

Yakima County

**Supporting Investments in
Economic Development**

**Committed Private Business
Application for Funding**

Threshold Requirements

All questions must be fully answered in order to qualify as a complete application. If you need more space for an answer, please attach additional sheets as needed noting the corresponding section, for example "C2."

- ☐ **Resolution.** A resolution or ordinance of the local governmental jurisdiction authorizing the *SIED* application is required.
- ☐ **Project Costs.** Engineer cost projections for public project costs are required. *SIED* will not entertain requests for project cost overruns. For the success of your project, ensure project cost estimations are realistic.
- ☐ **Local Match.** A local match of twenty (20) percent of the *SIED* request is required. Local match may be demonstrated as cash or in-kind contribution.
- ☐ **Other Funding Sources.** In addition to *SIED*, identify which public sources were considered to fund this project. Indicate what the outcome was.
- ☐ **Planning.** A statement is required from the planning jurisdiction relating to the type of public facility for which a *SIED* investment is sought.
- ☐ **Permits.** All public and private permits must be received.
- ☐ **Private project description.** Job creation and private sector financing must be evident.
- ☐ **Contingency Agreement.** A complete Contingency Agreement (form included) is required for all projects. The Contingency serves as the first level of convincing evidence that the private sector development will occur.
- ☐ **Acceptance of Reporting Requirements.** The County is required to report annual information on the use of *SIED* funds. A signed agreement (form included) to report the use of *SIED* funds must accompany the application.

Please submit application to:

Yakima County Development Association
PO Box 1387, Yakima, WA 98907-1387
(10 North 9th Street, Yakima WA 98901)

REQUEST FOR FUNDING (Funding is awarded 50% Loan and 50% Grant. No more than \$1,000,000 total award from SIED when loan and grant combined.)

Interest rates on loans are established when the County formally approves the project contract by using the County Interfund Loan Rate, as authorized by law. Loans are given for a term of 10 years and annual payments are made in equal amounts on June 1st of each year.

An interlocal agreement will be established between the County and the applicant specifying repayment dates and a loan amortization schedule. Loan payment installments are based on an ordinary annuity, compounded annually.

If an applicant needs additional flexibility on loan repayment schedules they can request a deferral. Interest on loans will continue to accrue from the date the contract is approved by the County, even if the applicant is granted a deferral on their first loan payment.

If an applicant requests a deferral of the first loan payment, the applicant must justify the request.

A SIED loan is a general obligation of the jurisdiction receiving the loan. With acceptance of a SIED loan, the jurisdiction agrees to the terms of the interlocal agreement regardless of the project which prompted the application for SIED funding.

Applicant: City of Yakima	Tax ID #: 91-6001293
Contact: Sy Ruiz	Title: Economic Development Services Assistant
Phone: 509-575-6048	Email: sy.ruiz@yakimawa.gov
Address: City Hall, 129 North 2nd St.	City: Yakima, WA Zip Code: 98901
Resolution Number Authorizing this Application for SIED Funding: Pending	
I hereby certify that the information given in this application to the Supporting Investments in Economic Development Board is true and correct to the best of knowledge and belief.	
Signature of Responsible Official: _____	
Printed Name and Title: Robert Harrison, City Manager	

Indicate the full terms requested for SIED consideration:

- Loan Terms Requested: lowest
- A deferral of the first loan payment (up to five years): 3
- Total number of years for repayment: 10
- Please provide justification If requesting a deferral of the first loan payment:

The City of Yakima requests a three-year deferral on the first payment so the private sector development activity being supported in this application has time for the construction to be completed, and begin generating tax revenues for the City prior to making the first deferred loan payment.

- Please provide justification if a lower interest rate is requested:

n/a

Executive Summary

The SIED Advisory Board takes many factors into consideration when making recommendations for funding. This Project Summary highlights the main factors including: local match, funding from other sources, jobs created/retained, wage rates, jobs created/retained per SIED dollar invested, new private investment, and new tax revenues generated.

