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TryTri-Cities.org

March 21, 2018

Mr. Brian Bondlender  
Washington State Department of Commerce  
1011 Plum Street SE  
Olympia, WA 98504-2525

The Tri-City Development Council is very pleased to submit two Benton County nominations for the Opportunity Zone program. We recognize what a great opportunity this is for our state and community. We are positive that the economic benefits will have an excellent impact on both the targeted and general region. Offering the capital gains tax deferral will stimulate investment in these areas and bolster our low-income communities. Designation of these two tracts will serve as a boon for both our business climate and workforce.

TRIDEC's first nomination for Benton County is tract **53005011300** as an Opportunity Zone. While this tract has a poverty rate of 24.7% and an unemployment rate of 9.7%, the residential heavy tract right next to it, 53005011200, has a poverty rate of 45.1% and an unemployment rate of 14.1%. This tract also has a non-white demographic of 58%. The City and Port have made significant investments in infrastructure to this riverfront property and have a multi-year stimulation plan to revitalize the area. There are several development ready sites zoned both industrial and commercial that would benefit greatly from an Opportunity Zone designation. Investment in this area would be a great boost for our impoverished and unemployed citizens, especially in the adjacent tracts.

TRIDEC's second nomination for Benton County is tract **53005010901**. This tract has a poverty rate of 33%, an unemployment rate of 8.7%, and a non-white demographic of 32%. This tract contains Vista Field, which contains 100+ acres ready for mixed use development near the convention center and regional mall in Kennewick. The Port has gone through an extensive master planning effort of this former general aviation airport to optimize this unique opportunity for investors and developers.

Thank you for your consideration. We look forward to hearing which zones are designated.

Sincerely,

A handwritten signature in black ink, appearing to read "Carl F. Adrian".

Carl F. Adrian  
President/CEO

