



# **SPECIAL MEETING- COUNCIL WORKSHOP AGENDA**

**Council Chambers – 1300 First Street**

**May 14, 2026 at 5:30 PM**

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**1. CALL TO ORDER - ROLL CALL**

**Mayor Linda Springer**

**Councilmember Kim Skinner**

**Councilmember Jeremy Winn**

**Councilmember Justin Spargo**

**Councilmember Steve Davis**

**Councilmember Sue Darcy**

**2. APPROVAL OF AGENDA**

**3. NEW BUSINESS**

- i. COUNCIL OF GOVERNMENT, OPPORTUNITY ZONES 2.0**

**4. COUNCIL COMMENTS**

*Public comments may be made in-person during the meeting. If unable to attend, please submit comments to [mayor@cosmopoliswa.gov](mailto:mayor@cosmopoliswa.gov) by noon on meeting day.*

If you are unable to attend the meeting in person, you may join with the following Zoom Information

Join Zoom Meeting:

<https://us02web.zoom.us/j/89164056037>

Meeting ID: 891 6405 6037

Phone: 1-253-215-8782

### What is Opportunity Zones 2.0?

Opportunity Zones 2.0 is a federal and state economic development (tax incentive) program designed to encourage private investment in undercapitalized communities that are ready for revitalization, redevelopment, housing, infrastructure improvements, and job creation.

The Washington State Department of Commerce is currently evaluating eligible census tracts for nomination to the federal program. Once designated, Opportunity Zone status remains in place for approximately 10 years. Only a limited number of eligible census tracts statewide will be selected, making this a highly competitive process.

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### Benefits

Designation can help your city or community:

- Attract private investment and redevelopment
- Support business growth and job creation
- Encourage housing and mixed-use development
- Promote redevelopment of vacant or underutilized properties
- Support downtown revitalization and infrastructure improvements
- Increase visibility for economic development opportunities
- Strengthen competitiveness for future funding and partnerships

This program is intended to help communities tell a stronger investment story and market themselves to developers, investors, businesses, and funding partners.

### Why Local Support Matters

The State's scoring criteria heavily favor communities that demonstrate:

- Local government support
- Economic development readiness
- Identified investment opportunities or redevelopment sites
- Community engagement
- Alignment with local plans and policies

Simply qualifying as an eligible tract is not enough. Communities that actively support and promote the designation are more likely to be nominated and more likely to benefit from the program long-term.

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### If You Chose to Participate, We Need the Following

#### 1. Designate a Local Point Person

We need one staff contact to meet with GHCOG for approximately one hour to identify local investment and redevelopment opportunities within the proposed census tract.

The contact should have working knowledge of:

- Local development policies and permitting
- The City's economic development priorities
- Current or planned development efforts
- Let us know if the community is realistically positioned to attract private investment within the program timeline

#### 2. Help Identify Investment Opportunities

Each tract nomination must demonstrate development or investment potential.

For each proposed tract, we must identify whether there are:

- Active** development projects
- Identified potential** redevelopment sites or investment opportunities
- General investment readiness and future potential (*No specific projects*)

If projects exist, the State allows up to three projects to be highlighted per tract, and we should do that if we can.

***Important: Even if a tract does not currently have active projects, communities may still qualify by demonstrating future investment readiness and redevelopment potential.***

## Important to Understand

This is likely the **only** Opportunity Zone designation opportunity for the next decade. Communities that choose not to participate now may not have another opportunity for inclusion for many years.

States may designate up to 25% of eligible tracts (or 25 minimum) as Opportunity Zones. Right now, we have 304 eligible tracts in Washington state. This means Washington can designate 98 total zones — down from 139 in the 1.0 program, a reduction of 27% in eligible OZs for 2.0. **Each tract requires its own application.**

