Economic Development Briefing No. 3
September 16, 2010

Lakewood’s EB-5 Program - Financial Incentive to Encourage Foreign Investment
Lakewood’s No. 1 Priority
Economic Development

Andrew Neiditz, City Manager
Economic Development 101
Code Enforcement

- Demolished blighted buildings.
- Closed illegal chop shops & wrecking yards.
- Closed one of region’s most notorious strip clubs.
- Closed six businesses engaged in illegal activities.
- Criminal investigation of fraudulent real estate investment schemes and revocation of business licenses.
Economic Development 101
Public Investment to Spur Private Development

City Infrastructure Improvements on Pacific Hwy.

- Road realignment, paving, curbs, gutter storm water, sidewalks, landscaping & lighting.

Phase I - 108th Street to RR Overpass $ 1.6 2006
Phase II - RR Overpass-47th–Bridgeport $ 2.4 2008
Phase III-SR512 to 108th $ 2.4 2008
Phase IV-Bridgeport to Gravelly Lake $ 4.3 2010

$10.7 million
Economic Development 101
Public Investment to Spur Private Development

PACIFIC HWY VALUATION
2000 - 2010

<table>
<thead>
<tr>
<th>TYPE</th>
<th># OF PERMITS</th>
<th>VALUATION</th>
<th>FEES COLLECTED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial New Structure</td>
<td>28</td>
<td>$37,150,298.42</td>
<td>$265,898.70</td>
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<tr>
<td>Commercial Remodel</td>
<td>90</td>
<td>$1,435,734.00</td>
<td>$49,055.40</td>
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<td>Commercial Repair</td>
<td>44</td>
<td>$686,153.80</td>
<td>$14,901.61</td>
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<tr>
<td>Commercial Addition</td>
<td>21</td>
<td>$577,577.41</td>
<td>$14,209.69</td>
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<tr>
<td>Commercial, Window Replacement</td>
<td>1</td>
<td>$4,300.00</td>
<td>$226.61</td>
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<tr>
<td>Commercial ReRoof</td>
<td>3</td>
<td>$13,000.00</td>
<td>$382.00</td>
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<tr>
<td>Commercial Demolition</td>
<td>35</td>
<td>$326,260.00</td>
<td>$7,181.28</td>
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<tr>
<td>Commercial Mechanical*</td>
<td>81</td>
<td>-</td>
<td>$25,098.19</td>
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<tr>
<td>Commercial Plumbing*</td>
<td>71</td>
<td>-</td>
<td>$24,296.17</td>
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<tr>
<td>Commercial Signage (Wall, Pole &amp; Monument)</td>
<td>155</td>
<td>$434,789.61</td>
<td>$19,522.37</td>
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<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td><strong>$40,628,113.24</strong></td>
<td><strong>$420,772.02</strong></td>
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</table>

- Itemized permit fees / No valuation
Economic Development 101
Establish Competitive Advantage

- City of Lakewood EB5 Regional Center.

- Lakewood Resolution 2009-3.
  - January 20, 2009 – Began the process for approval.
  - EB5 Regional Center approved; August-2009.
EB5 Opportunities in Lakewood
Lakewood’s Platform for Economic Development

Ellie Chambers-Grady, CEcD
Economic Development Manager
Offering Expertise to the Development Community

- Selected EB5 Consultant
- Henry Liebman, President
- American Life, Inc
- henry@americanlifeinc.com
- www.amlife.us
Reviewing the Basics…

Ellie Chambers-Grady, CEcD
Economic Development Manager
Site Location Checklist

Lakewood Establishes Competitive Advantage

✓ Operating Costs.

✓ Operating Conditions.

✓ Quality of Life.
Competitive Advantage: Operating & Development Costs

- EB5 Program – Yes.
- B&O tax – No.
- Development impact fees – No.
- Infrastructural development costs – No.
Competitive Advantage: Operating Conditions

- **Location.**
  - 32 miles from Sea-Tac.
  - 13 miles from Port of Tacoma.
  - 24 miles from Olympia, state capital.

- **Transportation Corridor Access.**
  - SIX I-5 interchange access points / SR 512 access.

- **9,000+ non-Dept of Defense civilian contractors associated with Joint Base Lewis-McChord that utilize local services.**

- **Pierce College & Clover Park Vocational Colleges train & support an educated workforce.**
Competitive Advantage: Quality of Life

- Wide variety of homes available.
  - Executive to affordable.
- Recreation.
- Shopping & Entertainment.
- Home of the famous House of Donuts!
Lakewood is Open for Business

Dave Bugher
Assistant City Manager of Development/Community Development Director
Development / Redevelopment
City of Lakewood Opportunities

- City Promotes Development + Redevelopment.
- Funding studies, i.e. hotels.
- Organizational changes.
- Project management.

- Pac Hwy.
- Lakewood Towne Center.
- Tillicum Neighborhood Plan.
- Springbrook Industrial Area.
- Proposed International District.

www.cityoflakewood.us
EB5 Opportunities in Lakewood