



City of Tukwila
**Community Development &
 Neighborhoods Committee**

- ◆ Kathy Hougardy, Chair
- ◆ Verna Seal
- ◆ Kate Kruller

<u>Distribution:</u>	
K. Hougardy	Mayor Ekberg
V. Seal	D. Cline
K. Kruller	C. O'Flaherty
D. Robertson	L. Humphrey

AGENDA

MONDAY, JULY 10, 2017 – 5:30 PM
 HAZELNUT CONFERENCE ROOM
 (At east entrance of City Hall)

Item	Recommended Action	Page
1. PRESENTATION(S)		
2. BUSINESS AGENDA		
a. Review of Lodging Tax Advisory Committee (LTAC) application from the City of Tukwila for "Family Night at S2." <i>Brandon Miles, Business Relations Manager</i>	a. Forward to 7/17 Consent Agenda.	Pg.1
b. Development agreement and ordinance for Mary's Place. <i>Nora Gierloff, Deputy Community Development Director</i>	b. Forward to 7/24 C.O.W. and 8/7 Regular Mtg.	Pg.11
3. ANNOUNCEMENTS		
4. MISCELLANEOUS		

Next Scheduled Meeting: *Monday, July 24, 2017*





INFORMATIONAL MEMORANDUM

TO: Community Development and Neighborhoods
FROM: Brandon Miles, Business Relations Manager
CC: Mayor Ekberg
DATE: June 30, 2017
SUBJECT: City of Tukwila Lodging Tax Application
Family Night at S2

ISSUE

Review of Lodging Tax application forward to the City Council by the City's Lodging Tax Advisory Committee (LTAC) for "Family Night at S2."

BACKGROUND

The City's LTAC has forward to the City Council a funding request by the City of Tukwila for \$25,000¹ to sponsor and market "Family Fun Night" at the September 9th S2 game at Starfire Sports. LTAC recommends approval of the request.

Since 2015 the Seattle Sounders FC second team, S2 has played all its home games at the Starfire Sports in Tukwila. S2 plays in the United Soccer League (USL) and a is a developmental team for young soccer players hoping to play professional soccer.

On Saturday, September 9th, the City and Sounders FC are proposing to hold a game entitled "family night at S2." The goal of the family night is to bring families, with young children to the game, to experience soccer and to engage in a variety of family friendly activities before, during, and after the game.

The City of Tukwila will be the presenting sponsor for the game and the current working title for the game is, "*Family Night at S2, presented by the City of Tukwila.*"

The following are staff's goal with sponsoring the game:

1. **Attendance.** Increase the attendance at the game. Higher attendance means more revenue for area businesses. The City also wants to add a stay and play component to the game. Encourage people to make a night of it and stay in a Tukwila hotel.
2. **Branding.** Sponsorship of the branding is consistent with the family focused brand the City has been discussing. The branding would not just be for those individuals who attend the game, but also for those that view the advertising campaign for the game.
3. **Return Visits.** Attendees of the event will also be provided a grab bag with goodies and discounts at Tukwila businesses. The goal is to bring these soccer fans back to the City on multiple occasions, including a holiday season "stay and shop" offer.
4. **Partner Development.** The game provides an opportunity for the City and businesses in the City, to build relationships with Seattle Sounders FC.

¹ The funds will come from the City's lodging tax funds, which under Washington State law, are limited to only being used for tourism promotion activities.

The City and Sounders FC are currently contemplating the following activities at the game:

- Bouncy House
- Face painting
- Giant Jenga
- Soccer Hexagon
- Fire and Police equipment on site
- Grab bag
- Music

The activities listed above will likely grow as we engage businesses and other partners during the planning stage.

The City and Seattle Sounders will also work to market the game to families and soccer fans in the area. The City will run ads in Seattle area publications targeted to families. Sounder FC will use their own media platforms, including radio, to promote the game.

To following are the outcomes the City will use to evaluate the sponsorship:

1. Total attendees at the match. The goal will be to have a significant higher attendance than the average attendance for S2 games this season.
2. Coupon redemption. Business that provide coupons and discounts will be asked to track redemption to we can estimate utilization.
3. Digital Metrics. Measure the success of our digital ads, including click through traffic.
4. Social Media. Track likes, shares, views, and comments of social media posts, both by the City and Sounders FC.

DISCUSSION

The game sponsorship provides the City with a great opportunity to help position the City in the region as a great place for families to visit. Seattle Sounders FC have a strong, well known brand that the City can piggyback on to promote the City. The game will bring people to the City to visit eat at restaurants, shop at stores, and experience some great family friendly entertainment.

FINANCIAL IMPACT

Not to exceed \$25,000, with the funds coming from lodging tax funds, which under State Law, can only be used for tourism promotion. These funds are budgeted in the 2017 expenditures for the 101 fund (lodging tax).

RECOMMENDATION

Forward to the July 17, 2017 consent agenda.

ATTACHMENTS

- City of Tukwila Lodging Tax Application for "Family Night at S2."

Application to the City of Tukwila for Use of 2017 Lodging Tax Funds

Event or Activity Name (if applicable):	City of Tukwila, "Family Night at S2"
Amount of Lodging Tax Requested:	\$25,000 (<i>not to exceed</i>)
Applicant Organization:	City of Tukwila, Economic Development
Federal Tax ID Number:	91-6001519
Mailing Address:	6200 Southcenter Blvd Tukwila, WA 98188
Primary Contact Name:	Brandon J. Miles
Primary Contact Phone:	(206) 431-3684
Primary Contact Email Address:	Brandon.Miles@Tukwilawa.gov

Check all the service categories that apply to this application:

- ✓ **Tourism promotion or marketing.**
- ✓ **Operation of a special event or festival designed to attract tourists.**
 Operation of a tourism-related facility owned or operated by a non-profit organization.
 Operation and/or capital costs of a tourism-related facility owned by a municipality or a public facilities district.

Check which one of the following applies to your agency:

Non-Profit (501(c)(3) or 501 (c)(6)) (Note: Attach a copy of your current non-profit corporate registration from the Washington Secretary of State Office)

- ✓ **Municipality (City, Town, or County of Washington State)**

I am an authorized agent of the organization/agency applying for funding. I understand that:

- I am proposing a tourism-related service for 2017. If awarded, my organization intends to enter into a services contract with the City; provide liability insurance for the duration of the contract naming the City as additional insured and in an amount determined by the City; and file for a permit for use of City property, if applicable.
- My agency will be required to submit a report documenting economic impact results in a format determined by the City.

_____/s/_____
 Signature:
 Brandon J. Miles, Business Relations Manager

Date: June 16, 2017

1) Describe your tourism-related activity or event.

On September 9th, the Seattle Sounders 2nd team S2, will be playing a home game against Reno 1868 FC. The City is proposing to sponsor the game under the current working title, "Family Night at S2, presented by the City of Tukwila."

