching, counseling, psychological services as well as other alternative practices. Free training possible for the right LMP in structural integration therapy and lymphatic drainage therapy.

If you would like more information on locating your practice at the Therapeutic Healing Center, please contact Janiki Rose at janikirosetherapies@comcast.net

AVAILABLE PROPERTY HIGHLIGHTS

For more available properties, contact James Palmer at (360) 631-0050 or 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 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	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
Industrial	16642 146th St SE Bldg 5	4,653 SF (1,500 SF office)	Warehouse – \$0.66 PSF Office – \$1.46 PSF NNN – \$0.25 PSF	Kidder Mathews	425-450-1151 425-450-1105 425-450-1159

News of Monroe >>>

On Tuesday, December 11, 2018, City of Monroe staff had the opportunity to host Snohomish County Tourism Bureau staff and visitor center volunteers and show them around Monroe to showcase what our community has to offer tourists. Volunteers and staff toured the Western Heritage Center, local parks, the Reptile Zoo, the Monroe Historical Society, shopped downtown, and ended with visiting Falling Water Gardens. It was a great experience and many of the volunteers wanted to come back to Monroe to see more of what Monroe offers. Thank you Snohomish County Tourism Bureau for coming out with us!



Snohomish County Tourism Officials tour the Western Heritage Center at the Monroe Fairgrounds.

COUNTY NEWS: Everett, Wash., Dec 13, 2018 – Snohomish County’s Arts Commission is currently accepting grant applications for funding projects that support the creative community involved in the arts and cultural enrichment. The county has \$20,000 available in grant funding in 2019. You can apply for grants as an individual or a group, but you must be represented by a 501c3 organization, non-profit or government agency. Projects must demonstrate a public benefit enhancing the arts in the community to be eligible. Snohomish County Arts Commission grants are limited to no more than \$2,000 in reimbursement for expenses. All applications will be reviewed and awarded by the Snohomish County Arts Commission. Grants are supported by contributions from the 1% for the Arts Fund. Applications are due by January 15, 2019, and grant funded programs must be completed in 2019.

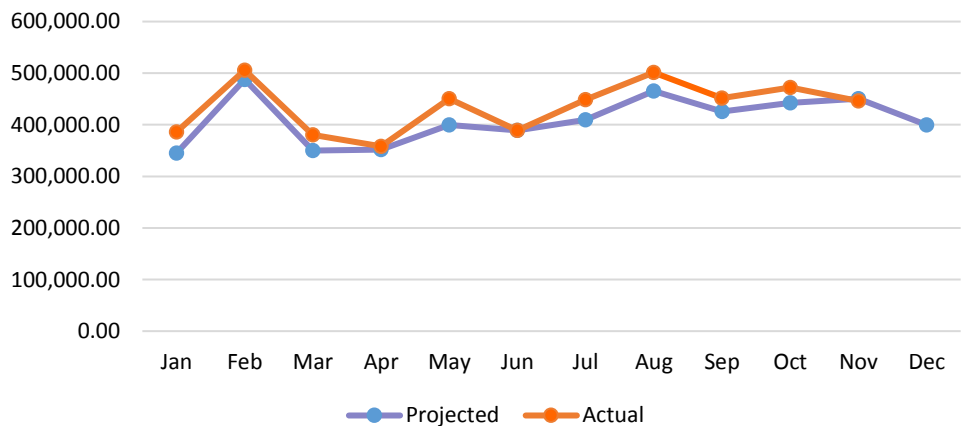
STATE NEWS: Olympia, WA Dec. 13th, 2018 – Brian Bonlender today announced his planned departure as director of the Washington Department of Commerce. He has been in the position since Feb. 1, 2013, and his last day with Commerce will be Jan. 15, 2019. Bonlender, who grew up in Yakima and graduated from Washington State University, served as Gov. Jay Inslee’s chief of staff during Inslee’s congressional days in Washington, D.C. Commerce has a biennial budget of nearly \$1.6 billion and is the one agency in state government that touches every aspect of community and economic development: planning, infrastructure, energy, public facilities, housing, public safety and crime victims, international trade, business services and more. The agency works with local governments, businesses and civic leaders to strengthen communities so all residents may thrive and prosper.

