

Clark County Pro-Jobs Fee Waiver Resolution Performance Report

December 1, 2015

Clark County is waiving all development fees

Business owners, are you thinking of...

- Creating new jobs in Clark County?
- Starting a new venture?
- Expanding your operations?

If so, now is the time!



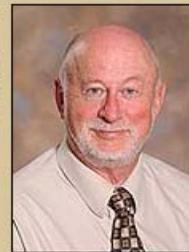
All development fees waived

- No development review fee
- No building permit fee
- No traffic impact fee

A business may be eligible if it adds one new job and is:

- An existing business that is relocating, expanding, opening another location or building a new facility
- A new business making improvements to an existing building or constructing new and/or additional buildings

"The fee holiday certainly was a factor in our thinking... (It) saved us in the neighborhood of \$150,000. We decided now was the time to make the move, it's not going to get any better and these conditions are not going to last forever." - Jeff Smith, President, Smith-Root, Inc.

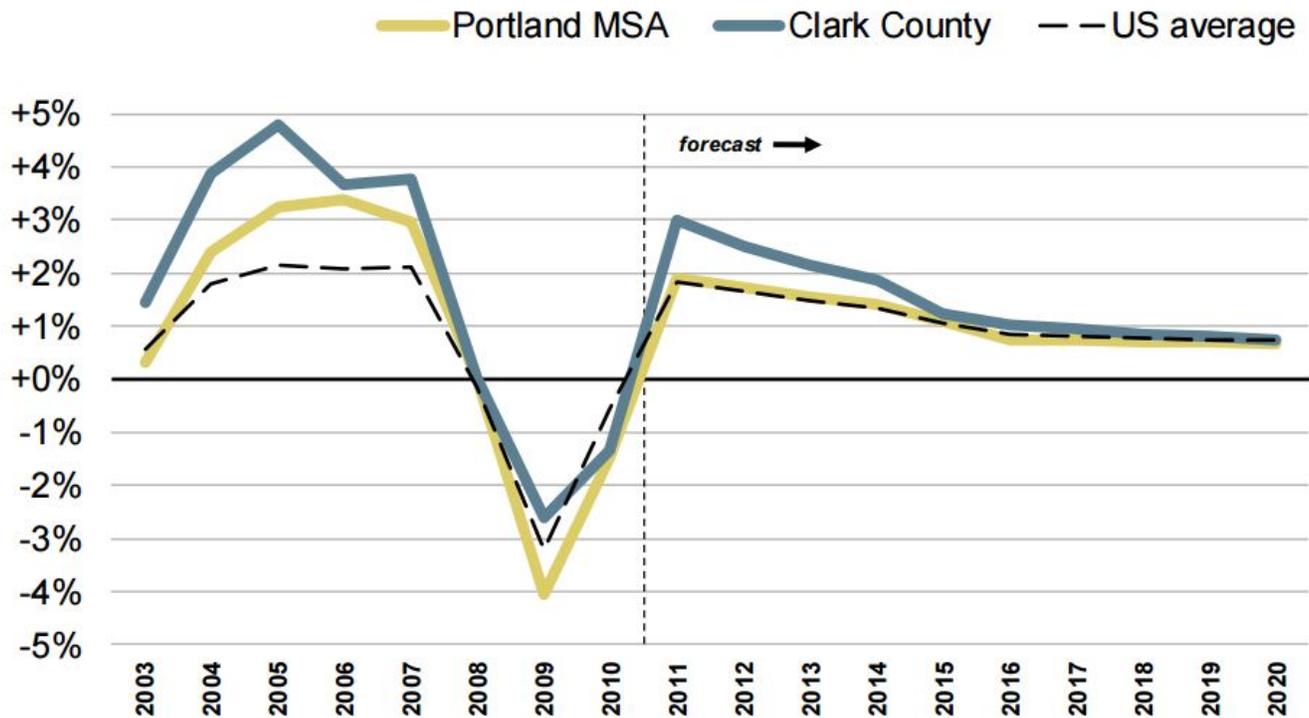


Before the Pro-Jobs Fee Waiver Resolution

“Historically, Clark County’s job market closely tracked that of the greater Portland region. Since 2000, however, **Clark County’s economy has fallen behind and the unemployment rate in Clark County is now among the highest in the state.** Clark County’s construction and manufacturing workforce was hit particularly hard by the Great Recession. The recovery from the recession is slow. **Scott Bailey (the regional economist for the Washington Employment Security Department) predicts that the prospects for job growth are grim. In fact, he is concerned that there may be very little job recovery over the next five years.”**