Project Title: Traffic Signal at S. 3rd and Division St. - Yakima Chief Hops

Project Summary: Describe the public infrastructure project and the private development that will occur. Explain why the private development requires the public infrastructure project:

The City of Yakima requests SIED funding to install a traffic signal at the intersection of S 3rd Avenue and Division Street. Funding for this project anticipates a \$312,500 SIED Grant, a \$312,500 SIED Loan, and a 20% local match requirement that the City of Yakima will fulfill in a combination of local funds, in-kind contribution, and staff time costs that have incurred to date.

A traffic signal is warranted at S 3rd Avenue and Division Street. As the largest supplier of hops in the United States, Yakima Chief Hops is proud to locate their corporate office at 306 Division Street, both east and west of S 3rd Avenue. One significant deterrent from further economic investment at this location is the need for a four-way traffic light to support the crossing of Third Avenue. They own six buildings on the East side of Third Avenue, and their staff and customers are at a severe safety risk when they need to cross this street. Creating a safe and efficient street network around the Yakima Chief Hops campus is an essential component of the corporate decision to retain the existing campus location. The project will retain 134 local jobs in Yakima and address pedestrian safety.

"Safety is Yakima Chief Hop's high priority. Our company takes pride in the fact that we work wisely to keep all of our employees safe. With a strong focus on the safety of our people, we believe that our current street crossing at Third Avenue and Division Street is of great importance to our company, our people, and our community." - Ryan Hopkins, Chief Executive Officer.

Indicate the Minimum Necessary Total Public Project Infrastructure Costs (no more than \$1,000,000 total award from SIED when loan and grant combined):

SIED Loan Requested: \$ 312,500
SIED Grant Requested: \$ 312,500
Local Match (20% of SIED request): \$ 125,000
All Other Funding Sources: \$ _____
Total Public Project Cost: \$ 750,000

Total Private Investment in Plant/Equipment: \$ \$350,000 - \$400,000 (TPIP/E)
Total Jobs Created/Retained: 134
Median Wage: \$ 62,250 Average Wage: \$ 82,563
Fringe Benefits Offered: Health, dental, vision, Rx, life insurance, 401(k), IRA, phone and gym stipend, etc
Estimated Assessed Value of the New Plant/Equipment: \$ TPIP/E value + 20%
Total SIED Request divided by Total Jobs Created/Retained: \$ \$5,597
Total Private Investment in Plant/Equipment divided by Total SIED Request: \$ 0.533

Other Benefits of the Public Infrastructure Project:

Employee safety is paramount at Yakima Chief Hops. This proposed infrastructure will drastically improve pedestrian and vehicular safety at the intersection crosswalk between 3rd Ave and Division St.

The private development is a proposed capital expenditure investment for the 306 Division St. property:

1) To install a wrought iron fence along the property line of 306 Division St. It will also include two power-operated cantilever gates for vehicular traffic and two personnel gates for employee access. Strategic cameras will be added at the main vehicular entry gate. This project was quoted in the amount of up to \$400,000.

A. Public Sector Project

- A1. List all funding sources for the public project and amount. Identify whether the amount has been provided or is being requested. Provide the status and date the funds were approved or the date that funds are expected to be approved:

SOURCE	STATUS	DATE	AMOUNT
SIED loan requested	Pending	9/5/23	\$ 312,500
SIED grant requested	Pending	9/5/23	\$ 312,500
SIED Match - 20%	Pending	9/5/23	\$ 125,000
			\$
			\$
			\$
Total project costs			\$ 750,000

Funding to complete the Public Project must be secured within one year of a SIED offer of financial aid

- A2. Will this project upgrade an existing public facility or build a new one? Existing Facility

Describe the entire public facility project, including the parts that you are not asking SIED to fund.

The City of Yakima is requesting SIED funding to cover the costs of installing a traffic signal at the intersection of S 3rd Ave and Division Street. The improvements include the intersection, sidewalks, traffic control, and other related improvements.

