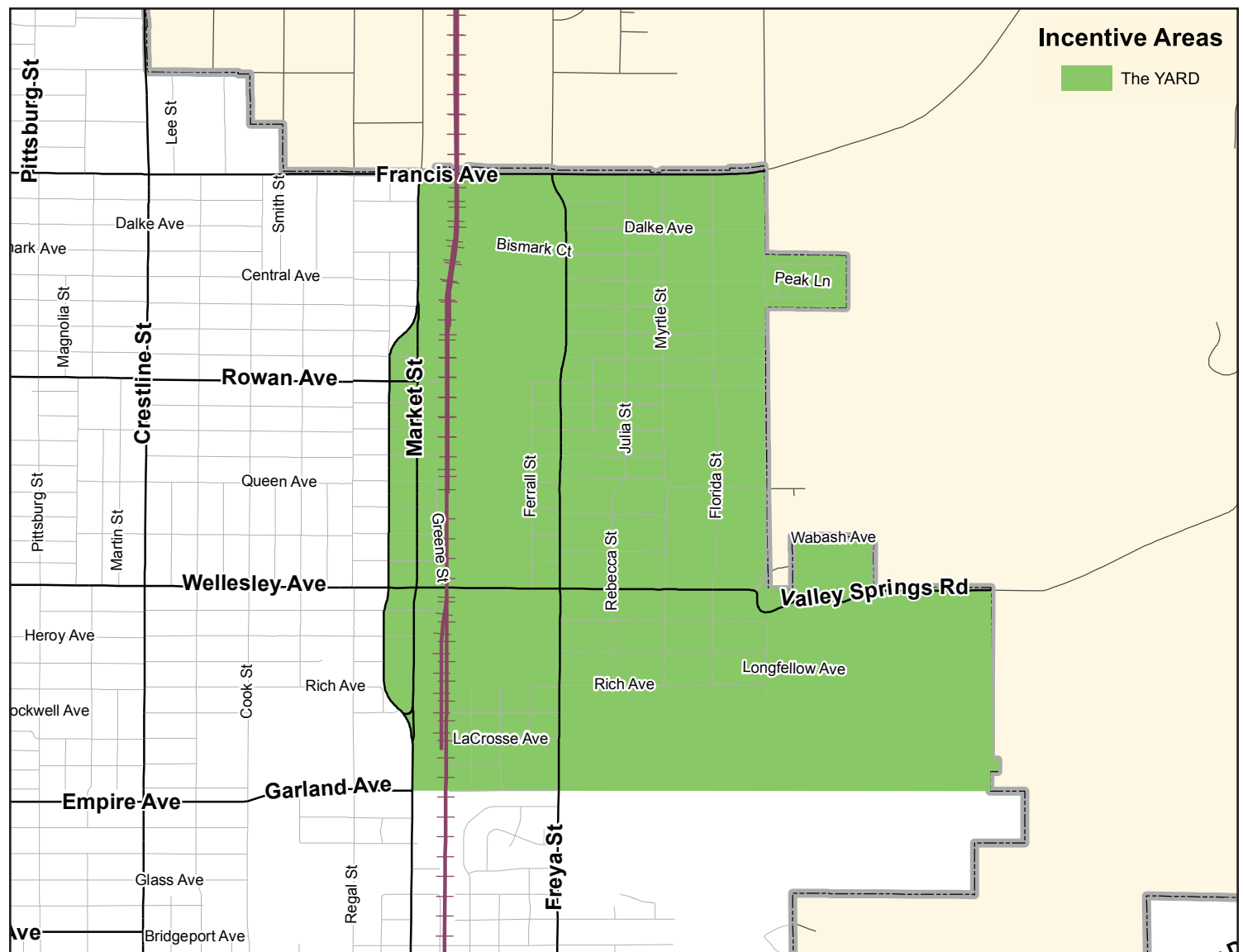


The YARD

A Hub for Trade



With abundant opportunity for small and medium businesses to grow, this is why “The YARD” – a hub for local, regional, national, and international trade – is the right location for you. The YARD offers:

- Easy access to both class one rail service and an international trade corridor
- High-capacity utilities
- Quality of Life for a Quality Workforce
- Investment Opportunity
- Development Incentives to help you locate as well as grow

For more information about the redevelopment underway visit The YARD project page My.SpokaneCity.org/projects/The-YARD or connect with the area expert, Melissa Owen, Project Planner, mowen@spokanecity.org 509-625-6063 direct or 509-625-6300 office.



The YARD

A Hub for Trade

City Partnership Incentives Available



Financial
Incentive
Plan

- Historic Preservation Tax Exemption
- ROW improvement requirements waived prior to public investment
- Home Improvement Tax Exemption
- General Facilities Connection (water & sewer) Waiver in Central Incentive Area
- Tax Increment Financing (TIF)
- Traffic Impact Fees Due at Occupancy
- Brownfield Remediation
- Blight Remediation
- Brownfield Assessment (Phase I and II)
- Hillyard Brownfield Redevelopment Opportunity Zone (ROZ) prioritized funding
- Commercial Rate Clarification policy for existing building redevelopment

Target Area Assistance



Revitalization
Planning

- Public Private Partnership – Northeast Public Development Authority
- Greater Hillyard Business Association (GHBA)
- State's 1st Brownfield Redevelopment Opportunity Zone
- Zoning in Place – Heavy Industrial; Light Industrial; Commercial Mixed-use
- Heavy Freight User Analysis
- Brownfield Redevelopment Planning underway
- Stormwater planning underway
- Access to Market and Opportunity Analysis Based on business sector



Target Area
Development

- Capital Improvement Recommendations
- US 395 NAFTA Corridor Completion to I90 (\$800 Million)
- Infrastructure Improvements: \$17 million in public improvements (completed 2010)
- Stormwater Solutions
- Utility Improvements (integrated planning)



Economic
Development
Assistance

- Ombudsman Assistance for Applicants
- Creating ROW improvement agreements
- Assistance securing Federal, State and County Incentives
 - Community Empowerment Zone (CEZ)
 - Historically Underutilized Business Zones (HUBZone)
 - State B&O Tax Credits (no City B&O tax)
 - Manufacturing Incentives (Food Processing, Aerospace, Tech, Distribution. . .)
 - New Market Tax Credit Eligible
 - Industrial Development Revenue Bonds