This "Family Night" will be more than just a soccer game, but will be an entire evening of family entertainment. Currently, the City and the Seattle Sounders FC are considering the following activities before and during the game:

1. Bouncy House;
2. Face Painting;
3. Giant Jenga;
4. Tukwila Fire Truck and Equipment, with personal.
5. City Police Equipment, with personal.
6. Soccer hexagon, presented by CHI Franciscan
7. Grab bag, with goodies.
8. Music

The following are the goals of the sponsorship of the game:

1. Attendance. Increase the attendance at the game. Higher attendance means more revenue for area businesses. The City also wants to add a stay and play component to the game. Encourage people to make a night of it and stay in a Tukwila hotel.
2. Branding. Sponsorship of the branding is consistent with the family focused brand we have been discussing. The branding would not just be for those individuals who attend the game, but also for those that view the advertising campaign for the game.
3. Return Visits. Attendees of the event will also be provided a grab bag with goodies and discounts at Tukwila businesses. The goal is to bring these soccer fans back to the City on multiple occasions.
4. Partner Development. The game provides an opportunity for the City and businesses in the City, to build relationships with Seattle Sounders FC.

2) If an event, list the event name, date(s), and projected overall attendance.

Right now the average attendance for S2 games, is just under 1,000 fans. With this event, we hope to bring in an additional 1,000 fans, so the total estimated attendance would be around 2,000.

Beside attendance, we also hope to get repeat visitors with people who redeem the vouchers at Tukwila businesses. Assuming a 10% redemption rate, we would see 200 of the fans returning to the City.

3) Is your event/activity/facility focusing on attracting overnight tourists, day tourists, or both?

S2 games are typically attended by fans within a one-hour drive of the City. As part of this game, we will establish a host hotel and promote staying and making a weekend out of it.

4) Describe why visitors will travel to Tukwila to attend your event/activity/facility.

As discussed above, just under 1,000 fans have been attending S2 games this year. During its first year of play, S2 was averaging around 2,000 fans. Fan attendance has dropped over the last few years due to a variety of factors, such as the scheduling of games and conflict with MLS games on the same weekend. Adding a family focused game experience will help to drive up attendance and is consistent with what minor league baseball teams do to drive attendance.

We know S2 can draw fans and the proposed family friendly event will help to bring more fans to the games by providing a unique experience to soccer fans and non-soccer fans. Approximately 2 million people live within a 30-minute drive of the City of Tukwila. Starfire's convenient location will provide a great family getaway on a weekend.

The game date is also deliberate to maximize participation. This will be the first week of school for most school districts in the area, including Seattle. Most families will be home during this week and the games provides an opportunity for one last evening of summer fun.

5) Describe the geographic target of the visitors you hope to attract (locally, regionally, nationally, and/or internationally).

The geographic target for the event are people within a one-hour drive of the Starfire Sports Campus. However, the reach of the advertising campaign will be regional.

- Seattle Sounders FC will promote the game on their digital platforms. Seattle Sounders FC are geographically dispersed around the Puget Sound and Pacific NW.
- The City will also do its own advertising campaign in local, family friendly publications. The reach for this advertising will be within a one-hour drive.

6) Describe the prior success of your event/activity/facility in attracting tourists.

Starfire Sports, Seattle Sounders FC, and the City each have a history of organizing a putting on events catered to children and families.

Last year the City of Tukwila and Seattle Sounders collaborated on a sendoff event for the first team heading to Toronto to win the MLS Cup. The event was organized on short notice, but received great media coverage, social media coverage and positive reactions from fans.

7) If this your first time holding the event/activity/facility provide background on why you think it will be successful.

This is the third year of S2 matches being played at Starfire Sports. Starfire and Seattle Sounders FC have the operations of the game well organized. This event will build off the standard S2 game and include more family friendly elements.

It will be successful because the game will focus on a segmentation of the soccer community, families with children by offering a value and convenient activity. For a small nominal charge, a family can get an evening of family activities. Families will also be provided coupons for reasons to come back to Tukwila, such as a discount to iFly, Family Fun Center and/or other activities. A hotel voucher could also be tied into the grab bag to encourage people to stay and shop during the holiday season.

8) Describe the media strategy you employ to promote your event/activity/facility to attract overnight and/or day tourists? Please list any digital or print media (newsletters, e-blasts, social media, etc.) your agency uses or intends to use to promote your event/activity/facility.

There will be a two prong media strategy to promote the game:

Seattle Sounders

The Seattle Sounders will promote the game, and the family friendly aspects of the game, through its digital media, including Facebook and an electronic newsletter. Additionally, the game will also be promoted in PA announcements at S2 games prior to the family friendly night. The Sounders will also promote the game in radio broadcasts of MLS games on 97.3 KIRO. The Sounder advertising will focus on soccer enthusiasts in the region. All advertising will note that the family friendly game is "...presented by the City of Tukwila." This is the current plan by Sounders FC and maybe refined as we move ahead.

City of Tukwila

The City will run a separate advertising campaign in family friendly medias, both print and digital in the region. These medias could include Parentmap, Red Tri, Seattle Child and/or South Sound Magazine. Additionally, the City will work to get earned media for the event and take advantage of free directories for things to do in the region. The City's campaign is broader than just soccer fans, and will focus on families in general. The goal is to have over 400,000 media impressions.

Besides the family friendly publication, the City will also ask our partners to promote the game through cross promotion.

A minor social media campaign will also be used to help promote the game, but more importantly to promote the City while attendees are at the game.

9) Describe how you will promote lodging establishments, restaurants, retailers, and entertainment establishments in the City of Tukwila.

The overall objective with this game sponsorship is to help position Tukwila as a family friendly destination. Besides the Seattle Sounders, other individual businesses may not be promoted in the ads.

Some ads might feature sponsors, business that contribute vouchers for giveaways. Tukwila businesses will be promoted in the grab bags handed out at the game. These businesses could include iFly, Family Fun Center, dining establishments, Acme Bowl, etc.

The City is also hoping to establish a stay and play as part of the campaign. The City will work with a hotel to be the event hotel for families that might want to stay the night and not drive home.

Hopefully people who have never been to a soccer game before will attend and make attending future soccer games in the City a regular occurrence.

10) Is the City able to use your digital and print media for collaborative marketing?

N/A. This is a City event.

11) Describe how you will use the name, “Tukwila” in publications, promotions, and for your event?

The current working title of the game is “Family Night, presented by the City of Tukwila.” This is a Tukwila event and Tukwila’s name will be used prominently in the advertising campaign.

12) Measurements and Metrics (Note: You will be required to report these metrics as part of the close out of the agreement between your organization and the City.)

As a direct result of your proposed tourism-related service, provide an estimate of:	
a. Overall attendance at your proposed event/activity/facility.	2,000 direct attendees at the game. Another 200 repeat visitors to redeem vouchers, total 2,200.
b. Number of people who will travel fewer than 50 miles for your event/activity.	2,200
c. Number of people who will travel more than 50 miles for your event/activity.	< 1%

d. Of the people who travel more than 50 miles, the number of people who will travel from another country or state.	None.
e. Of the people who travel more than 50 miles, the number of people who will stay overnight in Tukwila.	50
f. Of the people staying overnight, the number of people who will stay in PAID accommodations (hotel/motel/bed-breakfast) in Tukwila.	50
g. Number of paid lodging room nights resulting from your proposed event/ activity/facility (for example: 25 paid rooms on Friday and 50 paid rooms on Saturday = 75 paid lodging room nights)	20 The room nights include direct only and do not include any room nights that might be generated with discounts to come back during the holiday season.