- A3. Specifically, for what element(s) of the public project are SIED funds requested?

SIED funds will be used in conjunction with local funds (SIED match) to cover the costs of installing a traffic signal, including the intersection, sidewalks, traffic control, and related improvements.

- A4. Describe how the public facility project will enhance or encourage other development in the immediate area in addition to the direct development described in this application section C.

Installing a traffic signal at the South 3rd Avenue and Division Street intersection will provide a safer pedestrian environment for the existing Yakima Chief Hops Campus and the South 3rd Avenue corridor. This intersection provides access to city arterial streets for industrial land uses, both west and east of South 3rd Avenue, and has an average of 16,500 daily vehicle trips. This intersection is also one-half mile from Nob Hill Boulevard, providing direct access to I-82 and improving freight routes to the intersection system from the industrial land. The improvement of this intersection will enhance public safety as pedestrians also cross this intersection to access buildings owned by Yakima Chief Hops. These improvements will retain local jobs in Yakima, address pedestrian safety, and allow future redevelopment and enhancements at the Yakima Chief Hops campus and other industrial land nearby.

- A5. List all permits and environmental reviews required for the **PUBLIC SECTOR PROJECT** and give their current status (applied for, application being prepared, permit issued, etc.)

PERMIT	ISSUER	STATUS	ANTICIPATED COMPLETION DATE
n/a			

Permits to complete the Public Project must be secured within six months of a SIED offer of financial aid

- A6. If environmental permits are not required for the project (e.g., Shorelines Permit, Environmental Impact Statement, etc.), **please explain why they are NOT required.**

All of the surrounding land has been previously disturbed.

- A7. Estimated schedule for public project completion. Indicate the month and year when the activities listed have been, or will be, completed.

	ESTIMATED COMPLETION DATE (month/year)
Preliminary Engineering Report	03/24
Environmental Review	03/24
All Required Permits Obtained	05/24
Design Engineering	03/24
Land/Right-of-Way Acquisition	03/24
Prepare Bid Documents	05/24
Award Construction Contract	05/24
Begin Construction	06/24
Project Operational	09/24

- A8. What other jurisdictions, such as counties, cities, port districts, tribes, state/federal agencies are involved in the planning, design, financing, construction or operation of this project?

N/A

_____	_____
_____	_____
_____	_____

Please explain how completion of the project is coordinated between other involved parties.

N/A

- A9. Will the SIED public facility project be totally maintained by the applicant? If not, whom? Please explain.

The physical improvements constructed in the street right of way for traffic control and safety will be maintained by the City of Yakima. Removing snow and maintaining sidewalks is the responsibility of the adjoining properties.

A10. How will this project impact utility rates and public services within the jurisdiction?

There will be no impact on the utility rates. The City of Yakima will supply the necessary public services associated with this project.

B. Financial Information of SIED Applicant

B1. Other public sources of funding for public economic development projects are listed below and must be investigated. In addition to SIED, identify which public sources were considered to fund this project. Indicate what the outcome was.

Federal Grant/Loan Programs:	YES	NO	OUTCOME
Economic Development Administration	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not Timely
Rural Development	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not Eligible
FASTACT	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not Eligible
Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	_____
State Grant/Loan Programs:			
Transportation Improvement Board	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not Timely
Community Development Block Grant	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not Eligible
Public Works Trust Fund	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not Timely
Department of Ecology	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not Eligible
CERB	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Not Timely
RTPO/MPO	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not Eligible
Other	<input type="checkbox"/>	<input type="checkbox"/>	_____
Other Funding Options:			
Revenue Bonds	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not Eligible
General Obligation Bonds	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not Eligible
LID	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not Eligible
ULID	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not Eligible
Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	_____

B1 continued: Provide a narrative of the investigation of the above referenced funding sources and the outcomes:

The City believes SIED funds are the most efficient resource to fund this project because of the immediate impact on the retention of jobs, enabling private investments, and eliminating traffic safety concerns. The public benefit from this project will have long-term and broad economic implications for the entire City of Yakima, not just the limited immediate area.