Three scenarios of job performance: national, regional, local

Employment growth history (2003-2009) and forecast (2010-2020)

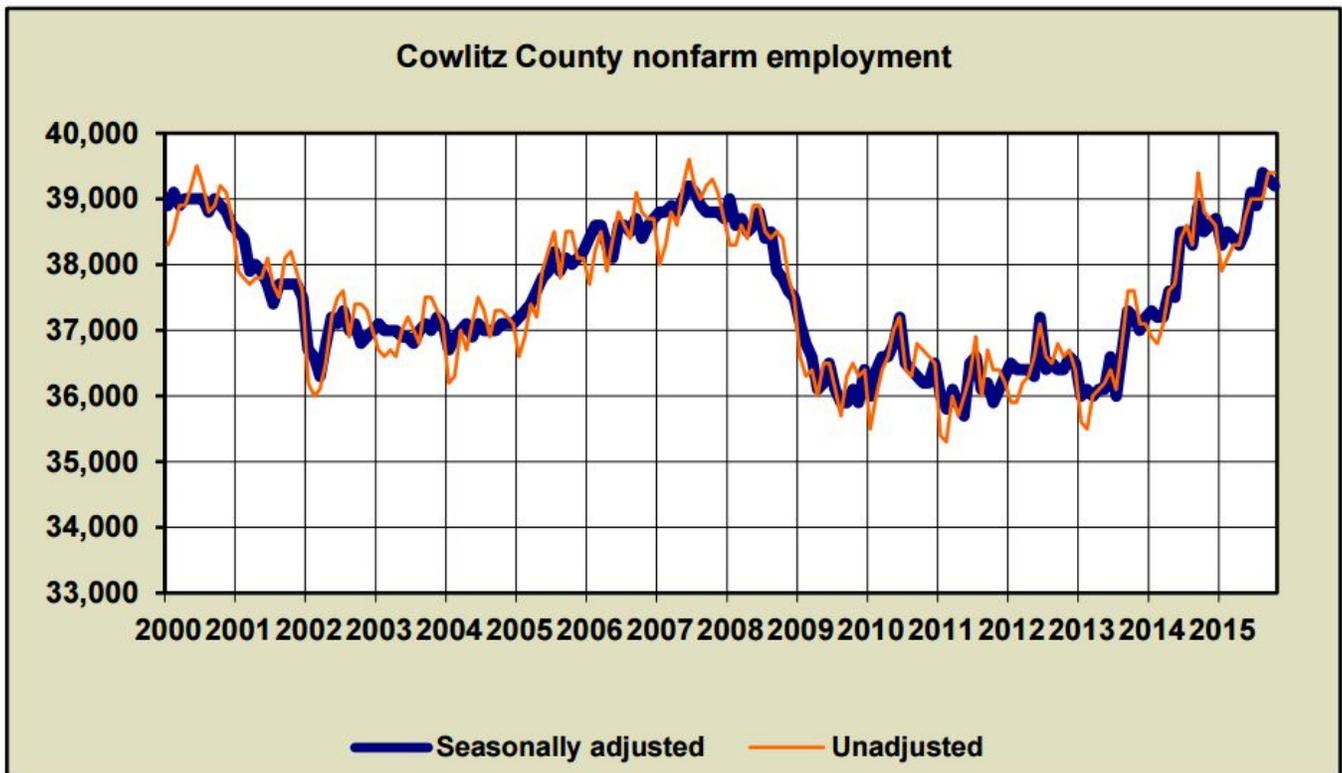
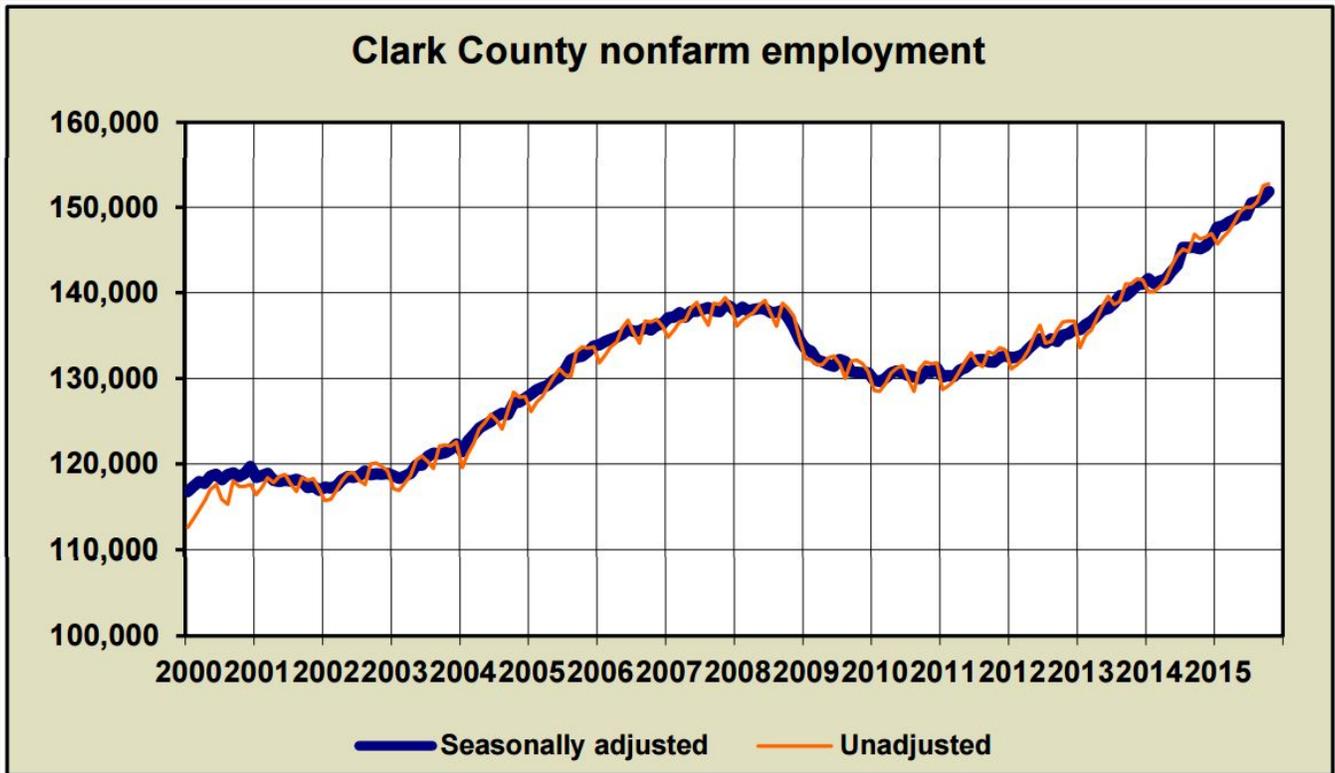