13) What methodologies did you use to calculate the estimates and what methodologies will you use to track outcomes, such as total participants, estimated visitor spending, etc.?

These are best guess estimates. S2 is currently averaging under 1,000 per game. We are assuming that an additional 1,000 people will come to the Family Fun night game. Most of the attendees will be within a one-hour drive of the City. We are assuming a small number will choose to stay the night and not drive home. We will track fan attendance at the game and voucher redemption for the businesses in the grab bag to track success of the event.

Besides the metrics listed above, the following will also be used to track the outcomes of the sponsorship:

1. Total attendees at the match. Our goal is to have a significant higher attendance than the average attendance for S2 games this season.
2. Coupon redemption. We will ask businesses that provide goodies and coupons for the event to track redemption so we can estimate the total redemption rate.
3. Digital Metrics. We will track the click through rate of our digital ads.

4. Social Media. We will also track likes, shares, views, and comments of social media posts.

14) Are you applying for lodging tax funds from another community? If so, which communities and in what amounts?

No.

15) Are you applying funding from Seattle Southside Regional Tourism Authority (SSRTA)? If so, in what amount?

No.

16) What is the overall budget for your event/activity/facility? What percent of the budget are you requesting from the City of Tukwila?

The budget below only includes the additional costs associated with "Family Night at S2." It should be noted that the Seattle Sounders have costs associated with putting on the S2 matches, those costs are not reflected in the budget below.

Budget

Item	Amount	Notes
Seattle Sounders advertising and cost reimbursement for additional activities at the game.	\$10,000	The Sounders will assume the costs of the bouncy house, face painting, Jenga, and soccer hexagon.
Ad designs (Digital and Print)	\$5,000	
Ad (digital and print) placements.	\$5,000	Focus is on family friendly publications.
Operations	\$4,000	Possible staff time for fire, parks, and police personal at the game.
Subtotal:	\$24,000	
Contingency Funds:	\$1,000	
Total:	\$25,000	

Note: Costs could be moved between the various categories. The City is only paying the actual costs. Any funds not used for this event will remain in the lodging tax fund for use by other activities in the future.

17) What will you cut from your proposal or do differently if full funding for your request is not available or recommended?

If no funds were provided the game would still take place, but the additional activities would not take place. If reduced funds were provided the City would likely reduce or eliminate its own ad buy.

Seattle Sounders FC has a very strong brand that the City can essentially piggyback on to build awareness about the City, bring people to the City, and to create a positive brand experience about the City. Staff has heard a desire from many in the community for the City to do more with the Sounders. This provides sponsorship provides an opportunity for the City to do a test run with the Sounders. After the game we can assess if and how the City might want to provide forward with future sponsorship and advertising with Seattle Sounders FC.

Additionally, the sponsorship provides an opportunity for the City to test running ads with a family focused publication and tracking impressions.

Applications are considered on a rolling basis. Please contact staff to discuss the process for having the application reviewed by the City's Lodging Tax Advisory Committee.

Completed applications should be submitted to:

Lodging Tax Advisory Committee
c/o Brandon Miles
City of Tukwila
6200 Southcenter Blvd
Tukwila, WA 98188

Or,

Brandon.Miles@Tukwilawa.gov

Questions?

LTAC Contact:
Brandon J. Miles
(206) 431-3684
Brandon.Miles@Tukwilawa.gov



INFORMATIONAL MEMORANDUM

TO: Community Development and Neighborhoods

FROM: Jack Pace, DCD Director

BY: Nora Gierloff, DCD Deputy Director

CC: Mayor Ekberg

DATE: July 5, 2017

SUBJECT: Development Agreement with Mary's Place for a Temporary Family Shelter

ISSUE

Should the City enter into a development agreement with Mary's Place for a temporary family shelter prioritizing Tukwila families?

BACKGROUND

The City has been approached by Mary's Place and the owners of the vacant former Barnaby's/Chateau Event Center building at the southwest corner of Strander Bl. and West Valley Highway to consider its temporary use as a family shelter. The location is in the Tukwila Urban Center – Transit Oriented Development District and has arterials on two sides and the Green River on a third. The southern edge of the site is adjacent to a commercially zoned lot containing a single family house appraised at \$1,000.

Modest upgrades to the existing building would be required, including construction of showers, a laundry room, refurbishment of the kitchen and installation of two modular buildings for office space and child care. Shoreline and development permits would be required for this work.

Mary's Place has been offering services first for homeless women and then families for 19 years. In 2010 they began to provide overnight shelters, some of which are now located in unused buildings converted into temporary emergency family shelters. Currently Mary's Place has six night shelters available for families with children that accommodate a total of 470 family members each night. The funding for these projects comes from donations to the "No child sleeps outside" fundraising campaign.

Tukwila City Council members and staff have participated in regional efforts to address the related issues of affordable housing and homelessness, especially in South King County. These issues are of concern to our City as the Tukwila School District has 375 students classified as homeless, over 10% of the student body.

DISCUSSION

The proposed shelter in Tukwila would accommodate up to 90 residents in one or two parent families that include at least one minor child. The Tukwila Fire Department will make the final determination on the number of residents that can be safely housed. Priority would be given to families who have a last known address in Tukwila. All applicants would go through background checks prior to moving in to screen out any violent or sexual offenders. Services would be offered to residents only, the Tukwila site would not function as a drop in day shelter.

The proposed term of the agreement is three years with a possible two-year extension. Mary's Place has asked that the agreement allow for a second two-year extension for a total of seven years in this location. If the Council supports this request the draft agreement language would need to be modified.

Mary's Place has a proven model of moving families with children out of homelessness through intensive support including housing application assistance, job search, employment internships, conflict mediation, move-in assistance, childcare arrangements, and on site ESL and GED classes. The shelter will provide hot meals, laundry, temporary housing, health services, childcare, and space for residents to meet with social service agency representatives. The goal is to place families into permanent housing within 90 days.

At least twice per year Mary's Place will contact businesses and property owners within ¼ mile of the proposed site to ask about any concerns and provide contact information. The phone line would be staffed around the clock for requests or concerns with response within 48 hours for non-emergency items.

FINANCIAL IMPACT

The Police and Fire Departments anticipate a modest number of calls for service to the site but no other direct expenses are expected.

RECOMMENDATION

The Council is being asked to hold a public hearing on the development agreement at the July 24, 2017 Committee of the Whole meeting and consider the adopting ordinance at the subsequent August 7th, 2017 Regular Meeting.