B2. In the context of the local government's overall annual budget, explain the need for SIED assistance. If the applicant has budget reserves, please explain why these funds are not available for the project.

The City of Yakima does not have funds available to fund the proposed project entirely, and SIED funding is currently the best option to move forward. Additionally, the City's existing budget for transportation improvements is very limited.

B3. Identify funds (General Fund, Utility Fund, Property taxes, etc.) that are eligible to repay a SIED loan:

The City will utilize a combination of reserves, property taxes, construction sales tax, and retail sales tax to repay the requested SIED loan funding.

Will a revenue stream be generated that could repay a SIED loan outside of the system's normal operations and maintenance costs? If yes, please explain:

The public improvements will generate construction sales tax and retail sales tax in the developed area. There are no anticipated additional revenue sources to pay back the SIED loan.

B4. If the local jurisdiction is not financially contributing to the project, please explain why.

N/A

C. Private Sector Project *Complete Section C and a Contingency Agreement for each private sector entity.*

In order to show that a specific private investment is ready to occur, but will do so only if SIED assistance is made available to the applicant, SIED requires a signed Contingency Agreement(s) between the applicant and the private sector representative(s). If a developer is involved, there must also be a signed Contingency Agreement between the developer and the proposed tenant.

Private Sector Business: <u>Yakima Chief Hops</u>		
Contact: <u>Art Ortega</u>	Title: <u>Director of Facilities</u>	
Phone: <u>509-840-5270</u>	Email: <u>art.ortega@yakimachief.com</u>	
Address: <u>306 Division St</u>	City: <u>Yakima, WA</u>	Zip Code: <u>98902</u>

C1. Describe the private development that will be supported by the public infrastructure/facility project.

The private development is a capital expenditure investment at the 306 Division St. property. This infrastructure project is not production-related equipment.

1) To install a wrought iron fence along the property line of 306 Division St. It will also include two power-operated cantilever gates for vehicular traffic and two personnel gates for employee access. Strategic cameras will be added at the main vehicular entry gate. This project was quoted in the amount of up to \$400,000.

Before approval of these funds, YCH will need the costs of the property improvements to be discussed with the existing property owner.

C2. Explain why the private development requires the proposed public infrastructure improvements described in this application.

The proposed infrastructure improvement will improve pedestrian safety, which has been a significant concern not only for Yakima Chief Hops employees, customers, vendors, and growers but also for the safety impacts of any pedestrian who uses the crosswalk at the intersection of S. 3rd Ave and Division St. This public improvement is critical in Yakima Chief Hops' ability to retain jobs and further develop and improve their campus.

C3. Indicate the construction schedule (if applicable) for the proposed private sector project.

	(month/year)
Private Facility Construction Begins	TBD _____
Private Facility Construction Completed	_____ _____
Private Facility Operational	_____ _____

C4. List all permits required for the **PRIVATE SECTOR PROJECT** and give their current status (applied for, application being prepared, permit issued, etc.)

PERMIT/ENVIRONMENTAL REVIEW	ISSUER	STATUS	ANTICIPATED COMPLETION DATE
TBD -N/A			
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Permits to complete the Private Project must be secured within one year of a SIED offer of financial aid

C5. What private authorizations remain prior to proceeding with the proposed private development project?

The proposed Capital Expenditure (CapEx) will require approval from the Board of Directors (BOD) of Yakima Chief Hops. This CapEx project can only start with approval from the BOD.

C6. Explain how the private sector is financing their capital investment in this project.

Capital investment projects will require approval from the Board of Directors (BOD) of Yakima Chief Hops. The BOD will determine how the investment is financed.

C6 continued: When will private sector financing be in place?

TBD

Please list financial references that can verify financing sources and capacity for this project.

TBD

C7. List the number of projected jobs to be retained and/or created by the firm as a direct result of the public infrastructure project supporting the private development. Retained jobs are defined as jobs that will be lost to the county if the public project is not completed.