SOURCE: EMSI Complete Employment - 4th Quarter 2010

Source: CREDC Clark County Economic Development Plan - Sept

2011 http://static1.squarespace.com/static/53fcd546e4b09b99036a0e5f/t/54b31812e4b034ff307c51fb/1421023250596/FINAL_Clark+County+ED+Plan+9_2011.pdf

After the Pro-Jobs Fee Waiver Resolution – transformed from lagging to leading
Clark County Compared to Cowlitz County

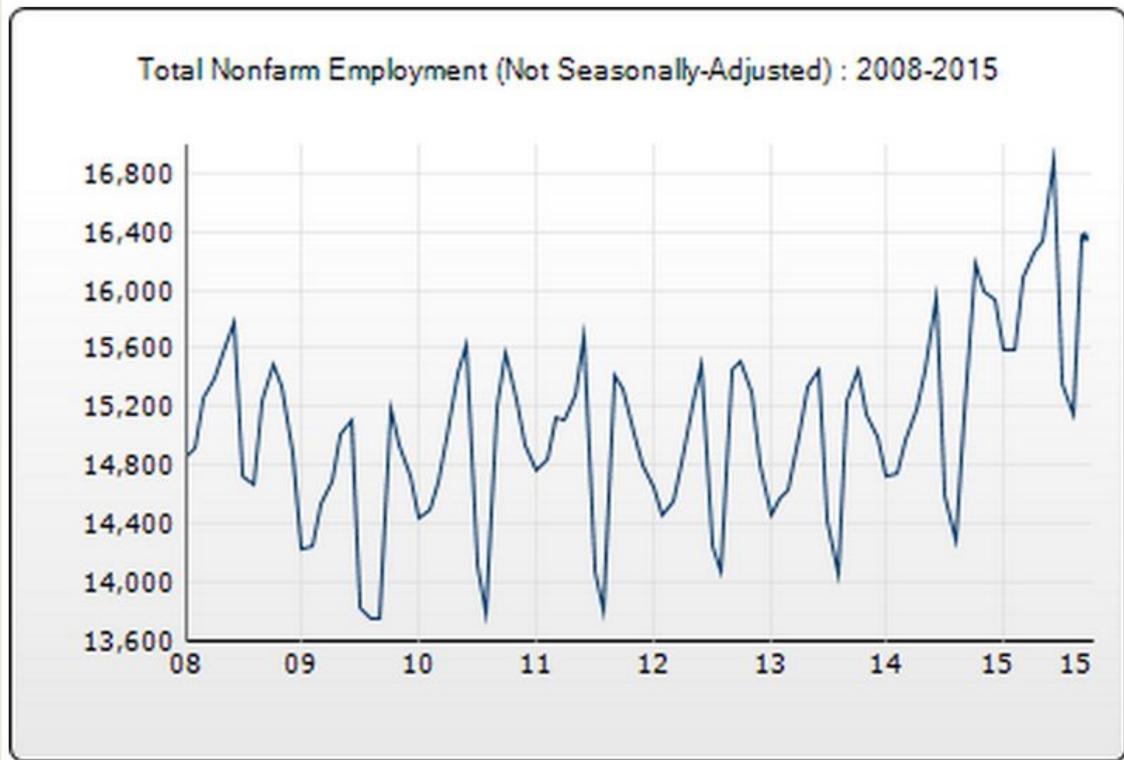


Source: Regional Economist Scott Bailey, October 2015 Monthly Report
<http://www.clark.wa.gov/cgrid/documents/PR201510.pdf>

Clark County Compared to Kittitas County



Clark County: steady 11% growth from 2013 through 2015



Kittitas County: volatile 7% growth from 2013 through 2015

Source: <https://fortress.wa.gov/esd/employmentdata/reports-publications/regional-reports/numbers-and-trends>

Pro-Jobs Fee Waiver Resolution – Clark County Jobs Performance

OVERALL SUMMARY-Fee Waivers Through October 2015 Qualifying Under Resolution 2013-06-06			
Projects	313	Proj. Inc. in Taxable Retail Sales (by Applicant)	\$ 205,552,796
Square Footage	2,675,177	2014-2019 Proj. Local Sales Tax Increase	\$ 12,330,948
Value of Construction	\$ 70,334,636	2014-2019 Proj. State Retail Sales Tax Inc.	\$ 66,792,634
Application Fees Waived This Month ^{1,3}	\$ 138,697	Projected Construction Sales Tax	\$ 1,647,072
Application Fees Waived To Date ^{1,3}	\$ 3,269,290	2014-2019 Proj. Co. Property Tax Increase	\$ 2,214,119
TIF Waived To Date	\$ 2,999,092	2014-2019 Proj. Co. Conservation Futures	\$ 34,291
Possible TIF to be Waived ^{4,5}	\$ 7,950,072	2014-2019 Proj. State Property Tax Increase	\$ 1,504,396
Projected New Employees (by Applicant)	2,811		
Proj. New Annual Sales ² (by Applicant)	\$ 412,242,806		

