

Hanna Miles

From: John Doan
Sent: Sunday, April 03, 2016 7:50 PM
To: Hanna Miles
Subject: FW: Statement on old brew house
Attachments: I regret that I am not able to make the Tuesday night.docx

Can you print copies for the Council to have at the dais.

From: Ed Hildreth [foster6841@comcast.net]
Sent: Sunday, April 03, 2016 6:57 PM
To: John Doan
Subject: Statement on old brew house

John I am not able to attend the April 5 council meeting but would like the attachment read into the official hearing.

I will be out of town but you may contact me if you have questions at 360-556-1013, as I will have my phone with me.

I regret that I am not able to attend the Tuesday night (April 5) council meeting, but I want to submit this statement regarding the gifting of the old brew tower to the City of Tumwater. The tower at the time of this writing is in private hands as it should be. It should continue to be in private ownership. As all of my fellow council members are aware of I am opposed to this gift on many levels. But let me again state the reasons. 1) The council is burdening the citizens with a debt of approximately six million dollars, this is just to remodel the building and bring it up to current code, 2) at the current time no funding has been secured for the building, so any renovation or protection of the building would have to come from city funds, 3) there is virtually no Return On Investment (ROI) on the building as the floor space is not large enough to accommodate large occupancy, 4) the city itself has no current need or use for the building, 5) After the city is gifted the building there will be maintenance and upkeep of the building on annual bases. The monies for this will need to come from other funds within the city. These monies should be used for repairs to some of the current city properties, for example the main fire station (the roof leaks which has caused extensive damage to the walls), also the north end fire station is in need of repairs which should be taken care now or the near future, city hall has had some upgrades (not regarding the new police station), but the building still needs extensive work, the city now owns the old riding stables and are getting complaints about the condition of the grounds surrounding this building, at this time there is no money to maintain this building. These are only a few of the examples of how money that will go to the maintenance of the old brew tower should be used to maintain the cities current properties. 6) Finally with this gift the city is only receiving 12 feet around the building which allows for little or no access.

So in conclusion, the council by accepting the gift of the old brew tower is burdening the citizens with about a 6 million dollar debt, an ongoing obligation for maintenance with little or no access to the site.

Part of the justification for the council accepting this gift is that it will play a part of future development. A report funded by the city stated that the square footage lease price would have to be greater than the price per square foot in downtown Seattle. Not only this but the development site located on a dead end

street with no visibility from the surrounding streets. All of which leads to questionable development in the near if not long term future.

If I were able to attend council on April 5 for all of the above reasons I would be voting against the acceptance of the old brew tower as a gift.

Hanna Miles

From: Chris Colton <cdcolton@aol.com>
Sent: Saturday, March 19, 2016 8:52 AM
To: Council; rgkirkwood@hotmail.com
Subject: Brewery Project

Recently I discovered that the plans to revitalize the Old Brewery property included building a major condo project and parking structure on the site. I am strongly against this project for any number of reasons. The area cannot possibly support so many buildings and will dwarf the existing structures. The road down there is narrow and in poor repair and cannot support construction vehicle and a multitude of residents.

I read the article in the Olympian last week which implied that the city was going to take ownership of the "brewery," but I understand that this is just the iconic brew tower, leaving the old warehouse open to redevelopment/razing/or whatever. I would hate to see the brew tower dwarfed by massive structures behind it.

I have no problem with development of the warehouse directly to the north of Custer, although I would like to see the external structure maintained. The brewery IS TUMWATER. Let's not let development ruin it.

Chris Colton
209 N 6th Ave SW

Hanna Miles

From: Ritannette Cooper <gracerita@comcast.net>
Sent: Tuesday, March 29, 2016 10:04 AM
To: Council
Cc: sdoly@comcast.net; oldolympiabrewhouse@gmail.com
Subject: Old brewery restoration

My name is Ritannette Cooper and in the '90s as the Assistant Director of Washington State Parks and Recreation I was attempting to rehouse the headquarters. I was approached by a design group to consider becoming the anchor tenant in the Old BrewHouse. I met with OFM and GA and signed as a prospective tenant. I believe repurposing rather than razing structures of our history. Doing this sustaining effort is an opportunity to support our children's future and history of the area.

I got word that the rate of deterioration of the building is increasing. I urge you to pursue all avenues to preserve the building while continuing to support options for occupancy.

Some suggestions

1. State historical society helping the city secure restoration grants
2. Seek legislative capital project funding that the city/county would back repayment
3. Seek tri-city plus Thurston County joint funding To preserve and restore this site through a bond measure

I, as well as the friends of the old Brewhouse, would join you in your efforts to preserve our heritage.

Thank you

Hanna Miles

From: Rich DeGarmo <gettinglifeback@comcast.net>
Sent: Tuesday, March 29, 2016 11:23 AM
To: Council
Subject: OLD BREWHOUSE

TO WHO IT MAY CONCERN:

I BELONG TO THE AMTRAK DEPOT COMMITTEE. WE ARE INVOLVED IN TRYING TO PUT A TROLEY FROM CENTENNIAL STATION (AMTRAK) TO DOWNTOWN WITH STOPS ALONG THE WAY WITH MAJOR STOPS AT THE BREWHOUSE AND OTHER STOPS ALONG THE WAY. PLEASE CALL

RICHARD DEGARMO (360) 455-0000

Hanna Miles

From: Dianne Hurst <rehurst@comcast.net>
Sent: Tuesday, March 29, 2016 10:22 AM
To: Council
Subject: Tower portion of the Old Brew House Complex

I would urge you to accept the donation of the Tower portion of the Old Brew House Complex, proposed by George Heidgerken. It is in urgent need of repair and it would be a shame to lose this historic landmark!