December’s City Indicators

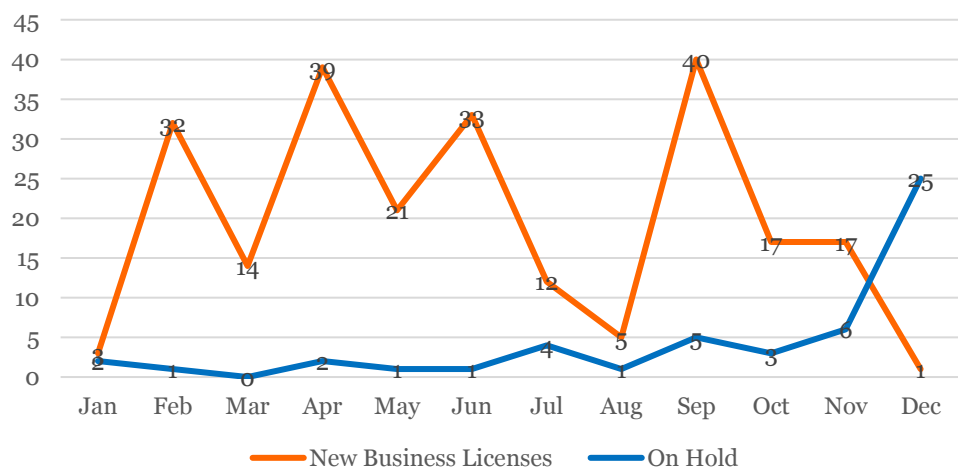


Net Sales Tax Collected	\$ 446,100.51
New Business Licenses	1
Business Licenses on Hold or Pending	25
Total Active Business Licenses	816
Building Permits (Commercial and Residential)	28

Tax Revenue



Business License Activity



Calendar 2018 - 2019

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December 24th, 2018 - City Hall is closed at noon

December 25th, 2018 – City Hall Closed for Christmas

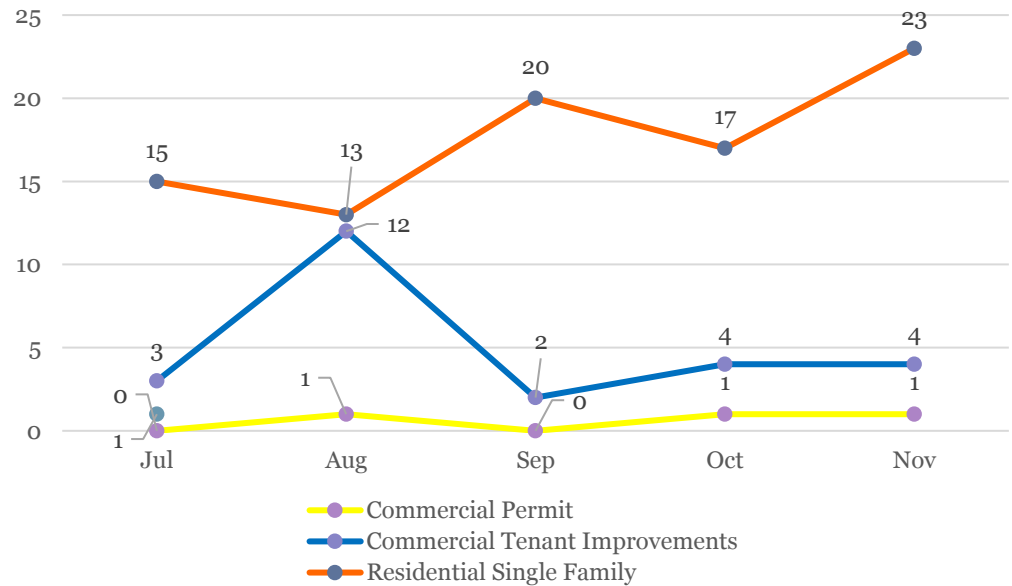
January 2nd, 2019 – Sky Valley Chamber Meeting noon at the Sultan City Hall Community Room.

January 8th, 2019 – Monroe Chamber Monthly Luncheon at the Rock Church, 16891 146th St SE in Monroe. For more information or to reserve your seat contact Janelle Drews at Office@ChooseMonroe.com or 360.794.5488

January 10th, 2019 – City Hall is closed from 8:00 am to noon for an all-city staff training

January 21st, 2019 – City Hall Closed for Martin Luther King Jr. Day

Building Permits



December's New Business Licenses >>>

MONROE HOUSE CLEANING SERVICES

From your Economic Development Specialist >>>

I wanted to take the opportunity to say how much I have enjoyed working with the businesses here in Monroe and that I look forward to meeting with more of you in the New Year.

Over the last 12 years I have had the pleasure of working with companies and organizations across Washington State at both the State and local levels of government. The businesses here in Washington, including those in Monroe, continue to impress me with their innovation, entrepreneurship, and “can do” attitude. Washington State and its companies are the envy of the world and we are very fortunate to be a part of this dynamic regional economy. And although Monroe may not be the HQ to Amazon, Boeing, Costco or Microsoft, many of our businesses and residents are an essential part of those companies’, and many others’, success. From industrial suppliers in the Frylands to coffee shops on Main St., all are important components of the larger economic landscape here in the Puget Sound region and Washington State. This “interconnectedness” has always been at the center of my Economic Development strategy which is increasing information flow between government and businesses, connecting businesses with each other and bringing educational and training organizations to the table. I have tried to strengthen economic conditions by fostering the relationships that are at the heart of every business transaction. Thanks to all that have supported me over the last year and it’s my sincere wish that 2019 is a year of prosperity and success for all of you.

James Palmer, Economic Development Specialist
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Contact Us >>>

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