Clark County job growth over the year	6,400 jobs
Unemployment Rate	5.6%

Region	Yearly Job Growth
Clark County	4.4%
Washington	2.8%
Oregon	3.5%
Portland Metro	3.2%
United States	2.0%

Source: Regional Economist Scott Bailey, October 2015 Monthly Report
<http://www.clark.wa.gov/cgrid/documents/PR201510.pdf>

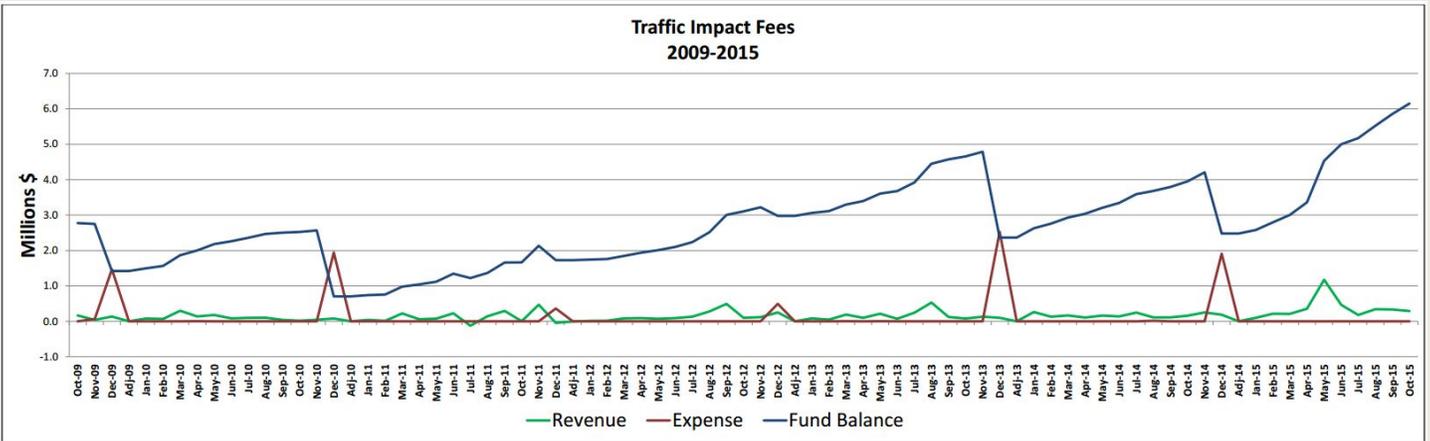
Pro-Jobs Fee Waiver Resolution – Clark County Economic Performance

Taxable Retail Sales

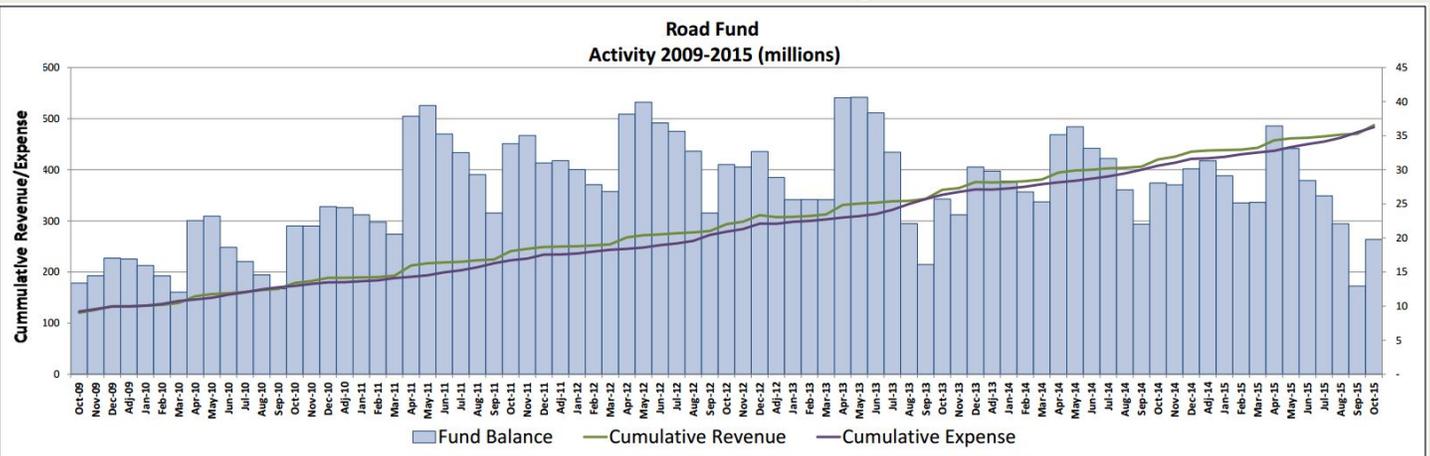
- Countywide taxable retail sales were 15% higher in the second quarter of 2015 than during the second quarter of 2014. In the same timeframe:
 - *Construction related sales were up 25%*
 - *Vehicles sales were up 17%*