Dianne Hurst
4753 Orcas St NE
Lacey, WA 98516

Hanna Miles

From: Ruth King <ruthnk@comcast.net>
Sent: Tuesday, March 29, 2016 11:55 AM
To: Council
Subject: Old Brewhouse Tower

As a long term resident of the Olympia area, I fully support your accepting the Old Brewhouse Tower as a donation to the city. There is widespread support for renovating this icon of the Olympia/Tumwater area and this icon needs to be preserved and restored.

Thank you for your consideration

Ruth King
Lacey

Hanna Miles

From: Heather Lockman <h.lockman@comcast.net>
Sent: Tuesday, March 29, 2016 12:00 PM
To: Council
Subject: Old Brewhouse

Mayor Kmet and Members of City Council,

When the Old Brewhouse first rose at the foot of Tumwater Falls in 1905-06—handsome, solidly built, and proud—it was an unmistakable symbol of prosperity and success, and a huge declaration of faith in the future of Tumwater. That faith was not misplaced. Despite the dark years (from a brewer's perspective) of Prohibition, the brewing of beer did indeed fuel the community of Tumwater into the 21st century.

There are so many reasons not to let the Old Brewhouse crumble. It is, first of all, a lovely thing—an iconic and evocative structure that enriches the scene below the Falls and gives Tumwater a genuine presence along the curve of Interstate 5, (not unlike Olympia's capitol dome on the opposite side of the freeway). It is also a rare, tangible connection to Old Tumwater, a place that survives almost solely in photographs now. Above all, it is a specific monument to Tumwater's long association with the brewing of beer. Any attempt to revive that tradition must surely include preservation of the red brick Italianate tower where Leopold Schmidt brewed the world-famous Olympia Beer that had delighted gold miners in the Klondike and cheered sailors aboard the USS Olympia during the Spanish American war.

There are many ideas about what should ultimately happen with the Old Brewhouse. (I personally favor stabilizing and preserving it as the romantic ruin it is, like ancient castles and fortresses in older parts of the world.) But the first step to doing anything at all is to acquire and protect the structure before it is too far gone to save. You have a chance now that may not come again, and I dearly hope you will take it.

Yours sincerely,

Heather Lockman

Author (with Carla Wulfsberg) of the photo history *Tumwater*

Writer of interpretive panels in Tumwater Historical Park, Tumwater Falls Park, and at the Crosby, Henderson, and Schmidt Houses

Hanna Miles

From: Kathy Mix <kathymix@comcast.net>
Sent: Tuesday, March 29, 2016 3:09 PM
To: Council
Subject: Tumwater Brewery

Dear Tumwater City Council,

I am writing to tell you that I fully support the proposed gift of the Old Brewhouse to the City of Tumwater so that it may be preserved. I have been keeping up with the status of this historic structure since growing up in nearby Shelton. There is widespread support to keep this process moving forward. I thank you for considering this important donation and the responsibility that accompanies it.

Thank you,
Kathy Mix

Hanna Miles

From: deferred27@comcast.net
Sent: Wednesday, March 30, 2016 7:48 PM
To: Council
Subject: Old Brew House

Hello Council Members -

I think the donation of the Old Brew House to the City of Tumwater is great idea! It is the core of origin of our community and I hope that its iconic contribution will continue for many years to come.

David Hansen

Hanna Miles

From: Roger Horn <rogerolywa@yahoo.com>
Sent: Monday, April 04, 2016 5:07 PM
To: Council
Subject: Old Brewhouse Tower Donation

Mayor Kmet and Tumwater Councilmembers:

As an Olympia citizen and a former member of the Olympia Planning Commission, I want applaud and support the efforts of your City to preserve the Olympia Brewery area. This area is extremely important as a connection to the origin and growth of Tumwater and Olympia.

The Old Brewery Tower is an iconic component of the history of our two cities. I hope you will accept the donation of the tower and do what you can to preserve it. It is truly a symbol of Tumwater's past and its future.

Preservation of the tower and the area around it will go hand in hand with the work Olympia is doing as part of our Downtown Strategy. Thank you for all of you are doing to make our cities thrive.

Roger Horn
1817 5th Avenue SE
Olympia, WA 98501

Hanna Miles

From: Steve0477 <steve0477@comcast.net>
Sent: Monday, April 04, 2016 12:10 PM
To: Pete Kmet
Cc: Neil McClanahan; Joan Cathey; Ed Hildreth; Nicole Hill; Tom Oliva; Debbie Sullivan; Eileen Swarthout
Subject: Old Brewery Tower

Dear Mayor Kmet,

As a 40 year resident of Tumwater I was shocked and dismayed to read in the Olympian that you and the City Council have decided to accept the "gift" of the old Olympia Brewery Tower and the ground on which it sits from Falls Development, LLC.

As I understand the article this "gift" comes with the agreement that you, and the council, will be spending millions of Tumwater tax payers dollars to bring this decrepit structure into a useful state. In addition it can be assumed that additional millions will be spent to enhance access and parking. What next, another bridge over the Deschutes River to improve access to this grand facility? I also understand that the developer retains possession of the rest of the land to be developed as they see fit.

It appears, that once again, the public will be taxed to enhance another developers ability to line their pockets at little or no outlay of their own funds. If this was such a viable development I have to ask myself why they can't or are unwilling to finance this themselves?

