

Confederated Tribes  
of the Colville  
Reservation

*Opportunity  
Zone  
Presentation*

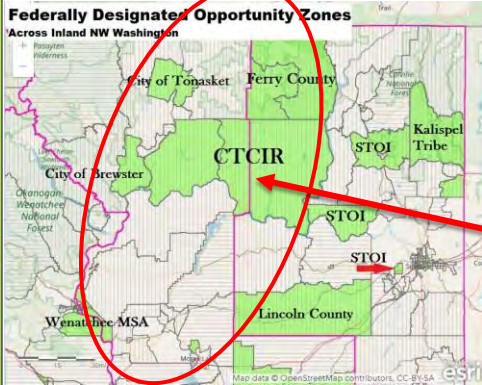
Wenatchee, WA  
October 24, 2019  
Ernie Rasmussen, Presenter

# Confederated Tribes of the Colville Reservation

- Providing some Context
  - 12 Confederated Tribes
    - Wenatchi
    - Entiat
    - Chelan
    - Methow
    - Okanogan
    - Lakes
    - Colville
    - Nespelem
    - San Poil
    - Moses/Columbia
    - Palus
    - Nez Perce

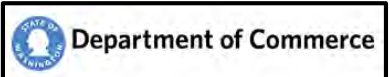


# Opportunity Zones Provide an Opportunity for Dialogue



- 12 Opportunity Zones Across Traditional Territories
- We Needed A Strategy for FOCUS

# Now What? Resources We've Come to Depend On



**Opportunity Zones**  
**COMMUNITY STRATEGIES**



- Identify and educate an ecosystem of players:
  - Developers, investors, banks, nonprofits, financial advisors, accountants, community foundations, public entities, etc.
- Develop a local economic development strategy & pipeline of projects
- Cultivate relationships with investors (community prospectus website, etc.)
- Encourage impact measurement & reporting
  - <https://coframework.org/>
- Coordinate and connect key players to get projects done!





Zone is a collaboration of local governments, Native Indian Tribes and businesses working together to strengthen the regional economy and grow our respective communities.




# North Star Opportunity Zone

- Partnership of communities that have a common interest to Advance
- North Star = Our Guide





**Opportunities abound in North Central Washington!**

From urban waterfront to Main Street mixed use, heavy haul corridors and railroad-served rural industrial sites, and fiber and transit-served communities expanding our residential and commercial development, the North Star Opportunity Zones are ideal locations to invest!



## Federally Designated Opportunity Zone



Across Inland NW Washington



# Why choose the Colville Tribes?

## Strength Based Approach

- Opportunity Zones encourage long-term, patient private capital to invest in eligible low-income rural and urban communities
- Public Private Partnerships are WELCOME
- Shovel Ready Economic & Community Development Projects
- Past Performance



What is it that we've done right that will prove attractive to the rest of the World?



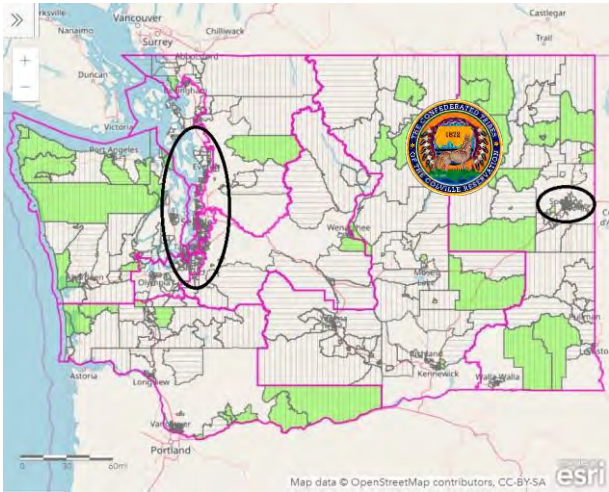
## Strength - Public Private Partnerships

- New Market Tax Credit partnerships (\$45M)
  - Lucy Covington Government Center
- Long Term Leases
  - Gebbers Farms
  - Pacific Aquaculture
  - Boise Cascade



## Strength - Market Proximity

- Pacific Rim & International Markets
- Puget Sound
- Seattle
- Spokane



### Strength - Shovel Ready Project

### Manufacturing & Industry

Omak Industrial Park

- 67 Acres
- Business Plan and Conceptual
- 11 Parcels
  - Fiber
  - Power
  - Water
  - Rail
- \$3M



### Strength - Shovel Ready Project

### Healthcare - Adult Inpatient Treatment Center

- Business Plan for 48 Bed Facility
- 23,000 sq ft Conceptual
- A&E Currently Under Way
- \$12M
- >\$1M



### Strength – NEAR Shovel Ready Project - Omak Clinic

- Full Service Public Health Center
- 32,000 sqft
- \$16M
- Surveying
- GeoTech
- Business Plan
- >\$8M Annual



COLVILLE CONFEDERATED TRIBES MILL SITE REDEVELOPMENT PLAN  
SCALE: 1"=200'-0"  
NOTE: ACREAGE IS ESTIMATED  
8/24/2018



### Strength – Diversity of Projects Nez Perce Longhouse

- \$3-5M Construction
- Community Facility
- Full A&E Completed
- Replacement Facility (2012 Loss to Fire)







# Strength – Past Performance

- Colville Tribal Investment Policy (2012)
- NMTC Financing (2014)
- Carbon Credit Financing (2014)
- Taxation and Leasing (Ongoing & Continuous)



# THANK YOU

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