

Target Investment Areas





Greetings from Spokane

It is an exciting time for businesses in Spokane! Not only is Spokane the economic center of the greater Inland Northwest, but we've set aggressive goals for local business development and job growth. To that end, we consistently evaluate our progress, listen to job creators and make adjustment to our regulations and policies to ensure Spokane's competitiveness within the region. As Mayor, I am pleased to provide you with a brief introduction to some of our new development initiatives and projects galvanizing economic growth here in our great city.

Here's what a few of Spokane's business leaders have to say about working with the City of Spokane and about their decision to locate in the Lilac City.

"I and everyone that I work with through my architectural firm can feel the change happening in Spokane. It's an exciting time, and we all feel as if Spokane is being recognized for the way growth has occurred over the past 5 years or so. These positive changes can all be attributed to local government's willingness to listen to what the needs are in Spokane and these officials being proactive in their approach to new business and proper growth. We are so happy to be doing business in Spokane and thank our leaders in City Hall for the hard work and the partnership that we finally feel with them." **Joshua Hissong Founder and Principal HDG Architecture**

"I picked East Sprague for my new restaurant location because of its great growth potential for both small businesses and real estate development. It also provides close proximity to downtown and the University District, has the added benefit of many diverse and different shopping options, and serves a large customer base." **Chris Bennett owner of Bennidito's Restaurants**

"Spokane has renewed its efforts in economic development with new public investments that have stimulated our small and large businesses to grow and add new jobs and buildings. The new street and highway investments by the city and state have encouraged our businesses to invest. Business incentives do work to create new economy but it doesn't happen overnight. We are on the right path." **Joe Tortorelli, Treasurer, Northeast Public Development Authority**

And, we continue to make development, business start-up and expansion even easier through the implementation of Targeted Investment Partnerships. This strategy incentivizes private investments in targeted areas where public investments are and will be made in the near future. The approach saves you time and money and provides additional assistance and city resources.

I hope you'll take some time to review the information in this packet. Thank you for your interest in Spokane.

Sincerely,

A handwritten signature in blue ink that reads "David A. Condon". The signature is fluid and cursive.