Our city faces several infrastructure enhancements for the future. One that is foremost on my mind is the elimination of septic systems and moving towards a total sewer system. This is a massive undertaking with a substantial cost to the city and property owners. No one has, to this point, identified the source of funding for either expenditure. I strongly feel that any spending of millions and millions of dollars towards a crumbling building is foolish and foolhardy. Directing these funds towards preservation of our groundwater supplies is a more worthwhile goal.

I strongly urge you and the council to reject this so called "gift". We, the Tumwater tax payers cannot afford "Pigs in a Polk".

Sincerely,

Steve Wagner
6907 Foster Drive SW
Tumwater 98512-7120

Hanna Miles

From: Kerry Mill <kjmill66@comcast.net>
Sent: Tuesday, April 05, 2016 7:06 AM
To: Council
Subject: Old Brewhouse

I am writing in support of accepting the donation of the tower portion of the Old Brewhouse. Anything that can be done to help preserve this historic building should be done. Please honor the history of Olympia Brewing Company, the hard work of the Old Brewhouse Foundation, and the many individuals who have spent countless hours towards the goal of saving this piece of history.

Sincerely,
Kerry Mill

Sent from my iPad

Hanna Miles

From: D Thompson <d_e_thompson@yahoo.com>
Sent: Tuesday, April 05, 2016 7:27 AM
To: Council
Subject: Please do not buy the old brewery - very poor idea

All:

I read in the Olympian that the City is moving forward to purchase the old brewery. Apparently a study was performed that dreams that the old original brewery that is located near a park, has no roadway access (a single narrow driveway in poor condition exists), is located below steep slopes, is 100 years old, likely has no sewer service, is located in an estuary, adjacent to a river, within a river flood plain, adjacent to a lake would be an excellent place to build a brewery and a distillery. The study I have not read apparently indicates that the old original brewery along with I assume the other brewery properties abandoned by Miller would make an excellent area for brewing beer and spirits and that someday as many as 600 people could be working in the area if the City would just get it started by buying the old brewery, building a bridge apparently to Tumwater historical park, and committing to \$1 million dollars of the Cities money for Utility improvements.

I do not know much, but in 1976 I was working in the restaurant business and that restaurant also had a bar. The manager of the restaurant told me that one of the main reasons for restaurant and bar failures is the lack of access and parking.

Why has no one ever reestablished a business in the beautiful derelict old brewery?

1. There is no parking, 2. There is no access 3. There are not good utilities, like city sewer.
4. In 2016 to do anything to improve the access or utilities adjacent to the riverine area is an environmental permitting nightmare.

Where are the customers going to park, at Tumwater Historical Park? Seriously? We are going to allow brewery customers to park at the park, walk across a bridge have a few drinks, and then drive out of the park? (I do not have all the details and these are assumptions).

If you buy the brewery it will cost the City taxpayers millions, and the result will be failure.

There are quite a few fairly successful craft brewers and distillers all ready, do any of them want to be a tenant of the City's building?

I doubt they will, because they already have established locations with parking and access. Access to move raw materials in and product out is kind of an important consideration. Possibly that is why the old brewery went out of operation and a new one was constructed that allowed for truck access.

This will be a 100% total loss for the community.

Please reconsider,

Douglas Thompson, P.E.
Tumwater Citizen

Hanna Miles

From: Griffith, Greg (DAHP) <Greg.Griffith@DAHP.WA.GOV>
Sent: Monday, April 04, 2016 5:05 PM
To: Council
Cc: Chris Moore (cmoore@preservewa.org); Chris Carlson; oldolympiabrewhouse@gmail.com; Brooks, Allyson (DAHP); Chuck Denney; Griffith, Greg (DAHP)
Subject: Old Brewhouse Support
Attachments: 101615-01-TN_040416.pdf

Councilmembers, in anticipation of your meeting tomorrow night on this matter, DAHP is providing this letter of support to you for accepting the Brewhouse to address preservation needs.

Greg Griffith

Deputy State Historic Preservation Officer
Washington State/Department of Archaeology & Historic Preservation
Greg.Griffith@dahp.wa.gov

360-586-3073 (desk)

360-890-2617 (mobile)

POB 48343/Olympia 98504-8343

My regular office hours are Monday through Friday, 8:00 am to 5:00 pm

Get involved! Check out Washington's State Historic Preservation Plan 2014-19: Getting the Future Right at www.dahp.wa.gov



Please note that in order to streamline our responses, DAHP requires that all documents related to project reviews be submitted electronically. Correspondence, reports, notices, photos, etc. must now be submitted in PDF or JPG format. For more information about how to submit documents to DAHP please visit: <http://www.dahp.wa.gov/programs/shpo-compliance>.



Allyson Brooks Ph.D., Director
State Historic Preservation Officer

April 4, 2016

Honorable Mayor Pete Kmet and City Council Members
City of Tumwater
council@ci.tumwater.wa.us

In future correspondence please refer to:
Project Tracking Code: 101615-01-TN
Property: Old Brewhouse

Dear Mayor Kmet and City Council Members:

On behalf of State Historic Preservation Officer Allyson Brooks and Department of Archaeology and Historic Preservation (DAHP) we are writing to commend the City of Tumwater for your continued efforts and leadership to preserve the Old Brewhouse. In addition, we also write to express our support for the City to accept actual ownership of the historic brewery building.

