

TO: Public Works Committee
FROM: Brandon Hicks, Director
DATE: November 20, 2025
SUBJECT: Resolution No. R2025-020 Craft District Development Agreement Amendment No. 4

1) Recommended Action:

Place Resolution No R2025-020 Craft District Development Agreement Amendment No. 4 on the December 2, 2025 City Council consideration agenda with a recommendation to adopt.

2) Background:

The Council adopted Resolution No. R2018-008, approving a development agreement with the Craft District at the February 20, 2018, Council meeting. The agreement addressed construction of public improvements related to the development of District property and the City's Tumwater Valley Drive Realignment project. The Council later adopted Resolution No. R2020-026, approving a time extension at the December 1, 2020 Council meeting. Resolution No. R2021-012 was adopted at the December 3, 2021, Council meeting, increasing the limits of the development agreements, adding additional public improvements, increasing development fee credits, and providing minimum requirements for use of development fee credits and occupying the buildings on District property. Resolution No. R2023-010 was adopted at the June 6, 2023 Council meeting to extend the term of the Agreement to December 31, 2025.

The extended term of the agreement has expired, however City and District improvements included in the development agreement have not been completed due to commercial market and lending conditions significantly impacting the District's schedule.

3) Policy Support:

Pursue and Support Targeted Community and Economic Development Opportunities

- Support the Tumwater Craft movement

4) Alternatives:

☐ Recommend changes or another course of action.

5) Fiscal Notes:

The funds for the City's share of the agreement are primarily from the Transportation CFP Water CFP, and Parks Impact Fees.

6) Attachments:

A. Resolution No. R2025-020