Jobs must be expressed in Full Time Equivalents (FTEs) and wage data should exclude fringe benefits. Management positions should be indicated as an annual salary.

Job Description	# Of Jobs Retained (In FTEs)	# Of Jobs Created Year 1 (In FTEs)	# Of Jobs Created by Year 3 (In FTEs)	Current or initial Hourly Wages	Local Occupational Hourly Wages
Mgmt./Admin*	37	TBD	TBD	3,145,000	EST - \$40.86
Technical/Prof.	7	TBD	TBD	504,000	EST - \$34.16
Office/Clerical	32	TBD	TBD	1,440,000	EST - \$21.63
Production	35	TBD	TBD	1,750,000	EST - \$24.04
Sales	17	TBD	TBD	1,445,000	EST - \$40.87
Skilled Crafts	6	TBD	TBD	450,000	EST - \$36.06
Others					
Totals	134			8,743,000	

- a) How many of these positions are for seasonal work? Give response in FTE: 0
- b) What kind of fringe benefits does the company offer to regular full time employees?

Medical, dental, & Vision Insurance, Health Savings Account (HSA), Flexible Savings Account (FSA), Company Paid Life & AD&D, Voluntary Life and AD&D Insurance, Employee Assistance Program (EAP) - Lifeworks, Calm for Work, 401(k) retirement plan with 6% & Rother option, Education Tuition Assistance Program, 10 Recognized Holidays, 50 hours of personal/sick time pro-rated based upon hire date. 110 hours accrued Vacation, Competitive Wages, bonus

C8. How were job projections developed? Explain how the projections are realistic.

Consultation with Lisa Garcia, Chief People Officer, who leads the human resources division at Yakima Chief Hops.

- C9. Will this project move existing jobs from another part of the county? If yes, please describe why the project cannot happen where the jobs are currently located.

No

- C10. Will the private sector project offer expanded employment opportunities to disadvantaged or unemployed workers? How will the firm work to hire people from Yakima County?

The proximity to low-income areas offers close job opportunities to disadvantaged and currently unemployed workers. Since the proposed project is infrastructure, they will continue to follow the company's current hiring process and practices.

Attachments

1. **Resolution:** A resolution or ordinance of the local governmental jurisdiction authorizing the *SIED* application.
2. **Plan listing the project:** Attach a copy of the section of the comprehensive plan or capital facilities plan that lists the public project.
3. **Site map of the area:** Identify the location of the site, public infrastructure and private development project (existing and/or proposed). Specifically identify where *SIED* funds are proposed to be used.
Materials must be reproducible in black and white and in 8 1/2 x 11 format.
4. **Engineering estimates supporting project costs:** Identify whether estimates are from preliminary engineering or design engineering work.
SIED will not entertain requests for additional funding if projections are insufficient
5. **Contingency agreement:** A complete Contingency agreement (form included) is required for all projects. The agreement serves as the first level of convincing evidence that the private sector development will occur.
6. **Business plan or year-end financial statements of the Private Sector Business:** Attach supporting information such as a business plan or year-end financial statements (financial statements may be unaudited). The entire *SIED* application is considered a public record; however, financial and commercial information provided by the private business is exempt from disclosure to the extent permitted by RCW 42.56.270 paragraph (4).
7. **Letters of support:** If applicable, please include any letters of support for this project from partners or others entities in the community.

Supporting Investments in Economic Development Reporting Form

Applicant: City of Yakima

Project Title: New Traffic Signal at S. 3rd and Division St - Yakima Chief Hops

Public Infrastructure Project: New traffic Signal at S. 3rd and Division St. - Yakima Chief Hops

Plan Containing the Project: Transportation Improvement Plan

Total Spent on the Project: 750,000

Amount of SIED Funds (loan and grant) spent on the project: 625,000

Estimated Number of Businesses Created or Retained by Project: 1

Estimated Number of Jobs Created or Retained by Project: 134

Instructions to Preparer:

1. List the public facility project.
2. Indicate where the project is listed (e.g., officially adopted county economic development plan, economic development section of the county's comprehensive plan, etc.).
3. List an amount of total expenditures related to the project.
4. List an amount of expenditures paid for by SIED funding.
5. The applicant must provide an actual or estimated number of businesses jobs that will be created, attracted, expanded or retained.
6. Documentation supporting this report must be made available upon request for audit purposes and public requests.