Given the complexities of site development issues and funding solutions to stabilize and eventually rehabilitate the structure, we believe the City is the logical entity to undertake this effort. With jurisdiction on development matters, expertise in managing large capital undertakings, and long-standing engagement on the project, the City assuming the lead appears to be the most expedient approach to project management. These considerations are in addition to the strong historic, economic, and cultural ties of the property to the city and indeed, the entire region.

In closing, we again encourage the City's acceptance of a donation of the Brewhouse. We also look forward to working closely with you to assure the preservation of this iconic historic property for present and future generations of Tumwater residents. Thank you for the opportunity to provide these comments.

Sincerely,

Gregory Griffith
Deputy State Historic Preservation Officer

C: Chris Carlson, City of Tumwater
Chuck Denney, Historic Preservation Commission
Rob Kirkwood, Old Brewhouse Foundation
Chris Moore, Washington Trust for Historic Preservation



Hanna Miles

From: Nancy Stevenson <nancycstevenson@comcast.net>
Sent: Monday, April 04, 2016 2:25 PM
To: Council
Subject: Donation of the Brewhouse Tower

Mayor Kmet and Members of the Council,

Ten years ago, when I was Chair of the Historic Preservation Commission, we celebrated the 100th anniversary of the Old Brewery. As a part of the commemoration, we wrote a brochure telling its story and pondering its future.

“With luck, Tumwater’s Old Brewhouse may one day be rescued too. As architectural historian Michael Sullivan points out, ‘A lot of communities, large and small, have taken on more ambitious projects. Success here is not out of reach.’ Are we as a regional community ready to restore the Old Brewhouse? How much longer than 100 years will the building last?”

It’s now time to answer these questions. The Old Brewhouse Tower isn’t going to stand much longer without a new roof and exterior repairs.

I urge the city to accept the donation of the Brewhouse Tower by Falls Development because it provides a real opportunity (and perhaps the luck we need) to move forward in a timely manner to prevent further degradation of this historic structure.

I recognize the financial challenge in acquiring the Tower, and I hope there is enough community support -- grant sources and donations -- to renovate the building so it is safe for the public to use. Tumwater cannot afford to go it alone, but neither can we wait for the “perfect” situation to arrive.

I also recognize that successful historic preservation in the 21st century requires an economic justification. Tacoma’s waterfront is a good example. Public and private investments in existing historic structures have revitalized the area. Coupled with construction of new buildings, historic preservation efforts have helped make the downtown a popular place to live and work that drives continued economic development.

I believe preserving the Brewhouse Tower and redeveloping the rest of the old brewery property could have the same impact in Tumwater. And certainly the brewhouse is a critical part of the equation. I hope the entire complex can be redeveloped to be both economically viable and environmentally sensitive.

The Tumwater Craft Brewing & Distilling Center presents perhaps the first realistic economic development opportunity that we’ve seen since the Miller brewery shut down. As a recent story in *The Olympian* noted, “Promoters of the brewing and distillery industry believe an education center, flanked by craft breweries and craft distilleries, could spur millions of dollars of economic activity and create hundreds of jobs in Thurston County.”

It would be a shame to let Tumwater’s iconic Brewhouse Tower, our landmark of local brewing history – a bill board to craft brewing, fall to the ground when we have this opportunity to save it.

Hanna Miles

From: Kendra Dahlen <kendrad@athenaplace.com>
Sent: Monday, April 04, 2016 9:28 AM
To: Council
Subject: Brewhouse Tower Comments

Dear Mayor Kmet and City Council Members,

Thank you very much for the opportunity to express support for accepting the donation of Brewhouse Tower by Falls Development LLC. I also wish to acknowledge the tenacity and commitment of City Manager, John Doan and staff in helping to move this potential donation forward.

In 2011, I had the wonderful opportunity to work with Lorig Associates, the City of Tumwater, TRPC and the public, to define a Vision for the former Olympia Brewery. Learning about the extraordinary history of the Brewery, assembling historic artifacts for the display at public meetings, and hearing multitudes of personal stories from those with first-hand experience of the "good years" was incredibly enriching.

Early in the visioning process I joined Lorig Associates and KPFF Engineers on a walk-through of the old Brewhouse site. I'll never forget it. The beautiful ruins of the tower evoked power and awe. As KPFF inspected the walls they expressed great concern about the soft brick, lack of weather protection and crumbling walls, among other things. They talked with a sense of urgency about the immediate need for protection from the elements, reinforcement, and ultimately the need to re-face the soft crumbling bricks. We left the site with a sense of despair.

Much has transpired since the 2011 Visioning Process. The final public meeting on June 30th, 2011 left us with a powerful message. With electronic polling we found that those who attended the (filled to capacity) meeting voted overwhelmingly to support "Assertive/Aggressive' public effort to achieve the vision for the brewery". While we were *not* voting on the old Brewhouse site per se' – we were most certainly gauging the sentiment and support for public action to achieve the vision, preserve history and motivate economic development of the brewery site.

Heidi Behrends Cerniwey, Assistant City Manager and Brewery Project Manager, spoke to this point in a recent Olympian Article:

"As we look at the historic site and the site south of Custer Way, the cost to redevelop and rehabilitate the site is significant, and they'll never pencil out for the private sector," she said. "Public investment is part of the equation."

The opportunity to capture and save the Brewhouse Tower is now. Timing is critical to salvage what remains. The process will be challenging, but well worth the time and resources to preserve the site for the sake of the past and benefit of the future. The historical significance and splendor of old Italianate tower is immeasurable. It is with sincere hope that you will support this pivotal decision to obtain and preserve this iconic, beautiful and threatened landmark.

