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Monroe, Washington Economic Development Newsletter for February, 2019

Monroe Business

Message from the Mayor >>>

February was one for the record books. With nearly two feet of snow, snow shovels across the region were dug out of garages and put to work. Although many see snow as an inconvenience, one group is ecstatic; winter sports enthusiasts. And Monroe has always been home to a large contingent of skiing, snowboarding and snowmobiling enthusiasts who are no doubt making plans as I write this to get out and enjoy our record snowfall.

Winter sports, and other tourism related activities, are a major component of our local economy. In fact, Tourism is one of the three pillars of our economic development strategy; Tourism, BRRE (Business Retention, Recruitment and Expansion) and Growth & Development. With our strategic location on Highway 2, Monroe is a natural base camp to those heading to Stevens Pass. With hotels, large retailers and various businesses that cater to outdoor adventures, Monroe is a great place from which to explore and enjoy a winter getaway.

Monroe is just one city within Snohomish County that attempts to attract tourist dollars. According to a report from Dean Runyan & Associates, in 2017 tourists spent \$1.4BILLION in Snohomish County and was responsible for creating over 10,000 jobs and \$297MILLION in payroll. These statistics represent the livelihoods of many of Monroe's residents and warrant the city's efforts to track, monitor and improve those statistics. By working with Snohomish County Tourism Bureau and wisely applying the Lodging Tax that the city receives, Monroe is dedicated to making the tourist experience in our community the best it can be.

Another way in which Monroe supports tourism is through our local companies that manufacture and sell outdoor recreation equipment.

Monroe is fortunate to have companies like Werner Paddle and Premier Polaris operating in our community. Does your business manufacture recreation equipment or otherwise depend on the tourism industry? Contact James Palmer, Monroe's Economic Development Specialist, to find out ways you can take advantage of the City and County efforts that promote tourism.

Yours in Service,
Geoffery Thomas, Mayor



Interviews with Local Businesses >>>

Linda Speer of Ideal Lifestyle



James: Congratulations on your grand opening, Linda. Can you tell me a little about your business?

Linda: Sure, I'd be happy to. Ideal Lifestyle helps people who have given up

on dieting, tried everything and failed. We bring extensive experience and professionalism to every case and customize our support to an individual's needs and concerns. We'll also help people thrive after they reach their weight loss goal. Our program is an education based approach to weight loss with lifelong weight management coaching. We also provide LipoMelt, which is a 100% non-invasive alternative to liposuction and does not cause any bruising or scarring. Clients will see a reduction of inches in their very first session!

James: Can you tell me a bit about how you selected Monroe as the location of your business?

Linda: Monroe is a growing community. We looked around the area and found a great space that met our needs with easy access in Monroe. It's a great area and we are looking forward to serving the community.

Would you like to be highlighted in "Interviews with Local Businesses"? Please contact James Palmer at JPalmer@MonroeWA.gov to schedule an interview.

Monroe Business Districts >>>

Downtown Promenade

One of Downtown's most prominent corners is in transition. On February 24th, Junk in the ol' Trunk closed its doors in the historic Doloff-Key Building. Many of the vendors who operated out of the store will be relocating to other vintage stores in downtown. The space, located on the highly visible corner of S Lewis St & W Main St, will be taken over by Ms. Bridgette Tuttle, owner of the adjacent Burnt Barrel Whiskey Bar. When asked what her plans for the space were, Ms. Tuttle simply said, "Stay tuned, but I can tell you it will be something 'sweet' for the Downtown Promenade."



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 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
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
Industrial	14286 169 th Dr. SE Twin Hulls Building Bldg#A	8,838 SF		Jones Lang LaSalle Brent Jackson	425-974-4015
General Commercial Retail	14751 N. Kelsey St. Ste.#107	1501 SF	\$20.00/SF + NNN	Larry Cocks Steve Erickson	425-822-5522
General Commercial Retail	14650 N. Kelsey St. Multiple Units	950 to 1553 SF	Contact Broker for details	Ryan Cornish First Western Properties	425-250-3285
General Commercial Retail	19191 Rte.#2	1290 SF	\$32.00/SF +NNN (\$6.42/SF)	Ryan Cornish First Western	425-250-3285

News of Monroe >>>

Ideal Lifestyle is Monroe newest business opening its doors in the North Kelsey commercial district (14751 N. Kelsey St., Ste.#108A). Linda Speer, owner of Ideal Lifestyle, brings a passion for helping individuals develop healthy living habits through the dietary and weight loss programs Ideal Lifestyle has to offer. In addition to coaching and developing weight loss plans, Ideal Lifestyle offers consumers with special dietary needs Monroe's largest selection of Walden Farms dressings, spreads and dips that fit with those on a KETO diet. Stop by and wish Linda and her family well and do your body a favor and pick up some healthy snacks.