If awarded SIED funds, I hereby agree to annually report to the SIED Board the use of those funds according to the instructions above.

Signature of Responsible Official: _____

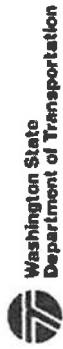
Printed Name and Title: _____

Attachment 1

Resolution

Attachment 2

Plan listing the project



Six Year Transportation Improvement Program From 2023 to 2028

Agency: Yakima
County: Yakima
MPO/RTPO: YVCOG

Y Inside

N Outside

Functional Class	D4	Priority Number	30	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID Yak 115	Hearing	09/06/22	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	0.100 CE	Environmental Type	RW Required
				3rd Ave / Division St. I/S Improvements 3rd Ave 3rd Ave to Division Ave Construct a signal at 3rd Ave and Division Street												

Funding		Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2023				0		0	100,000	100,000
	CN	2023				0		0	400,000	400,000
					Totals	0		0	500,000	500,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
ALL	0	500,000	0	0	0
Totals	0	500,000	0	0	0

Attachment 3

Site map of the area



LEGEND

	Yakima Chief Hops Project Sites
	Yakima Chief Hops Overflow Parking

Attachment 4

Cost Estimates

Ruiz, Sy

From: Preston, Bill
Sent: Tuesday, July 11, 2023 10:42 AM
To: Ruiz, Sy
Subject: FW: 3rd & Division - Potential Intersection Improvements - TENW Design Scope of Work

fyi

From: Chandler Waldal <chandler@tenw.com>
Sent: Friday, February 10, 2023 8:17 AM
To: Preston, Bill <Bill.Preston@yakimawa.gov>
Cc: Chris Bicket <bicket@tenw.com>; Davenport, Joan <Joan.Davenport@yakimawa.gov>
Subject: RE: 3rd & Division - Potential Intersection Improvements - TENW Design Scope of Work

Bill – hopefully this gave you enough information to determine how to move forward with the project.

Please let us know if you have any questions or need anything else.

Thank you,

Chandler Waldal | Project Manager
TENW 11400 SE 8th Street, Suite 200, Bellevue, WA 98004
chandler@tenw.com | Cell: 760-994-7376

From: Chandler Waldal
Sent: Friday, February 3, 2023 11:35 AM
To: Preston, Bill <Bill.Preston@yakimawa.gov>
Cc: Chris Bicket <bicket@tenw.com>; Davenport, Joan <Joan.Davenport@yakimawa.gov>
Subject: RE: 3rd & Division - Potential Intersection Improvements - TENW Design Scope of Work

Hi Bill – Some initial thoughts below .

- ☐ PE (Engineering - Plans, Specs and Estimates)= \$100k-\$150k – survey, geotech, environmental, landscape, civil, traffic.
- ☐ ROW /TCE (Temp Construction Easements) = \$50k – Note this is a very broad assumption. Could vary significantly or not be required at all.
- ☐ Construction = \$450k-\$500k - Traffic Signal Construction assuming minimal hardscape/paving improvements. If lane widening, utility relocates, power undergrounding, etc. are required, costs can escalate quickly. Traffic control during construction can have a big cost impact as well.
- ☐ Construction Admin = \$50k - Assuming an outside Construction Manager/Inspector.

We would suggest assuming \$650-\$750k to be conservative.

Thanks!

Chandler Waldal | Project Manager
TENW 11400 SE 8th Street, Suite 200, Bellevue, WA 98004

Attachment 5

Contingency Agreement

Supporting Investments in Economic Development (SIED) Board

Contingency Agreement

1. PARTIES

The parties to this Agreement are the City of Yakima, whose address is 129 N. 2nd Street, Yakima, WA 98901, and Yakima Chief Hops, whose address is 306 Division St, Yakima, WA 98901.