With Respect and Optimism,

Kendra Dahlen

Kendra I. Dahlen, Principal
The Athena Group
360-790-6299 mobile
360-754-1954 office
101 N. Capitol Way, Suite 300
Olympia, WA 98501
www.Athenaplace.com

<image001.png>

Helping people think, learn, and achieve together

Hanna Miles

From: Jon Hare <jonhare@comcast.net>
Sent: Wednesday, March 30, 2016 10:05 AM
To: Heidi Cerniwey
Subject: RE: Old Brewery acquisition

Thank you. I will be out of town but would like to provide the following comments for the April 5 meeting on the Old Brewhouse (docs unavailable at this time).

If the owner of the Old Brewhouse donates the property and building, the City should only rehabilitate if separate funding is used.

I understand the City is a big proponent of redevelopment ect at these sites. It would be interesting to calculate to expenditures for all the studies and last year infrastructure/road improvements. Undeniably a historic area for Tumwater, but the investment is huge and may have little influence on what a developer/owner will apply to do there. The point being if the City does not actually own the property, the only way to control is zone uses and let economics control. We have the interior of Tumwater infrastructure/roads to repair before more investment that benefits a few owners.

I would be more in favor of the City acquiring more of the Brewery property, which if we could have done earlier would have come with very substantial water rights (which later were condemned and shared by the tri cities). The transfer of this water was the actual decision that a large brewery could never occur again. BTW, the brewery actual produced root beer during prohibition.....a craft brewery may not be the best economic income if ever rehabilitated.....maybe we make a craft pop shop or root beer?

From: Heidi Cerniwey [<mailto:HCerniwey@ci.tumwater.wa.us>]
Sent: Tuesday, March 29, 2016 6:16 PM
To: Jon Hare
Subject: RE: Old Brewery acquisition

Jon,

Thanks for your inquiry. Preservation of the Old Brewhouse as a historic landmark has been a community goal and priority for many years. The focus has been on preserving the structure at its original location. Below are several references that have laid the groundwork for rehabilitation of the site and the structure.

Brief background about the importance to the community:
<http://www.ci.tumwater.wa.us/about-tumwater/history/old-brew-house>

List of planning documents (scroll to bottom of page):
<http://www.ci.tumwater.wa.us/departments/community-development/long-range-planning>

Tumwater Historic Site Study (2015):
<https://www.ci.tumwater.wa.us/home/showdocument?id=4617>

New Market Historic Commercial District:
<http://www.ci.tumwater.wa.us/home/showdocument?id=2402>

General information:

<http://www.ci.tumwater.wa.us/doing-business/targeted-opportunities/brewery-property>

Brewery Visioning Project:

<http://www.ci.tumwater.wa.us/home/showdocument?id=352>

Brewery Action Plan

<http://www.ci.tumwater.wa.us/home/showdocument?id=354>

Please let me know if you have additional questions.

Kind regards,

Heidi

Heidi Behrends Cerniwey
Assistant City Administrator/Brewery Project Manager
City of Tumwater
555 Israel Road SW
Tumwater, WA 98501
hcerniwey@ci.tumwater.wa.us
(360) 754-4128 office

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STAY CONNECTED



From: Jon Hare [<mailto:jonhare@comcast.net>]
Sent: Tuesday, March 29, 2016 2:23 PM
To: Heidi Cerniwey
Subject: Old Brewery acquisition

Can you please email or link me to more details on the old brewery gift, cost benefit info on restoring (and what for) versus rebuilding new model. Thank you. Jon

Jon C. Hare
(360) 870-4023 Cell
(360)956-7320 Home

Hanna Miles

From: Al King <AlKing1@Comcast.Net>
Sent: Sunday, April 03, 2016 7:41 PM
To: Heidi Cerniwey
Subject: RE: Brewery Acquisition

Ms. Cerniwey,

Thank you for the link.

In reviewing the agreement and researching further the background of the proposal, my response first is that the City should NOT enter into this agreement, nor should taxpayer funds be committed to it. The letter states "Protecting and restoring the structure for future generations is in the public's best interest." I would be most curious as to how that was determined. Speculative deals such as this are typically not considered "in the public's best interest." As a taxpayer in the City of Tumwater, I fail to see how such a statement is valid, and am certainly not thrilled about my tax dollars being used to speculate in real estate, particularly in a still soft market with a shaky economy.

First and foremost, it appears that Falls Development LLC (principals not identified - what happened to open government?) could ultimately be the beneficiary of a gift of public funds, contrary to the State Constitution. Does the City really believe that partnering with a private developer in a real estate deal would occur if the private partner did not see a fiduciary benefit? Even if there is not a direct exchange of funds (the agreement suggests there is), the secondary benefits appear obvious. Does the City really want to enter into a potentially illegal agreement?

If no private firm has stepped forward in the many years since Olympia Brewing failed and created a successful reinvestment and rebuilding (for example what happened to Tumwater Development LLC?), why does the City believe it can do better? Government agencies are not designed to be efficient, rather to protect the public interests and funds. They are not designed to take the risks inherent in real estate that is not specifically for the direct use of the agency. As Thurston County has demonstrated, even then it is risky at best.

In addition to a stated commitment of \$1,000,000, there appears to be an additional potential commitment of City funds of more than \$6,000,000.