Source: Clark County Budget & Economic Outlook – October 21, 2015
http://www.clark.wa.gov/thegrid/documents/102115WS_Q3_BudgetOutlookReadopt.pdf

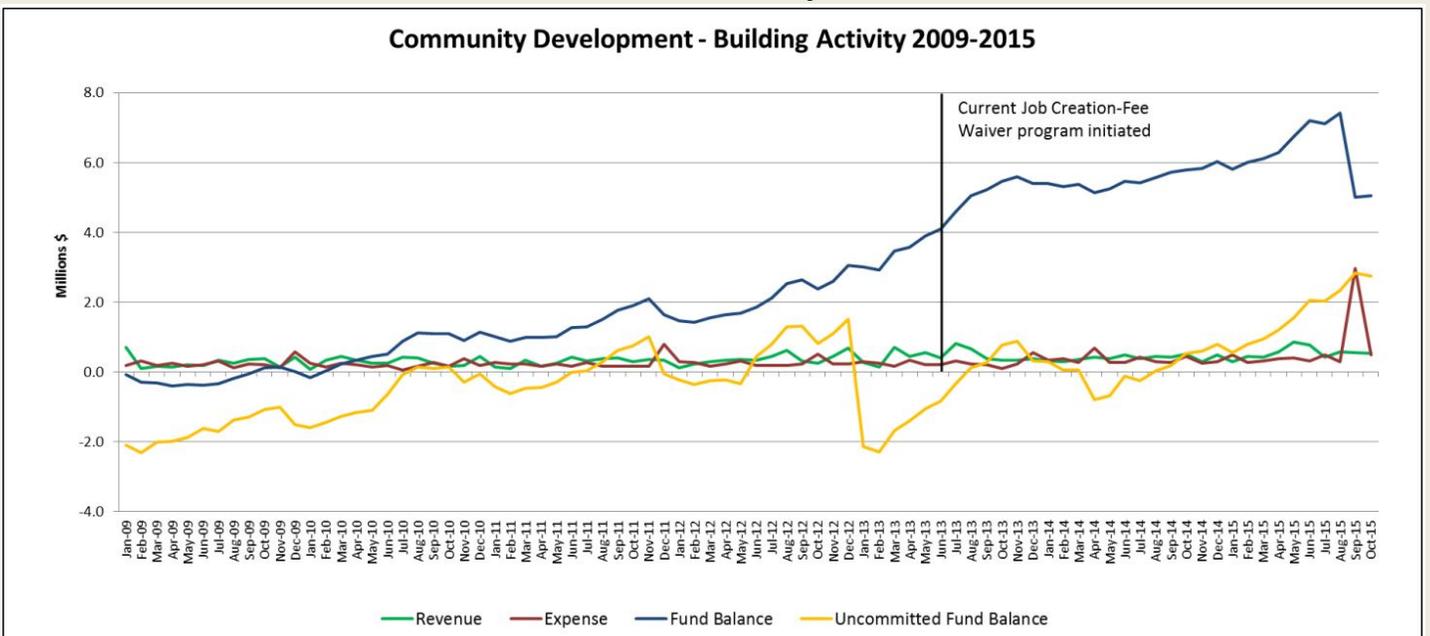
Pro-Jobs Fee Waiver Resolution – Sustainability – TIF Revenue