ATTACHMENTS

Draft Ordinance

Draft Development Agreement with attachments

DRAFT

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, APPROVING AND AUTHORIZING THE DEVELOPMENT AGREEMENT WITH MARY'S PLACE FOR THE DEVELOPMENT OF A TEMPORARY FAMILY SHELTER; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, RCW 36.70B.170 et seq. and Tukwila Municipal Code Chapter 18.86 authorize development agreements between the City and persons having ownership or control of real property in order to establish development standards to govern and vest the development, use and mitigation of real properties; and

WHEREAS, Mary's Place has proposed to renovate and temporarily occupy an existing structure at 16401 West Valley Highway in Tukwila to provide meals, support services, temporary housing and health services to families experiencing homelessness; and

WHEREAS, no walk-in clients are to be served at this location; this location is not to function as a drop-in day shelter; and

WHEREAS, the City of Tukwila and Mary's Place wish to enter into a Development Agreement for a temporary family center and shelter, a copy of which is attached hereto as Exhibit A; and

WHEREAS, as required pursuant to Tukwila Municipal Code Section 18.86.050, a public hearing was conducted on the 24th day of July 2017 to take public testimony regarding this Development Agreement, as proposed; and

WHEREAS, the City Council finds that the terms of this Development Agreement are necessary to achieve public benefits, to respond to changing community needs and to encourage modifications that adequately achieve the purposes of otherwise applicable City standards;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, HEREBY ORDAINS AS FOLLOWS:

Section 1. Development Agreement. The Development Agreement by and between the City of Tukwila and Mary's Place for the development of a temporary family shelter is hereby approved, and the Mayor is authorized and directed to execute said Development Agreement on behalf of the City of Tukwila.

Section 2. Corrections by City Clerk or Code Reviser. Upon approval of the City Attorney, the City Clerk and the code reviser are authorized to make necessary corrections to this ordinance, including the correction of clerical errors; references to other local, state or federal laws, codes, rules, or regulations; or ordinance numbering and section/subsection numbering.

Section 3. Severability. If any section, subsection, paragraph, sentence, clause or phrase of this ordinance or its application to any person or situation should be held to be invalid or unconstitutional for any reason by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this ordinance or its application to any other person or situation.

Section 4. Effective Date. This ordinance or a summary thereof shall be published in the official newspaper of the City, and shall take effect and be in full force five days after passage and publication as provided by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, at a Regular Meeting thereof this _____ day of _____, 2017.

ATTEST/AUTHENTICATED:

Christy O'Flaherty, MMC, City Clerk

Allan Ekberg, Mayor

APPROVED AS TO FORM BY:

Filed with the City Clerk: _____

Passed by the City Council: _____

Published: _____

Effective Date: _____

Ordinance Number: _____

Rachel B. Turpin, City Attorney

Exhibit A – Development Agreement

Exhibit A

DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF TUKWILA AND MARY'S PLACE FOR THE DEVELOPMENT OF A TEMPORARY FAMILY CENTER AND SHELTER

I. PREAMBLE

THIS DEVELOPMENT AGREEMENT is made and entered into this ____ day of August, 2017, by and between the City of Tukwila, a noncharter, optional code Washington municipal corporation, hereinafter the "City," and Mary's Place, non-profit organized under the laws of the State of Washington, hereinafter the "Developer."

II. RECITALS

WHEREAS, the Washington State Legislature has authorized the execution of a development agreement between a local government and a person having ownership or control of real property within its jurisdiction (RCW 36.70B.170(1)); and

WHEREAS, Mary's Place has proposed to renovate and temporarily occupy an existing structure at 16401 West Valley Highway in Tukwila to provide meals, support services, temporary housing and health services to families experiencing homelessness; and

WHEREAS, as part of the development permitting process Tukwila will conduct an on-site Crime Prevention Through Environmental Design (CPTED) review of the proposed property with the Mary's Place design team; and

WHEREAS, over 10% of families with children enrolled in the Tukwila School District are experiencing homelessness and would benefit from improved access to services and shelter; and

WHEREAS, Mary's Place family shelters serve single parent and two parent families with minor children; and

WHEREAS, the City wishes to support children and families as they rebuild their lives and Mary's Place has demonstrated the expertise to effectively assist these families; and

WHEREAS, no walk-in clients are to be served at this location; this location is not to function as a drop-in day shelter; and

WHEREAS, Mary's Place will be staffed 24 hours a day with professionals and volunteers; and

WHEREAS, Mary's Place will provide a 24 hour/7 day a week phone contact for the community and commit to respond to requests or concerns within 48 hours; and

WHEREAS, at least twice per year Mary's Place will contact all businesses and property owners within 1/4 mile of the subject property to ask about any concerns and provide their contact information; and

WHEREAS, the project property is within the 200-foot Shoreline Jurisdiction and subject to Tukwila's Shoreline Master Program, TMC Chapter 18.44, Shoreline Overlay, and the requirement to obtain a Shoreline Substantial Development permit; and

WHEREAS, in order to provide the desired family shelter services on the proposed property, Mary's Place will need to make improvements to the existing building, create a safe exterior play space for children and install two temporary modular buildings; and

WHEREAS, the project property is within the TUC-TOD District, which does not explicitly identify or prohibit family center and shelter use as an allowed use; and

WHEREAS, this form of development is consistent with Tukwila's Comprehensive Plan Goals and Policies, which envisions this zoning district as a high-density, regionally-oriented, mixed-use center having walkable as well as auto-oriented commercial districts; and

WHEREAS, a development agreement must set forth the development standards and other provisions that shall apply to, govern and vest the development, use and mitigation of the development of the real property for the duration specified in the agreement (RCW 36.70B.170(1)); and

WHEREAS, for the purposes of this development agreement, "development standards" include, but are not limited to the standards listed in RCW 36.70B.170(3); and

WHEREAS, a development agreement must be consistent with the applicable development regulations adopted by a local government planning under chapter 36.70A RCW (RCW 36.70B.170(1)); and

WHEREAS, a development agreement must be approved by ordinance or resolution after a public hearing (RCW 36.70B.200); and

WHEREAS, a public hearing for this Development Agreement was held on July 24, 2017, and the City council approved this Development Agreement by Ordinance No. _____ on _____;

NOW THEREFORE, in consideration of the mutual promises set forth here, the parties hereto agree as follows:

III. AGREEMENT

Section 1. The Project. The Project is the development and use of the Subject Property, parcel number 2523049007, at 16401 West Valley Highway in the City of Tukwila. As further described in the Site Plan attached as Exhibit B, the Developer proposes to upgrade the existing kitchen, add showers to the bathroom, add laundry facilities and make minor cosmetic alterations to the interior of the structure. Outside of the Shoreline Buffer, the Developer proposes to add two modular buildings, one for administrative offices and meeting areas and one for child care for families residing on the property. A fenced play area for resident children is planned for the southwest corner of the property.

Section 2. The Subject Property. The Project property is legally described in Exhibit A, attached hereto and incorporated herein by this reference.

Section 3. Definitions. As used in this Development Agreement, the following terms, phrases and words shall have the meanings and be interpreted as set forth in this Section.

- a) "Adopting Ordinance" means the Ordinance which approves this Development Agreement, as required by RCW 36.70B.200.
- b) "Council" means the duly elected legislative body governing the City of Tukwila.
- c) "Director" means the City's Community Development Director.
- d) "Effective Date" means the effective date of the Adopting Ordinance.
- e) "Project" means the anticipated development of the Subject Property, as specified in Section 1 and as provided for in all associated permits/approvals, and all incorporated exhibits.