Further, the agreement does not consider ongoing maintenance, which over time could add substantially to the City's commitment. Is the City's budget really that strong? I suggest given the need for reconstruction on many City streets, including Capital Boulevard, that has been delayed significantly, that may not be the reality. I also refer you to the costs Thurston County has incurred in maintenance costs on the Mottman facility. Moreover, the City entered into a project on Tumwater Boulevard some years ago, apparently with the notion that maintenance was not an issue, and constructed beautiful, expensive to maintain landscaping. That was a far lesser commitment, yet within a couple of years the landscaping had fallen into disarray and was completely removed, a huge waste of taxpayer funds. Does the City believe it can do better on a far less predictable and far more speculative deal? I question that probability.

Bottom line, while I recognize and encourage the desire to preserve and enhance a beautiful setting with the Falls Park, I suggest that the City would be far wiser to consider appropriate zoning that allows private developers to make the property pay back, with limited development restrictions for preservation of the park and easements to facilitate its enhancement, but to have no direct engagement in the project. That would not only be in keeping with the City's normal responsibilities, but would avoid potential illegal entanglements, and entering into a highly speculative high risk real estate deal.

Thank you for your consideration.

Al King
1623 Arab Drive SE
Tumwater, WA 98501

-----Original Message-----

From: Heidi Cerniwey [mailto:HCerniwey@ci.tumwater.wa.us]
Sent: Sunday, April 03, 2016 12:50 AM
To: Al King <AlKing1@Comcast.Net>
Subject: RE: Brewery Acquisition

<https://web.ci.tumwater.wa.us/weblink/DocView.aspx?id=289273&page=1&dbid=0>

Attached is the link.

Heidi

From: Al King [AlKing1@Comcast.Net]
Sent: Saturday, April 02, 2016 10:22 PM
To: Heidi Cerniwey
Subject: Brewery Acquisition

Without knowing what the draft agreement contains, how is it possible to comment? There is no link in the email.=

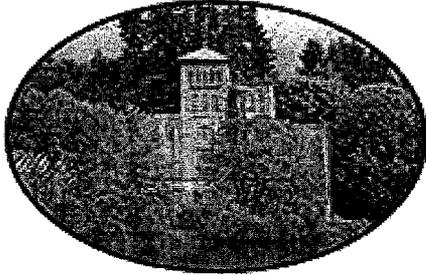
Hanna Miles

From: Rob <rgkirkwood@hotmail.com>
Sent: Saturday, April 02, 2016 7:41 AM
To: Pete Kmet; citycouncil@ci.olympia.wa.us
Cc: Heidi Cerniwey; John Doan
Subject: OBH Tower
Attachments: April 5 hearing.pdf

Mayor Kmet and Council Members

Looking forward to our Tuesday evening meeting.

Rob



Old Brewhouse Foundation

Preserving Our Regional Landmark, Creating Tomorrow's Treasure

April 1, 2016

Pete Kmet, Mayor, and
Tumwater City Council
Tumwater City Hall
555 Israel Road SW
Tumwater, WA 98501

Dear Mayor Kmet and Members of the City Council:

The Old Brewhouse Foundation (OBF) supports Tumwater acquiring the Old Brewhouse Tower. We know that acquisition of the Tower is an important next step in the preservation and reuse of the old brewery complex.

We also know that the acquisition will come with obligations for stabilization and eventual restoration. The Brewhouse Tower is a regional asset and hence a regional responsibility. We have met many local people from across the county with our mobile museum display. Almost everyone we meet is enthusiastic about supporting restoration of the Old Brewhouse Complex for public use. We urge Tumwater to initiate the formation of a regional organization to support the restoration work that needs to be done.

The OBF has been recruiting volunteers to construct temporary roofs and possibly other restoration projects for the Tower. We have received offers for donated crane services (Snell Crane), engineering services (McSquared) and possibly window restoration work. Volunteers and donations will be an important part of future grant requests and legislative funding.

The OBF would like to emphasize the region wide appeal of the Old Brewhouse Project. The donated services are from companies outside of Tumwater. Eric Snell is from Aberdeen. McSquared is in Olympia. None of the current OBF board members live in Tumwater. We know that at least two Lacey Council members consider the OBH a regional asset and regional responsibility. Most of the people that we meet with our mobile museum say they are willing to pay for the buildings rehabilitation. I bring up these points to emphasize that the Old Brewhouse is of regional interest and Tumwater could share the load with a lot of other folks.

A second point of emphasis is that the Old Brewhouse complex deserves a treatment beyond maximizing the return on financial investment. Peoples have gathered at the location to travel, rest, work and celebrate for thousands of years. The site's history, natural features and evolving natural environment deserve a level of protection beyond what maximizing the return on financial investment can provide. The "triple bottom line" is a phrase coined in 1994 by John Elkington describing the separate financial, social and environmental "bottom lines" of a project. A triple bottom line measures

Mayor Pete Kmet and
Tumwater City Council
April 1, 2016
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the project's economic value, "people account" – which measures the projects degree of social responsibility - and the project's "planet account" – which measures the project's environmental responsibility." The OBH site, possibly more so than any other site in the region, deserves a triple bottom line.

We urge you to accept the Tower donation and to proceed with formation of an interjurisdictional group to finance and manage the facility.

Sincerely,

Rob Kirkwood, President

cc: John Doan, City Administrator
Heidi Cerniwey, Assistant City Administrator

Hanna Miles

From: Brad Ridgeway <bradridgeway@msn.com>
Sent: Tuesday, April 05, 2016 2:17 PM
To: Heidi Cerniwey; John Doan; Ed Hildreth; Debbie Sullivan; Eileen Swarthout; Nicole Hill; Joan Cathey; Tom Oliva; Neil McClannahan; Pete Kmet
Cc: Ridgeway; iafflocal2409@outlook.com
Subject: Position Letter on Old Brewhouse
Attachments: Brewery letter.docx

Please consider this letter when you move forward on this decision. I urge you to take pause to protect the City's financial position.