Pro-Jobs Fee Waiver Resolution – Sustainability – Road Fund Performance



Pro-Jobs Fee Waiver Resolution – Sustainability – CD Fund Financial Performance

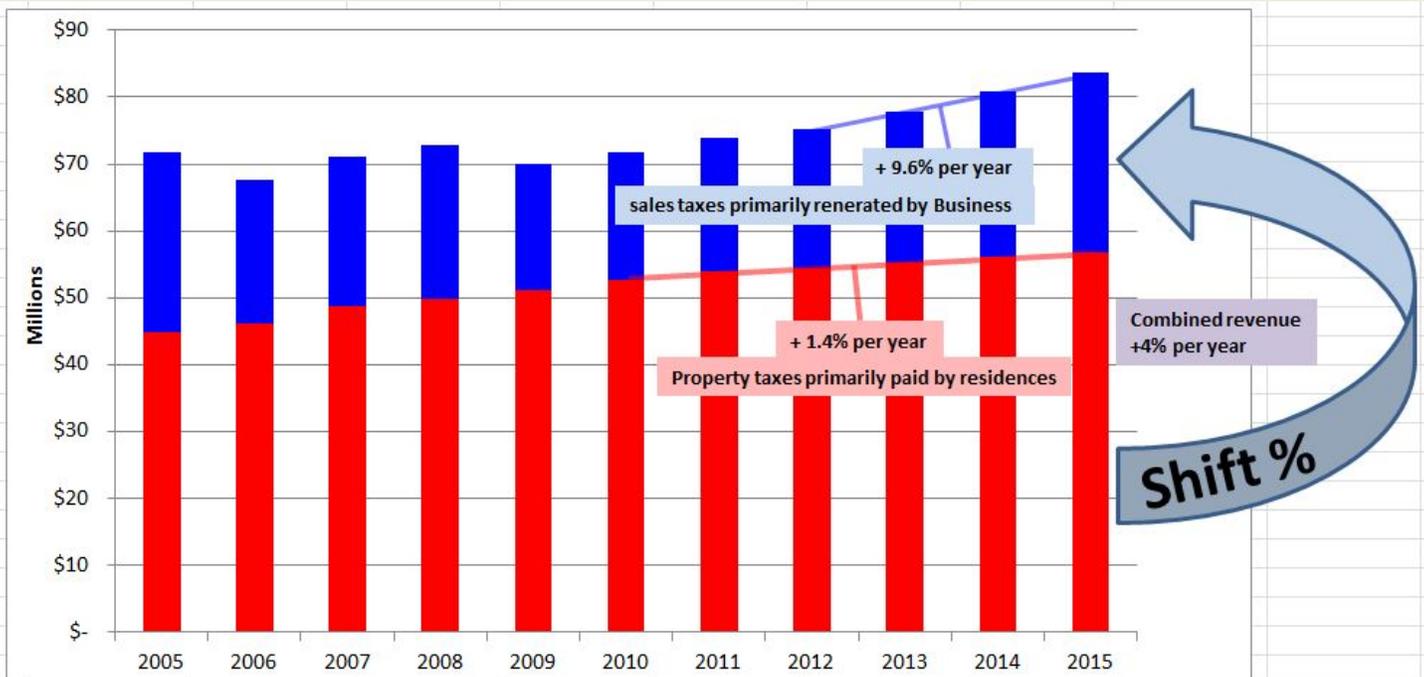


Source: http://www.clark.wa.gov/development/building/project_data.html

Two choices for increasing tax revenue – Drain the economy or grow the economy



The connection between Clark County's business friendly policies and local job growth, wealth creation, revenue generation, and a sustainable sales tax base



Proposal to reduce 2016 property taxes by 2%