Section 4. Exhibits. Exhibits to this Agreement are as follows:

- a) Exhibit A – legal description of the Subject Property.
- b) Exhibit B – Site Plan showing proposed Development
- c) Exhibit C – King County Appraised Improvement Value.

Section 5. Parties to Development Agreement. The parties to this Agreement are:

- a) The "City" is the City of Tukwila, 6200 Southcenter Blvd., Tukwila, WA 98188
- b) The "Developer" is Mary's Place a non-profit acting as the developer on this project and whose principal office is located at 1830 9th Avenue, Seattle, WA 98101.
- c) The "Landowner." The Desimone Trust is the current owner of the subject property, and its representatives, heirs, successors and assigns.

Section 6. Project is a Private Undertaking. It is agreed among the parties that the Project is a private development and that the City has no interest therein except as authorized in the exercise of its governmental functions.

Section 7. Effective Date and Term. The use on the subject property is intended to be temporary in nature. This Agreement shall commence upon the effective date of the Adopting Ordinance approving this Agreement, and shall continue in force for a period of three (3) years unless extended or terminated as provided herein. One extension of up to two (2) years may be granted by the Mayor. Following the expiration of the term or extension thereof, or if sooner terminated, this Agreement shall have no force and effect, subject however, to post-termination obligations of the Developer or Landowner.

Section 8. Terms.

A. **Planning and Development.**

- 1) **Land Use:** At the family shelter the developer intends to provide meals, support services, temporary housing and health services to Tukwila families experiencing homelessness. Family shelters are not specifically called out in Zoning Code Table 18-6, however they are similar to and compatible with other permitted uses in the TUC-TOD Zoning District such as extended stay hotels, offices, restaurants and medical clinics. This determination is specific to the Mary's Place proposal and is not applicable to other locations in the City.
- 2) **Parking:** The Project will install 55 onsite parking stalls as shown in Exhibit B. Parking can include up to 50 percent compact stalls. The parking lot must also include the number of accessible stalls required by the Washington State Building Code.
- 3) **Landscaping Removal:** All landscaping to be removed from the property will be called out on the site plan at Exhibit B. No additional landscaping shall be removed from the property unless the change is approved by the Department of Community Development Director in advance. Removal of landscaping within the Shoreline Overlay must be in compliance with Tukwila's Shoreline Master Program.
- 4) **Signage:** All existing business signage on the property including the nonconforming pole sign must be removed prior to building permit final inspection.

5) Modular Buildings:

- i. The Project's construction as shown on Exhibit B will not require a Design Review approval. The Director and Developer will work administratively on an acceptable design for the modular buildings that is consistent with the existing building. Once the Project's initial construction is complete, remodeling or additions to the Project may be subject to the City's design review requirements.
- ii. The modular buildings may be used for administrative offices for Mary's Place, meeting rooms to connect residents with outside agencies, child care, health care for residents, and other services for resident families. The modular buildings may not be used for programs geared to non-residents of the family shelter.
- iii. The two proposed modular buildings shown on the site plan must be removed from the subject property at the expiration of this Agreement and the area restored with front yard landscaping per TMC Section 18.28.240.

6) Shoreline:

- i. The existing building is partially located within the 100-foot Shoreline buffer and, therefore, the building and prior use are nonconforming. The family center and shelter would be considered a Shoreline General Commercial use as identified on the Shoreline Use Matrix in the Zoning Code, as was the last permitted use on the property, so there is no Shoreline change of use and therefore no requirement for restoration or enhancement of the Shoreline Buffer area.
- ii. TMC Section 18.44.130(E)(2)(a)(2) allows nonconforming structures to be repaired, maintained, upgraded and altered, provided that the cost of the alterations may not exceed 50% of the assessed value of the building in any 3-year period, unless to correct an unsafe condition. The current assessed value of the existing nonconforming structure is \$238,300 (see property assessment attached hereto as Exhibit C); thus, no more than \$119,150 shall be spent on alterations or upgrades to the building within the Shoreline Buffer.
- iii. Under the Shoreline regulations, nonconforming rights are lost when a structure is vacated or abandoned for 24 consecutive months unless an extension is granted by the City Council, TMC Section 18.44.130.E.4. The Desimone Trust gained possession of the building from the Chateau Event Center on February 23, 2016. Therefore, the nonconforming rights will expire February 23, 2018 unless a permitted use is re-established in the building.
- iv. The proposed fencing, reconfiguration of the parking lot and installation of the modular buildings has a fair market value of more than \$6,416 so per WAC 173-27-040 a Shoreline Substantial Development Permit will be required prior to start of construction.

B. Operations.

1) Clients served by Mary's Place:

The family shelter may not accommodate more than 90 residents who will be screened before moving into the family shelter. The actual number of permitted residents will be determined by the Tukwila Fire Department and may be less than 90. Spaces in the shelter will be filled first by families with a last known address in Tukwila and then by other families identified by Mary's Place if space is available.

Services will only be provided to family shelter residents. No walk-in clients will be served at this location; this location is not to function as a drop-in day shelter.

2) Outreach:

Mary's Place will hold a community notification meeting prior to opening the family center with notice to all property owners and tenants within 1/4 mile of the subject property.

Mary's Place will endeavor to resolve any issues or concerns from neighboring properties prior to neighboring properties resorting to enforcement by the City.

3) Nuisance:

Properties that generate excessive calls for Fire or Police service may be designated by Tukwila as chronic nuisance properties per TMC Chapter 8.27.

Section 9. Dispute Resolution.

The Developer and Landowner agree that any conflicts shall be governed under the Dispute Resolution provisions in this section.

The Parties agree that cooperation and communication are essential to resolving issues efficiently. The Parties agree to exercise their best efforts to resolve any disputes that may arise through this dispute resolution process rather than in the media or through other external means.

The Parties agree to use their best efforts to prevent and resolve potential sources of conflict at the lowest level. The Parties agree to use their best efforts to resolve disputes arising out of or related to this Agreement using good faith negotiations by engaging in the following dispute escalation process should any such disputes arise. However nothing in this section requires the parties to use the following process if circumstances warrant more immediate action including emergency and life safety actions.

A. Level One.

The Developer's site manager or equivalent and the City's Community Development Director, Police Chief, Fire Chief and/or Public Works Director shall meet to discuss and attempt to resolve the dispute in a timely manner. If they cannot resolve the dispute within fourteen (14) business days after referral of that dispute to Level One, either party may refer the dispute to Level Two.

B. Level Two.

The Developer's Executive Director and the City's City Administrator or Designee shall meet to discuss and attempt to resolve the dispute in a timely manner. If they cannot resolve the dispute within fourteen (14) business days after referral of that dispute to Level Two, either party may refer the dispute to Level Three.

C. Level Three.

After referral of the dispute to Level Three, the Parties may pursue alternative dispute resolution methods such as mediation or arbitration. At all times prior to resolution of the dispute the Parties shall continue to perform and abide by the Agreement under the same terms as existed prior to the dispute. The fees for mediation or arbitration will be borne equally by the Parties.