2. PURPOSE

The purpose of this Agreement is to document the intentions of the parties regarding the addition of a traffic signal at South 3rd Avenue and Division Street in the city of Yakima. A traffic signal is warranted at S 3rd Avenue and Division Street. This intersection provides access to city arterial streets for industrial land uses, both west, and east of South 3rd Avenue, and has an average of 16,500 daily vehicle trips. The intersection also is one-half mile north of Nob Hill Boulevard, providing direct access to I-82 and improving freight routes to the interstate system from the industrial land. The improvement of this intersection will improve public safety as pedestrians also cross this intersection to access buildings owned by Yakima Chief Hops. The improvements will retain local jobs in Yakima, address pedestrian safety, and allow for future redevelopment and improvements at the Yakima Chief Hops campus as well as other industrial land in the vicinity.

3. BACKGROUND

The City of Yakima will install a traffic signal at the intersection of S 3rd Avenue and Division Street (the "required public improvements")

4. AGREEMENT

- A. The City of Yakima agrees to construct the required public improvements provided SEID funding is approved.
- B. Yakima Chief Hops projects 134 permanent jobs will be retained as a result of the public facilities project.
- C. Yakima Chief Hops anticipates the proposed total private investment in the development project to be approximately \$400,000
- D. Yakima Chief Hops agrees to contact the local One-Stop Career Center, Job Service Center, or appropriate Community-Based Organization for assistance filling new positions.
- E. Yakima Chief Hops agrees to provide the City of Yakima with employment and investment data as requested by SIED.
- F. The funding for this project anticipates a \$312,500 SIED Grant, a \$312,500 SIED Loan, and a 20% local match requirement that will be fulfilled by the City of Yakima.

5. CONTINGENCY

This agreement is contingent upon receipt of the full SIED funding requested by the City of Yakima.

City of Yakima

Date _____

City Manager

Yakima Chief Hops

Date _____

Rgo/H 07/17/2023

Designated Representative

Attachment 6

Business Overview



YAKIMA CHIEF HOPS™

YAKIMA CHIEF HOPS

Yakima Chief – Hopunion, LLC completes a full rebrand to become Yakima Chief Hops, with a new look and feel to reflect the company's heritage and vision for the future.

1988 1990 1997 2001 2006 2014 2018



As a 100% grower-owned network of family hop farms, Yakima Chief Hops is uniquely positioned to establish strong relationships between the growers who supply our quality hops and the brewing customers who utilize our products in their beers.

Operating for more than 30 years, we have become more than a hop supplier. We are a resource for brewers, providing solutions-based products and industry leading research. We are advocates of sustainability and meaningful social causes, working to support the environment and communities around us. Through our commitment to continuous improvement, we aim to be leaders of innovation, quality and customer service.



MISSION

Our Mission is to connect family hop farms with the world's finest brewers, providing the highest quality hop products and uncompromising service for the ultimate benefit of our customers, employees and growers.



VISION

Our Vision is to be the global hop supplier of choice. We want our passion for preserving the planet, treating people with respect and dignity, and our commitment to healthy communities to be reflected in every beer brewed with our hops.



VALUES

PASSION

For people, product, planet & process

RESPECT

Teamwork & collective responsibility

INTEGRITY

Transparency & accountability in all we do

DEDICATION

To safety, quality and sustainability

EXCELLENCE

An emphasis on innovation & continuous improvement

The core values contained within our PRIDE statement are more than just words; they are the cornerstone of our approach to providing our valued customers with super-premium hops. Inspired by the work being done at our family farms, these values demonstrate our focus and outline our priorities as a team from production to customer service.