To whom it may concern:

I want to preface this letter by stating that I am speaking on behalf of my family and myself. Though my Union may present a similar message, please hear my message as one from Tumwater taxpayers, citizens, and customers.

I have grave concerns over the letter of agreement between the City of Tumwater and Falls Development LLC. Over the past several years, the City has taken an active role in marketing the brewery property for redevelopment. I think all parties agree that a positive, active role of government is necessary to stimulate interest, guide development, and complete sustainable projects that meet the community's needs.

I do believe that at surface level, any given citizen would be interested in preserving and re-developing the landmark of the Old Brewhouse. On that note, a gift of the Brewhouse to the City sounds delightful until we learn of the required future payment effectively makes this deal a purchase and not a gift. If we asked the same citizen if they supported the City purchasing the brewhouse for \$1,000,000 under stipulations that \$5.6 million more shall be invested in improvements, and all other developments of the surrounding property will be subject to fiscal partnership for a future unknown investment cost, a reasonable citizen would take pause to recognize the liability. When one learns that access/egress is a terribly difficult problem to solve with expected millions more of needed investment, a reasonable citizen would likely decline this offer.

This project is "hopes and dreams" and we cannot invest public dollars so recklessly. Right now our City has needed improvements and maintenance that are not being met. We also have recently passed a Public Safety levy, annexations, fire district levy, and Transportation Benefit District levy all while explaining to residents that this revenue is needed to maintain and/or improve their service level. Water rates have also increased for citizens. Now, all of a sudden, there seems to be a bright future for unobstructed revenue to fund this Brewhouse project. I understand that the City believes that they can "find" money in the form of state and federal funding and grant, private donations, and tax credits. This is wishful thinking. Just recently, the City's same wishful thinking resulted in a property auction of the other brewery properties where nobody offered market bids for the subjected parcels. We were told publicly that big things were on the horizon and there were many interested parties. In fact the opposite occurred and left egg on the City's face. Recently a private developer purchased that property, and let's hope that they are successful in their business plans private investment and responsible public accommodation.

This Old Brewhouse is setting us up for financial disaster. The City has not staffed the police and fire departments to adequate levels as described in long term plans. In fact both departments are routinely required to bear the burden of running ballot initiatives or finding new money such as grants to make steps toward meeting staffing goals. In the meantime, these agencies struggle to meet the citizen's demands.

Meanwhile, our City invests millions of dollars in non-essential projects. One such project is golf course operations and the restaurant lease. Examination of the budget shows a loss of over \$1 million per year over the last five years to the golf course and a lease agreement that is so favorable to the River's Edge

that it is an obvious misuse of public funds. This example displays the City's long-term commitment to non-essential expenses. Even if we sold the golf course today, we would still not be meeting our obligatory staffing, building maintenance, and operational goals outlined in multiple master plans. So if we hamstringing ourselves with a fiscal black hole of future expenses, we can only go backwards.

Make no mistake, this is NOT a gift. The City would be purchasing this property for \$1 million, and then forced to improve it with millions more. Why? It is cost prohibitive for the owner. It is irrational to expect this to be cash neutral or cash positive for us. Also the current owner gets first right of refusal for lease. Falls Development has their building improved and makes \$1 million with public funds. This reminds me of the River's Edge.

Please reconsider your interest in this agreement. It seems as though your desire to reach the dream of a restored Old Brewhouse has temporarily blinded you to the unreasonable fiscal impact. I will support partnership on these projects, just not at this level with public dollars. Tumwater does not have this much discretionary cash.

Respectfully,

Brad Ridgeway and family.

Heidi Cerniwey

From: Jennifer Mortensen <jmortensen@preservewa.org>
Sent: Tuesday, April 05, 2016 12:40 PM
To: Heidi Cerniwey
Cc: Chris Moore; Julianne Patterson; Griffith, Greg (DAHP)
Subject: Re: Public acquisition of the Old Brewhouse | Comments welcome during a public hearing on April 5
Attachments: WTHP40lowres.jpg; ATT00001.htm; WATrust - Old Brewery Transfer Support.pdf; ATT00002.htm

Hello Heidi,

Many thanks for keeping us in the loop with the Old Brewhouse property! As you know, this one has been on our radar for quite some time and continues to be of great interest to us. Attached please find a letter with comments from the Washington Trust regarding the letter of agreement and potential transaction.

Please let me know if you have any questions!

Best,

Jennifer Mortensen
Preservation Services Coordinator
Washington Trust for Historic Preservation
1204 Minor Avenue
Seattle, WA 98101
206-624-9449
preservewa.org

April 4, 2016

Honorable Mayor Pete Kmet and Tumwater City Councilmembers
City of Tumwater
555 Israel Road SW
Tumwater, WA 98501

RE: Letter of Agreement with Falls Development to Acquire Old Brewhouse and Trails

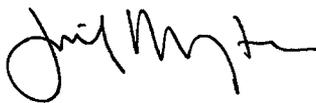
Dear Mayor Kemt and City Councilmembers:

The Washington Trust for Historic Preservation is in receipt of the City of Tumwater's *Letter of Agreement with Falls Development to Acquire Old Brewhouse and Trails*. We enthusiastically support the transfer of the property to the City of Tumwater in order to advance the adaptive reuse of the historic brewery site. The Old Brewhouse was nominated to the Washington Trust's annual, statewide Most Endangered Historic Properties List in 1995 and again in 2003, and continues to remain on the Most Endangered Watch List. The proposed transfer improves the potential for rehabilitation and is an exciting prospect!