Section 10. Vested Rights. During the term of this Agreement, unless sooner terminated in accordance with the terms hereof, in developing the Subject Property consistent with the Project described herein, Developer is assured, and the City agrees, that the development rights, obligations, terms and conditions specified in this Agreement, are fully vested in the Developer and may not be changed or modified by the City, except as may be expressly permitted by, and in accordance with, the terms and conditions of this Agreement, including the Exhibits hereto, or as expressly consented thereto by the Developer.

This Development agreement only covers those specific development standards addressed herein. The City's Development regulations, including building, fire, public works, land use, and signage regulations, shall govern unless specifically addressed in this Agreement. No vesting is created by this Agreement for any other development regulation that is not included in this Agreement.

Section 11. Permits Required. With the exception of the design review approval as specified herein, the Developer and Landowner shall obtain all required permits.

Section 12. Minor Modifications. Minor modifications from the approved permits or the exhibits attached hereto may be approved in accordance with the provisions of the City's code, and shall not require an amendment to this Agreement.

Section 13. Further Discretionary Actions. Developer acknowledges that the Existing Land Use Regulations contemplate the exercise of further discretionary powers by the City. These powers include, but are not limited to, review of additional permit applications under SEPA. Nothing in this Agreement shall be construed to limit the authority or the obligation of the City to hold legally required public hearings, or to limit the discretion of the City and any of its officers or officials in complying with or applying Existing Land Use Regulations.

Section 14. Existing Land Use Fees. Land use and sign fees adopted by the City by ordinance as of the Effective Date of this Agreement may be increased by the City from time to time, and are applicable to permits and approvals for the Subject Property, as long as such fees apply to similar applications and projects in the City.

IV. GENERAL PROVISIONS

Section 1. Assignment of Interests, Rights, and Obligations. This Agreement shall be binding and inure to the benefit of the Parties. Developer may not assign its rights under this Agreement without the written consent of the City.

Section 2. Incorporation of Recitals. The Recitals contained in this Agreement, and the Preamble paragraph preceding the Recitals, are hereby incorporated into this Agreement as if fully set forth herein.

Section 3. Severability. The provisions of this Agreement are separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section, or portion or the invalidity of the application thereof to any person or circumstance, shall not affect the validity of the remainder of this Agreement, or the validity of its application to other persons or circumstances.

Section 4. Termination. This Agreement shall expire and/or terminate as provided below:

A. This Agreement shall expire and be of no further force and effect if the development contemplated in this Agreement and all of the permits and/or approvals issued by the City for such development are not substantially underway prior to expiration of such permits and/or approvals. Nothing in this Agreement shall extend the expiration date of any permit or approval issued by the City for any development.

B. This Agreement shall expire and be of no further force and effect if the Developer does not construct the Project as contemplated by the permits and approvals identified in this Agreement, and submits applications for development of the Subject Property that are inconsistent with such permits and approvals.

C. This Agreement shall terminate upon the expiration of the term identified in Section III.7. Upon termination of this Agreement, the City shall record a notice of such termination in a form satisfactory to the City Attorney that the Agreement has been terminated.

D. This Agreement shall terminate upon the abandonment of the Project by the Developer. The Developer shall be deemed to have abandoned the Project if the use is not established on the property by February 23, 2018.

E. This Agreement may terminate pursuant to Section IV.3, Severability, or Section III, 7, Effective Date and Term.

F. This Agreement shall terminate if the subject property is declared by the City of Tukwila to be a chronic nuisance property per TMC Chapter 8.27.

Section 5. Effect upon Termination on Developer Obligations. Termination of this Agreement as to the Developer of the Subject Property or any portion thereof shall not affect any of the Developer's obligations to comply with the City's Comprehensive Plan and the terms and conditions or any applicable zoning code(s) or subdivision map or other land use entitlements approved with respect to the Subject Property, any other conditions or restrictions specified in the Agreement to continue after the termination of this Agreement, or obligations to pay assessments, liens, fees or taxes.

Section 6. Effects upon Termination on City. Upon any termination of this Agreement as to the Developer of the Subject Property, or any portion thereof, the entitlements, conditions of development, limitations on fees and all other terms and conditions of this Agreement shall no longer be vested hereby with respect to the property affected by such termination (provided that vesting of such entitlements, conditions or fees may then be established for such property pursuant to then existing planning and zoning laws).

Section 7. Specific Performance. The parties specifically agree that damages are not an adequate remedy for breach of this Agreement, and that the parties are entitled to compel specific performance of all material terms of this Agreement by any party in default hereof.

Section 8. Governing Law and Venue. This Agreement shall be construed and enforced in accordance with the laws of the State of Washington. Venue for any action shall lie in King County Superior Court or the U.S. District Court for Western Washington.

Section 9. Attorneys' Fees. In the event of any litigation or dispute resolution process between the Parties regarding an alleged breach of this Agreement, neither Party shall be entitled to any award of attorneys' fees.

Section 10. No Third-Party Beneficiaries. This Agreement is for the benefit of the Parties hereto only and is not intended to benefit any other person or entity, and no person or entity not a signatory to this Agreement shall have any third-party beneficiary or other rights whatsoever under this Agreement. No other person or entity not a Party to this Agreement may enforce the terms and provisions of this Agreement.

Section 11. Integration. This Agreement and its exhibits represent the entire agreement of the parties with respect to the subject matter hereof. There are not other agreements, oral or written, except as expressly set forth herein.

Section 12. Authority. The Parties each represent and warrant that they have full power and actual authority to enter into this Agreement and to carry out all actions required of them by this Agreement. All persons are executing this Agreement in their representative capacities and represent and warrant that they have full power and authority to bind their respective organizations.

Section 13. Covenants Running with the Land. The conditions and covenants set forth in this Agreement and incorporated herein by the Exhibits shall run with the land and the benefits and burdens shall bind and inure to the benefit of the parties. The Developer, Landowner and every purchaser, assignee or transferee of an interest in the Subject Property, or any portion thereof, shall be obligated and bound by the terms and conditions of this Agreement, and shall be the beneficiary thereof and a party thereto, but only with respect to the Subject Property, or such portion thereof, sold, assigned or transferred to it. Any such purchaser, assignee or transferee shall observe and fully perform all of the duties and obligations of a Developer contained in this Agreement, as such duties and obligations pertain to the portion of the Subject Property sold, assigned or transferred to it.

Section 14. Amendment to Agreement; Effect of Agreement on Future Actions. This Agreement may be amended by mutual consent of all of the parties, provided that any such amendment shall follow the process established by law for the adoption of a development agreement (see, RCW 36.70B.200). However, nothing in this Agreement shall prevent the City Council from making any amendment to its Comprehensive Plan, Zoning Code, Official Zoning Map or development regulations affecting the Subject Property during the term of this Agreement as the City Council may deem necessary to the extent required by a serious threat to public health and safety. Nothing in this Development Agreement shall prevent the City Council from making any amendments of any type to the Comprehensive Plan, Zoning Code, Official Zoning Map or development regulations relating to the Subject Property five years from the anniversary date of the Effective Date of this Agreement.

