
SUBSTITUTE HOUSE BILL 1998

State of Washington 52nd Legislature 1991 Regular Session

By House Committee on Trade & Economic Development (originally sponsored by Representatives Inslee, Rayburn and Edmondson).

Read first time March 6, 1991.

1 AN ACT Relating to economic development; adding new sections to
2 chapter 43.31 RCW; making an appropriation; and declaring an emergency.

3 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

4 NEW SECTION. **Sec. 1.** The legislature finds that economic
5 growth is taking place unevenly across the state causing some areas to
6 suffer negative impacts from too much growth while other areas
7 experience difficulty in attracting adequate economic development. The
8 state has an interest in reducing the negative impacts of growth in
9 rapidly growing areas while assisting firms and industries located in
10 these areas to relocate or expand into areas of the state in need of
11 economic development.

12 The legislature finds that there is a need to:

13 (1) Limit negative impacts of growth in highly developed areas;

1 (2) Aid regional economies that show promise for economic
2 development but lack adequately prepared industrial locations and have
3 significant rates of poverty;

4 (3) Increase the number of industrial location alternatives
5 available in local areas for companies considering expansion
6 alternatives in low-growth, yet promising areas; and

7 (4) Provide job opportunities in metropolitan areas with sufficient
8 population and service bases, but without adequate industrial
9 infrastructure.

10 The legislature finds that Yakima county is an area that possesses
11 the necessary population and potential for economic development but
12 lacks the industrial parks and locations that are necessary to attract
13 firms and industries from high-growth parts of the state.

14 NEW SECTION. **Sec. 2.** The department shall establish an
15 industrial growth management demonstration pilot project to determine
16 how effective an industrial development site is in achieving the goals
17 under section 1 of this act. This project shall provide assistance to
18 Yakima county, cities in Yakima county, or local public nonprofit
19 development corporations in Yakima county in the development of an
20 industrial park, including water, sanitary sewer, natural gas and
21 electrical utilities, drainage, road networks, and lighting. Any funds
22 distributed to assist in the project may not be used for the purchase
23 of land or the construction of buildings. Any entity seeking
24 assistance shall submit evidence that demonstrates their proposed
25 project is economically feasible and is likely to succeed in attracting
26 growth. Any industrial park developed under this section shall be
27 owned and controlled by the city or county, or both. The department
28 shall evaluate the pilot project and assess how successful the project

1 is in accommodating growth from the Puget Sound region. The evaluation
2 and assessment shall:

3 (1) Develop and apply criteria to judge the outcome of the pilot
4 project;

5 (2) Establish, in consultation with the departments of community
6 development and employment security, a list of regional economies that
7 show promise for economic development but lack adequately prepared
8 industrial locations and have significant rates of poverty;

9 (3) Identify, from the list in subsection (2) of this section,
10 those regions with the greatest potential to benefit from the
11 experiences of the pilot project; and

12 (4) Contact the economic development associations, and other local
13 public agencies concerned with fostering economic growth in the regions
14 with the greatest potential to benefit from the experiences of the
15 pilot project, in order to provide information and technical assistance
16 relevant to the development of an industrial park. The department
17 shall report to the trade and economic development committee in the
18 house of representatives and the economic development and labor
19 committee in the senate and the fiscal committees in the legislature
20 each January beginning in 1992.

21 NEW SECTION. **Sec. 3.** The sum of four million dollars, or as
22 much thereof as may be necessary, is appropriated from the state
23 building construction account for the biennium ending June 30, 1993, to
24 the department of trade and economic development for the purposes of
25 carrying out an industrial growth management demonstration pilot
26 project under section 2 of this act in Yakima county. Any applicant
27 for a loan or grant must submit a specific project plan to the
28 department of trade and economic development before any grant or loan
29 is made. The mix of grants and loans to be made from the funds shall

1 be determined by the department of trade and economic development in
2 consultation with the department of community development. The size of
3 any loan or grant shall be determined by the department of trade and
4 economic development in consultation with the department of community
5 development and shall include consideration of: (1) The extent of the
6 project's dependence on a loan or grant to be viable, and (2) the
7 extent of local participation in the project. Any loan or grant
8 requires twenty percent local participation, which may include land.

9 NEW SECTION. **Sec. 4.** Sections 1 and 2 of this act are each
10 added to chapter 43.31 RCW.

11 NEW SECTION. **Sec. 5.** This act is necessary for the immediate
12 preservation of the public peace, health, or safety, or support of the
13 state government and its existing public institutions, and shall take
14 effect immediately.