The Washington Trust strongly agrees with the Letter of Agreement that protecting and restoring the structure for future generations is in the public's best interest. We applaud the City of Tumwater for its forward-thinking commitment and investment in local history and its efforts to seek meaningful solutions that enhance the historic built environment. The Brewhouse is a significant and iconic property; its preservation and reuse will strengthen the character of the city and contribute to the local economy of Tumwater and surrounding areas.

The Washington Trust commends the City of Tumwater for continuing to make this building a community priority and taking the necessary steps to intervene as a measure to ensure long-term preservation of the Old Brewhouse. We stand ready to offer any assistance within our capacity as the city and its many stakeholders embark on redevelopment. Thank you for the opportunity to comment and we hope to be involved in an advisory capacity as the project moves forward.

Sincerely,



Jennifer Mortensen
Preservation Services Coordinator

Date: April 5, 2016, 11:50 a.m.

From: Heidi Behrends Cerniwey, Assistant City Administrator/Brewery Project Manager

RE: Conversation with Jay Fuller, Fuller and Fuller Law, 204 Custer Way, Tumwater, WA 98501

Called to register concerns about the impact of expansion of Boston Street in conjunction with any development that would take place on the historic brewery site. The Fuller and Fuller Law Office parking and access could be negatively impacted by construction activities and ultimately by development. Jay requested notification of activities and decisions that could potentially impact their business and facility.

Hanna Miles

From: Heidi Cerniwey
Sent: Tuesday, April 05, 2016 3:00 PM
To: Pete Kmet; John Doan
Subject: FW: Old Brewhouse

FYI

From: Reuben M McKnight [<mailto:reuben.mcknight@gmail.com>]
Sent: Tuesday, April 05, 2016 2:10 PM
To: Heidi Cerniwey
Subject: Old Brewhouse

Dear Ms. Behrends Cerniwey:

Please accept this email as a statement in support of the public acquisition of the Old Brewhouse. This iconic structure represents both irreplaceable history that contributes to the identity of Tumwater, as well as enormous future opportunity.

Historic rehabilitation is often under-appreciated as a form of economic development, but historic buildings are, in fact, a tremendous strategic asset for those communities fortunate enough to retain some historic character. In Tacoma, we have many, many examples of community revitalization through preservation that have occurred over the past twenty years, bringing in hundreds of millions of dollars in investment.

The opportunity to gain site control over such an iconic property is an opportunity that should not be passed over. I understand rehabilitation of the brewery is also supported by Tumwater's Comprehensive Plan.

I urge the City of Tumwater to proceed with the acquisition.

Thank you,

Reuben

--

Reuben M McKnight
Tacoma WA

March 29, 2016

Mayor Kmet and Members of the Tumwater City Council,

Rather than flood you with letters in support of the City accepting the timely gift of the Old Historic Brewhouse, we feel Heather Lochman has perfectly described the importance of your upcoming decision.

Therefore, we add our names to hers in support of Tumwater acquiring and protecting this important structure.

Sincerely,

Storie Story
Ann Ryland & Mike Ryland
Richard VanHogson
Laura Rorri
Carole North
Wayne Zilbergo
Dwayne Stete
Jeanne Myones
Judy Rimmer
Eileen J. LeVan
Michael [Signature]

From: **Heather Lockman** h.lockman@comcast.net
Subject: Old Brewhouse
Date: March 29, 2016 at 11:59 AM
To: Council@ci.tumwater.wa.us



Mayor Kmet and Members of City Council,

When the Old Brewhouse first rose at the foot of Tumwater Falls in 1905-06—handsome, solidly built, and proud—it was an unmistakable symbol of prosperity and success, and a huge declaration of faith in the future of Tumwater. That faith was not misplaced. Despite the dark years (from a brewer's perspective) of Prohibition, the brewing of beer did indeed fuel the community of Tumwater into the 21st century.

There are so many reasons not to let the Old Brewhouse crumble. It is, first of all, a lovely thing—an iconic and evocative structure that enriches the scene below the Falls and gives Tumwater a genuine presence along the curve of Interstate 5, (not unlike Olympia's capitol dome on the opposite side of the freeway). It is also a rare, tangible connection to Old Tumwater, a place that survives almost solely in photographs now. Above all, it is a specific monument to Tumwater's long association with the brewing of beer. Any attempt to revive that tradition must surely include preservation of the red brick Italianate tower where Leopold Schmidt brewed the world-famous Olympia Beer that had delighted gold miners in the Klondike and cheered sailors aboard the USS Olympia during the Spanish American war.

There are many ideas about what should ultimately happen with the Old Brewhouse. (I personally favor stabilizing and preserving it as the romantic ruin it is, like ancient castles and fortresses in older parts of the world.) But the first step to doing anything at all is to acquire and protect the structure before it is too far gone to save. You have a chance now that may not come again, and I dearly hope you will take it.

Yours sincerely,

Heather Lockman

Author (with Carla Wulfsberg) of the photo history *Tumwater*
Writer of interpretive panels in Tumwater Historical Park, Tumwater Falls Park, and at the Crosby, Henderson, and Schmidt Houses