Section 15. Releases. Developer, and any subsequent Landowner, may free itself from further obligations relating to the sold, assigned, or transferred property, provided that the buyer, assignee or transferee expressly assumes the obligations under this Agreement as provided herein.

Section 16. Notices. Notices, demands, correspondence to the City and Developer shall be sufficiently given if dispatched by pre-paid first-class mail to the addresses of the parties as designated in Section III.5. Notice to the City shall be to the attention of both the City Administrator and the City Attorney. Notices to subsequent Landowners shall be required to be given by the City only for those Landowners who have given the City written notice of their address for such notice. The parties hereto may, from time to time, advise the other of new addresses for such notices, demands or correspondence.

Section 17. Police Power. Nothing in this Agreement shall be construed to diminish, restrict or limit the police powers of the City granted by the Washington State Constitution or by general law.

Section 18. Third Party Legal Challenge. In the event any legal action or special proceeding is commenced by any person or entity other than a party or a Landowner to challenge this Agreement or any provision herein, the City may elect to tender the defense of such lawsuit or individual claims in the lawsuit to Developer and/or Landowner(s). In such event, Developer and/or such Landowners shall hold the City harmless from and defend the City from all costs and expenses incurred in the defense of such lawsuit or individual claims in the lawsuit, including but not limited to, attorneys' fees and expenses of litigation, and damages awarded to the prevailing party or parties in such litigation. The Developer and/or Landowner shall not settle any lawsuit without the consent of the City. The City shall act in good faith and shall not unreasonably withhold consent to settle.

Section 19. No Presumption Against Drafter. This Agreement has been reviewed and revised by legal counsel for both Parties and no presumption or rule that ambiguity shall be construed against the party drafting the document shall apply to the interpretation or enforcement of this Agreement.

Section 20. Headings. The headings in this Agreement are inserted for reference only and shall not be construed to expand, limit or otherwise modify the terms and conditions of this Agreement.

Section 21. Recording. The City shall record an executed copy of this Agreement with the King County Auditor, pursuant to RCW 36.70B.190, no later than fourteen (14) days after the Effective Date.

Section 22. Legal Representation. In entering into this Agreement, Developer represents that it has been advised to seek legal advice and counsel from its attorney concerning the legal consequences of this Agreement; that it has carefully read the foregoing Agreement and knows the contents thereof, and signs the same of its own free act; and that it fully understands and voluntarily accepts the terms and conditions of this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Development Agreement to be executed as of the dates set forth below:

DEVELOPER:

CITY OF TUKWILA

By _____

By _____

Its _____

Mayor

ATTEST:

By _____

City Clerk

APPROVED AS TO FORM:

By _____

City Attorney

STATE OF WASHINGTON)
) ss.
COUNTY OF _____)

On this _____ day of _____, 2017, before me personally appeared _____, to me known to be the individual that executed the within and foregoing instrument, and acknowledged the said instrument to be his/her free and voluntary act and deed for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute said instrument.

Print name: _____

NOTARY PUBLIC in and for the State of Washington

Residing at _____

Commission expires: _____

STATE OF WASHINGTON)
) ss.
COUNTY OF _____)

On this _____ day of _____, 2017, before me personally appeared _____, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument, and acknowledged as the _____ of the City of Tukwila to be the free and voluntary act of said party for the uses and purposes mentioned in this instrument.

Print name: _____

NOTARY PUBLIC in and for the State of Washington

Residing at _____

Commission expires: _____

Exhibit A – Legal Description of Subject Property

Parcel 2523049007

POR GL 2 IN NW 1/4 LY WLY OF SR 181 & SLY OF STRANDER BLVD & NLY OF LN
RNG S 81-07-31 W FR PT ON C/L SD SR 241 FT SELY FR HES 165 + 56.97

mbbj

257 WILHELM AVENUE, NORTH
SOUTH WILHELM AVENUE, NORTH
PHONE 206.223.3535
FAX 206.223.1002

Mary's Place Chateau
and Overnight Shelter
18401 West Valley Highway
TUMACACI, WA 98188