AMERICAN HOPS FROM THE PACIFIC NORTHWEST®

PROUD TO BE 100% GROWER OWNED

In honor of our family farms and beer's agricultural roots, we like to say that "Great Beer Grows Here." All of our family-owned hop farms are as unique as the varieties they cultivate, and we take pride in being able to share their stories and tell the history of their farms. From their advanced farming techniques, to their recently updated, state-of-the-art production facilities, our growers consistently demonstrate an unparalleled commitment to continuous improvement and sustainability.

It's no secret to us that quality begins in the field, and that it is our owners' rich hop farming heritage that provides us with an invaluable foundation of knowledge for delivering the highest quality products and services.

YAKIMA CHIEF HOPS OWNERS REPRESENT FAMILY-OWNED FARMS IN WASHINGTON STATE AND OREGON.



**CHARLIE
DAVIDSON**

3D & BC HOP FARMS
4th Generation
Woodburn, OR



**ED
ST. MARY**

BLACK STAR RANCHES
5th Generation
Moxee, WA



**REGGIE
BRULOTTE**

BRULOTTE FARMS
6th Generation
Toppenish, WA



**MIKE
SMITH**

B.T. LOFTUS RANCHES
3rd Generation
Yakima, WA



**KEITH
HOUSER**

C & C HOP FARMS
3rd Generation
Moxee, WA



**CRAIG
CARPENTER**

CARPENTER RANCHES
5th Generation
Granger, WA



**JOHN
COLEMAN**

COLEMAN AGRICULTURE
6th Generation
St. Paul, OR



**KEVIN
RIEL**

DOUBLE R HOP RANCHES
5th Generation
Harrah, WA



**PATRICK
GASSELING**

GASSELING RANCHES
4th Generation
Wapato, WA



**BRENTON
ROY**

OASIS FARMS
4th Generation
Prosser, WA



**STEVE
PERRAULT**

PERRAULT FARMS
3rd Generation
Toppenish, WA



**RICK
SAUVE**

SAUVE & SON FARMS
3rd Generation
Mabton, WA



**DOUG
WEATHERS**

SODEBUSTER FARMS
3rd Generation
Salem, OR



**RICH
VAN HORN**

VAN HORN FARMS
2nd Generation
Moxee, WA

Attachment 7

Letter of Support



October 01, 2021

Joan Davenport
Community Development Director
City of Yakima
129 N. Second Street, 2nd Floor
Yakima, WA 98902

Please receive this letter as my formal request to be considered as an applicant for Yakima County SIED Program Investment funds.

As the largest supplier of hops in the United States, Yakima Chief Hops (YCH), is proud to locate our corporate office at the address of 306 Division Street in the City of Yakima. Currently, we are leasing this office building. In the next twelve months, we will be considering if we will stay at this location, invest in a complete building upgrade, and continue to increase our office staff here. One large deterrent from us investing further in this building is the lack of a four-way traffic light to support the crossing of Third Avenue. We currently own 6 buildings on the East side of Third Avenue. Our staff and our customers are currently at a severe safety risk when we need to cross this street.

Safety is Yakima Chief Hops highest priority. Our company takes pride in the fact that we work wisely to keep all of our employees safe. With a strong focus on the safety of our people, we believe that our current street crossing at Third Avenue and Division Street is of great importance to our company, our people and our community. From my review of the Yakima County SIED Program, it seems like this project would be an ideal opportunity to receive support.

Yakima Chief Hops is interested in applying for SIED funds. If these funds are awarded, Yakima Chief Hops will continue to grow and enhance the local community that we work in.

Please advise on next steps for us to pursue an application for SIED funds. If you have any further questions regarding the importance of this, please don't hesitate to reach out to me directly. I can be reached anytime at ryan.hopkins@yakimachief.com

Many thanks,

A handwritten signature in black ink, appearing to read "Ryan Hopkins", is written over a white rectangular area.

Ryan Hopkins, Chief Executive Officer

AMERICAN HOPS.
FROM THE
PACIFIC NORTHWEST™

509 453 4792

306 DIVISION ST, YAKIMA, WA 98902
YAKIMACHIEF.COM