David A. Condon
Mayor

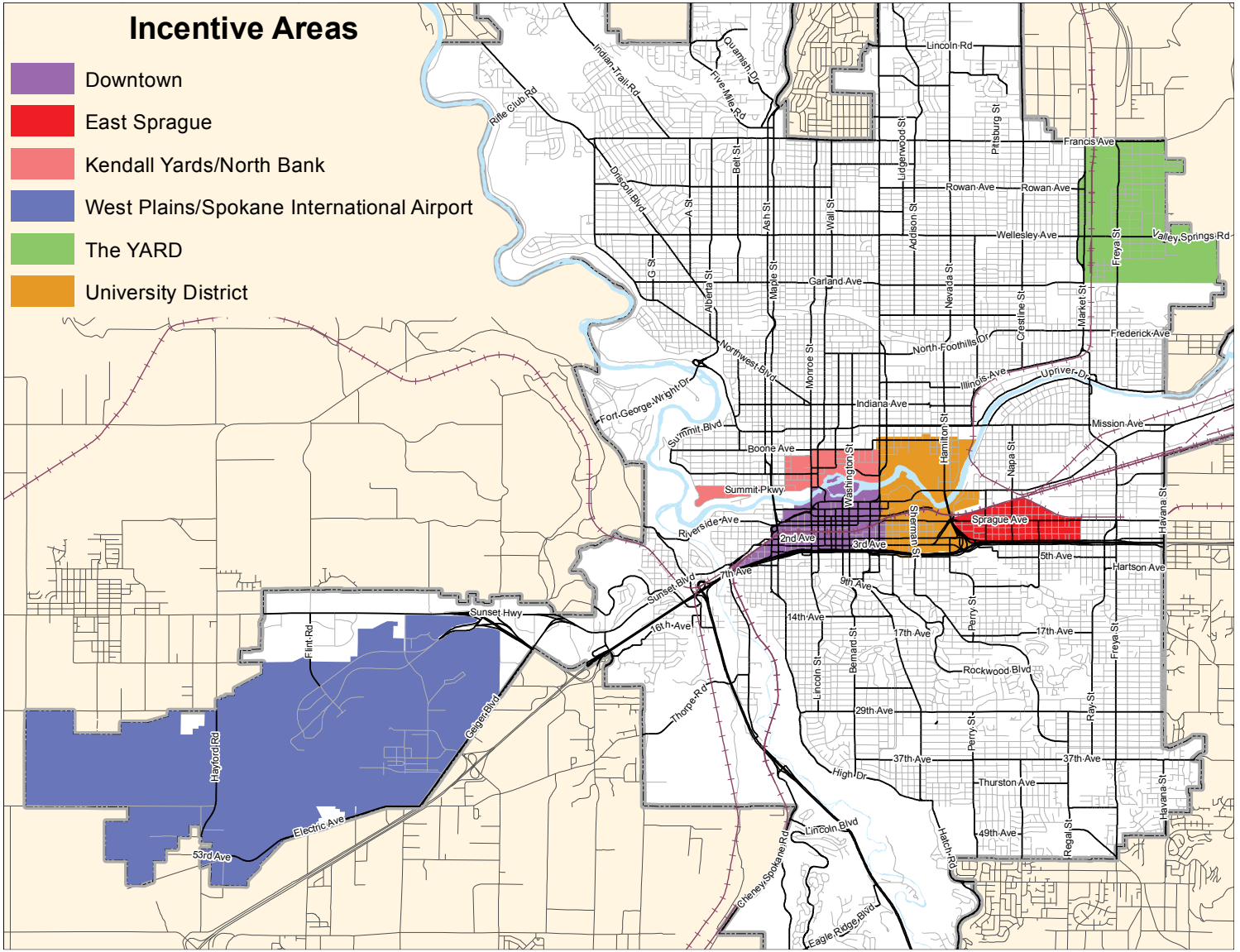


Partnership Assistance and Incentives are available citywide with many special considerations available only within specific Target Investment Areas (TIA).

City wide	Within TIA	Partnership Assistance and Incentives Available
●	●	Historic Preservation – Special Valuation Tax Exemption (SMC 17D.040.310).
	●	ROW improvement requirements waived prior to public investment (Admin Policy).
●	●	Home Improvement Tax Exemption (RCW 84.36.400).
Within MFTE*		8 or 12 year Multi-Family (property) Tax Exemption (MFTE) (SMC 08.15) – Within MFTE target area boundary
Within Central Incentives Area*		General Facilities Connection (water & sewer) Waiver (GFC) – Within Central Incentive Area (SMC 13.03.0732 and 13.04.2042).
	●	Tax Increment Financing (TIF) (RCW 39.89).
	●	Commercial Rate Clarification Policy for existing buildings (Resolution 2014-0077 and Admin Policy 5200-14-04).
●	●	Traffic Impact Fee Due at Occupancy (SMC 17D.075.040(C)).
●	●	Brownfield Remediation.
	●	Brownfield Redevelopment (Integrated Planning).
●	●	Blight Remediation (CDBG funding).
	●	Urban Utility Installation Program (Downtown & Sprague only in 2016) (SMC 08.10.230).
●	●	“Projects of Citywide Significance” Financial Incentive (Qualifying projects of \$5,000,000 or greater new investment).
Revitalization Planning		
Target Investment Partnerships & Planning (Brownfield, Integrated Capital . . .)		
SEPA Planned Action Building blocks		
Comprehensive Planning Integration with Growth Strategies		
Target Area Development		
Arterial Street Improvements		
Combined Sewer Overflow System Improvements “Cleaner River Faster”		
Utility Improvements (integrated planning)		
Streetscape/Place Making Improvements		
Economic Development Assistance		
Ombudsman Assistance for Applicants		
Assistance researching and filing for Federal, State and County Incentives		
Bundling incentives into a package showing dollar value - Partnership Portfolio		
Creating ROW improvement agreements		

Incentive Areas

- Downtown
- East Sprague
- Kendall Yards/North Bank
- West Plains/Spokane International Airport
- The YARD
- University District



My.SpokaneCity.org
 Planning and Development Services
 808 W Spokane Falls Blvd., 3rd floor
 Spokane, WA 99201
 509.625.6300
 incentives@spokanecity.org