PERMIT SET

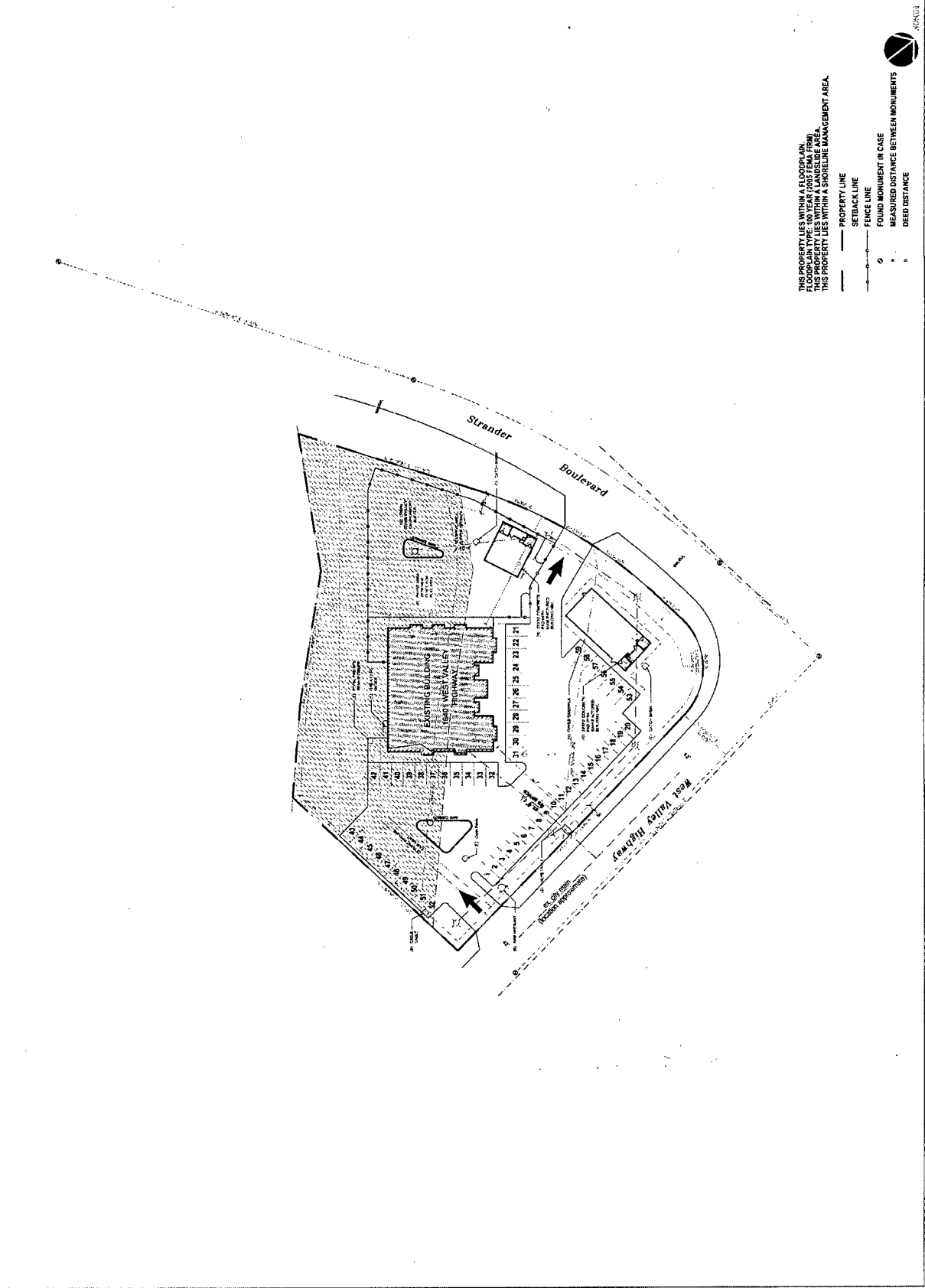
NOT FOR
CONSTRUCTION

MARK	DATE	DESCRIPTION
		FOR PRELIM

PROJECT NO.: 120.63
 DRAWING NO.: NBBJ
 DATE: 09.21.2016

SITE PLAN

A-100



THIS PROPERTY LIES WITHIN A FLOODPLAIN
 THIS PROPERTY LIES WITHIN A LANDSLIDE AREA
 THIS PROPERTY LIES WITHIN A SHORELINE MANAGEMENT AREA

- PROPERTY LINE
- - - SETBACK LINE
- ○ - FENCE LINE
- □ - FOUND MONUMENT IN CASE
- . - MEASURED DISTANCE BETWEEN MONUMENTS
- . - DEED DISTANCE

SITE PLAN
 SCALE: 1/32"=1'-0"

ADVERTISEMENT

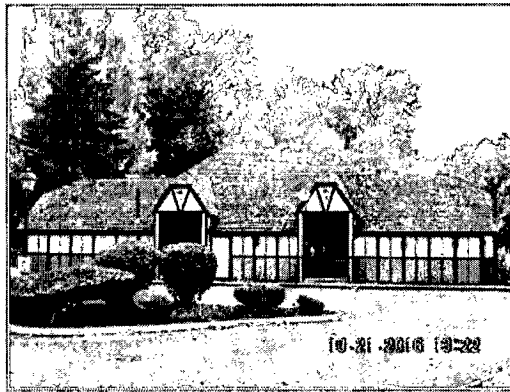
- [New Search](#)
- [Property Tax Bill](#)
- [Map This Property](#)
- [Glossary of Terms](#)
- [Area Report](#)
- [Property Detail](#)

PARCEL

Parcel Number	252304-9007
Name	DESIMONE TRUST WVH
Site Address	16401 WEST VALLEY HWY 98188
Legal	POR GL 2 IN NW 1/4 LY WLY OF SR 181 & SLY OF STRANDER BLVD & NLY OF LN RNG S 81-07-31 W FR PT ON C/L SD SR 241 FT SELY FR HES 165 + 56.97

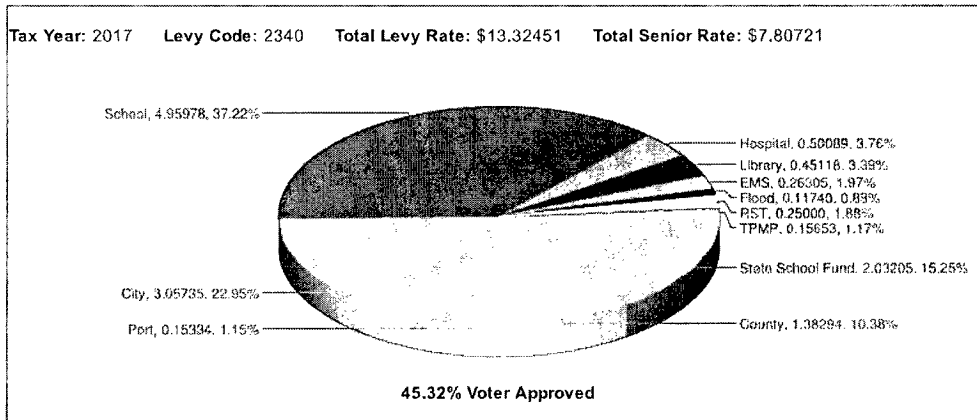
BUILDING 1

Year Built	1976
Building Net Square Footage	7098
Construction Class	WOOD FRAME
Building Quality	AVERAGE
Lot Size	64445
Present Use	Restaurant/Lounge
Views	No
Waterfront	



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TOTAL LEVY RATE DISTRIBUTION



[Click here to see levy distribution comparison by year.](#)

TAX ROLL HISTORY

Valued Year	Tax Year	Appraised Land Value (\$)	Appraised Imps Value (\$)	Appraised Total (\$)	Taxable Land Value (\$)	Taxable Imps Value (\$)	Taxable Total (\$)
2017	2018	1,192,200	238,300	1,430,500	1,192,200	238,300	1,430,500
2016	2017	1,192,200	196,300	1,388,500	1,192,200	196,300	1,388,500
2015	2016	1,095,500	307,700	1,403,200	1,095,500	307,700	1,403,200
2014	2015	1,095,500	354,500	1,450,000	1,095,500	354,500	1,450,000
2013	2014	1,095,500	437,700	1,533,200	1,095,500	437,700	1,533,200
2012	2013	1,095,500	591,000	1,686,500	1,095,500	591,000	1,686,500
2011	2012	1,095,500	538,300	1,633,800	1,095,500	538,300	1,633,800
2010	2011	1,095,500	464,000	1,559,500	1,095,500	464,000	1,559,500
2009	2010	1,095,500	684,700	1,780,200	1,095,500	684,700	1,780,200
2008	2009	1,031,100	633,800	1,664,900	1,031,100	633,800	1,664,900
2007	2008	1,031,100	633,800	1,664,900	1,031,100	633,800	1,664,900
2006	2007	1,031,100	633,800	1,664,900	1,031,100	633,800	1,664,900
2005	2006	1,095,500	471,500	1,567,000	1,095,500	471,500	1,567,000

2004	2005	1,095,500	471,500	1,567,000	1,095,500	471,500	1,567,000
2003	2004	1,095,500	384,500	1,480,000	1,095,500	384,500	1,480,000
2002	2003	1,095,500	384,500	1,480,000	1,095,500	384,500	1,480,000
2001	2002	1,095,500	384,500	1,480,000	1,095,500	384,500	1,480,000
2000	2001	1,095,500	384,500	1,480,000	1,095,500	384,500	1,480,000
1999	2000	966,700	513,300	1,480,000	966,700	513,300	1,480,000
1998	1999	966,700	513,300	1,480,000	966,700	513,300	1,480,000
1997	1998	0	0	0	966,700	151,200	1,117,900
1996	1997	0	0	0	966,700	151,200	1,117,900
1994	1995	0	0	0	966,700	151,200	1,117,900
1992	1993	0	0	0	773,300	291,400	1,064,700
1990	1991	0	0	0	741,100	518,100	1,259,200
1988	1989	0	0	0	386,700	553,500	940,200
1986	1987	0	0	0	214,500	725,700	940,200
1984	1985	0	0	0	193,300	653,800	847,100
1982	1983	0	0	0	270,600	571,300	841,900

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