Linda Speer, owner of Ideal Lifestyle, along with her family, cuts the ribbon at the Grand Opening of Monroe's newest business.



COUNTY NEWS: The County Treasurer's Office mailed tax statements out on February 14th. Property tax payment information for 2019 is also available at: <https://www.snohomishcountywa.gov/Treasurer> Property taxes to be collected this year by all taxing districts in Snohomish County will show an overall 2.01% decrease over last year. Property taxes for all purposes will total \$1.339 billion in 2019, down \$27 million over 2018's \$1.366 billion that was levied for all taxing districts. For more information on how property tax levies are calculated visit <https://www.snohomishcountywa.gov/Levy>

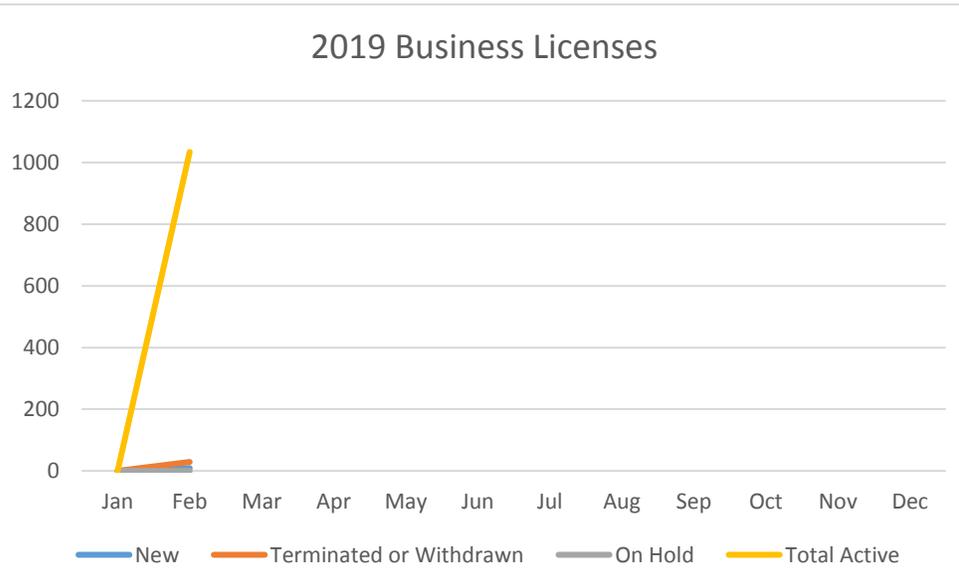
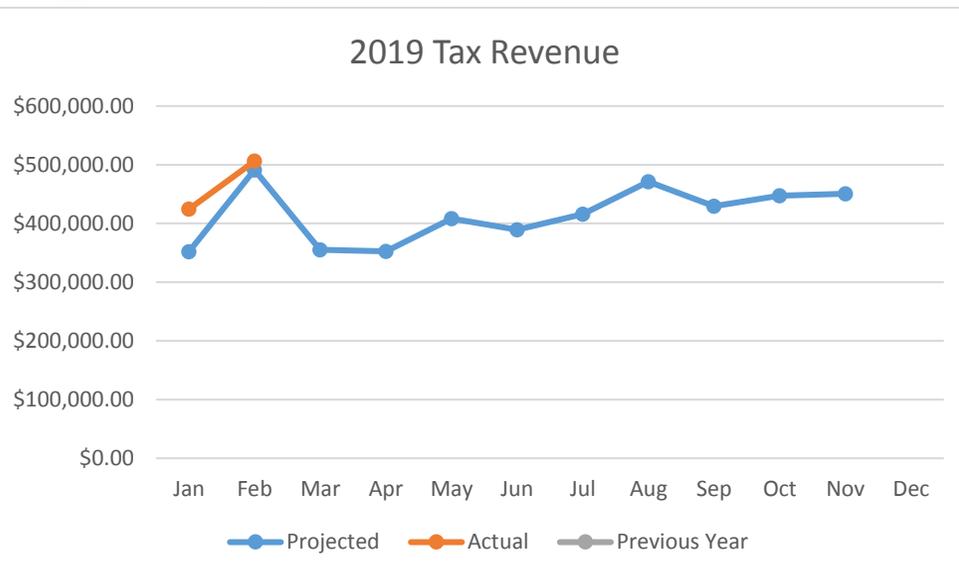
The first regularly scheduled commercial flights took off from Snohomish County-owned Paine Field Airport as planned March 4, making a reality out of a decades-old dream. Alaska Airlines and United Airlines are offering a combined 24 daily departures from Everett, with Alaska beginning service Monday and United starting March 31. "The opening of a brand-new commercial air terminal at Paine Field is history in the making," said Andrew Harrison, Alaska Airlines chief commercial officer.

STATE NEWS: Gov. Jay Inslee has appointed Lisa Brown as director of the Washington State Department of Commerce today. Brown served as chancellor of the Spokane campus of Washington State University where she worked primarily in health sciences, which includes the College of Nursing and College of Pharmacy. Prior to her work at WSU, Brown served in the Washington State Legislature as a senator for 16 years. She served as Senate majority leader, chair of the Ways and Means Committee, chair of the Rules Committee and chair of the Energy, Technology and Telecommunications Committee.

February City Indicators



Net Sales Tax Collected	\$ 506,136.88
New Business Licenses	9
Business Licenses on Hold or Pending	29
Total Active Business Licenses	1034
Building Permits (Commercial and Residential)	5



Calendar 2019 >>>

March 12th - Business Excellence Awards

11:30AM @ Rock Church
16891 146th St SE Monroe, WA 98272

Join the Monroe Chamber for this empowering event that highlights all that is great about our business community!

If your business is interested in giving an award or would like to attend, you can find more information here:

<https://monroechamberofcommerce.wildapricot.org/event-3162364>

March 20 - Snohomish County Update

Key business and community leaders in Snohomish County will gather over lunch to hear Snohomish County Executive Dave Somers present his annual update on the growth and change in Snohomish County. Tickets available at: [EASC](#)

March 31, 2018 - Sky Valley Chamber Dinner and Auction

For more information contact Debbie Cople at debbie@skyvalleyvic.net

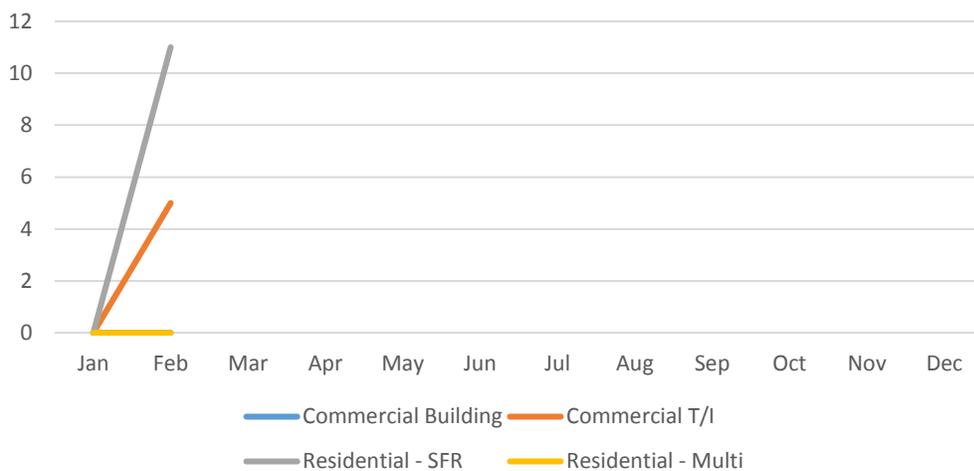
April 03, 2019 – Young Professionals Networking Event

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 tickets, go to: [EASC](#)

May 29th – Monroe Farmers' Market

First day of the annual Monroe Farmers' Market season. Locally owned retailers, such as farmers markets return more than three times their sales to the local economy than do chain competitors. For more information contact Janelle Drews, Operations Manager at the Monroe Chamber of Commerce & Visitor Information Center. 360-794-5488
<office@choosemonroe.com>

2019 Building Permits



Contact Us >>>

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