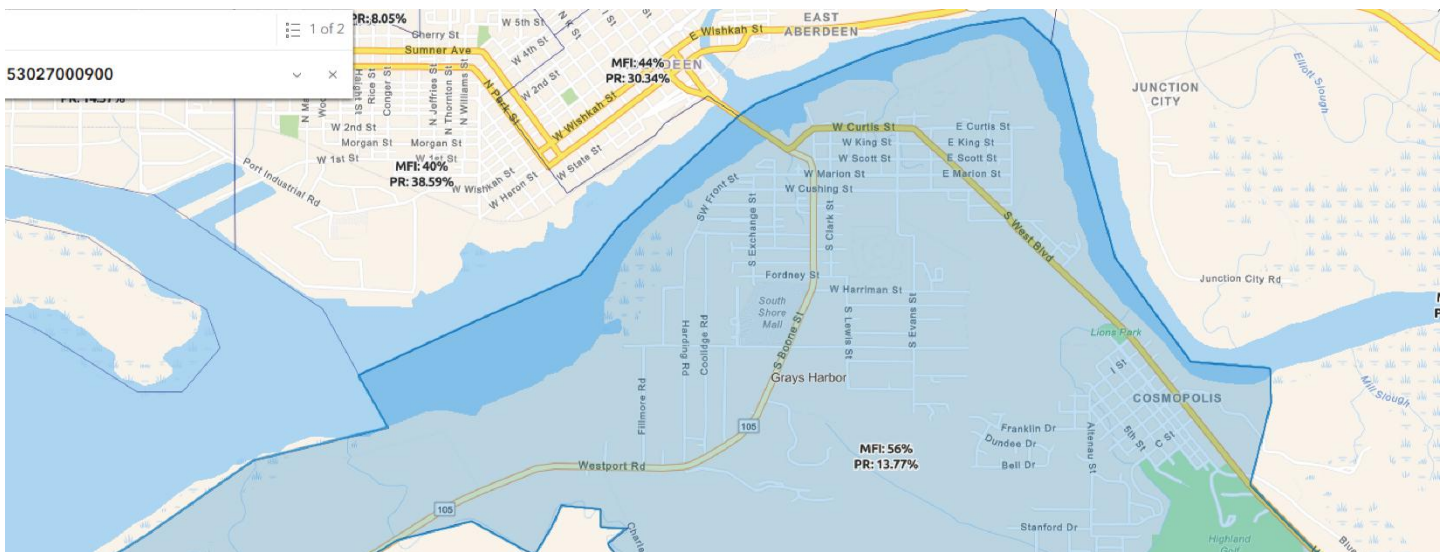
Every eligible tract is assessed on the same criteria: degree of economic distress, investment readiness, policy alignment, and rural or tribal considerations.

## GHCOC's Role

The Grays Harbor Council of Governments (GHCOC) is coordinating a regional nomination effort on behalf of participating jurisdictions in Grays Harbor County.

GHCOC is helping:

- Coordinate application materials
- Compile supporting documentation
- Strengthen competitiveness of local nominations
- Support regional economic development collaboration



### KEY DETAILS

**Application Deadline:**  
May 28, 2026

**Washington State Department of Commerce**  
<https://www.commerce.wa.gov/opportunity-zones/>



**What's Changing:**

1. Fewer tracts will be accepted into the program & stricter eligibility requirements
2. Heavily favors rural and distressed communities
3. New "Qualified Rural Opportunity Fund" w/ 30% step-up on capital gains for rural census tracts
4. Reduced "substantial improvement" requirement threshold to 50% vs 100% for non-rural
5. Treasury will require investors to submit annual public reports

## What is the SS4A Program?

The federal **Safe Streets and Roads for All (SS4A)** program helps communities improve roadway safety and reduce serious injury and fatal crashes for everyone who uses the transportation system — including drivers, pedestrians, bicyclists, transit users, freight, and emergency responders.

The Grays Harbor Council of Governments (GHCOG) is preparing a **regional grant application** to develop a **Comprehensive Safety Action Plan** for Grays Harbor County and participating jurisdictions.

## Benefits

### Access to future grant funding

Many future federal and state transportation safety grants will prioritize or require projects identified in an adopted Safety Action Plan.

Participation helps position Cosmopolis for future funding opportunities related to:

- Pedestrian and bicycle safety
- Intersection improvements
- Traffic calming
- School zone safety
- Sidewalks and crossings
- Speed management
- Freight and industrial access safety
- Emergency response access
- Lighting and signage improvements

### No construction commitment

Participation in the planning effort does **not** commit the City to future construction projects. The plan simply helps identify priorities and creates eligibility for future funding opportunities.

## Why this matters for Cosmopolis

Smaller communities often face challenges competing for transportation funding on their own. A regional SS4A effort helps ensure communities like Cosmopolis have:

- A seat at the table
- Professional planning support
- Stronger regional coordination
- Better access to future infrastructure funding

A GHCOG-led countywide Safety Action Plan reduces costs, saves staff time, strengthens future grant competitiveness, and delivers a coordinated, data-driven safety strategy that benefits every jurisdiction in Grays Harbor County.

### Data-driven local safety planning

The plan would include:

- Crash and safety data analysis
- Identification of high-risk areas
- Community and stakeholder engagement
- Project and policy recommendations
- Implementation strategies and funding pathways

This creates a locally tailored roadmap for future transportation safety investments.

### Regional collaboration = lower local cost

By participating in a regional effort led by GHCOG, jurisdictions can:

- Share planning costs
- Reduce administrative burden
- Access technical expertise
- Coordinate regional transportation priorities
- Develop projects that are more competitive for funding

### KEY DETAILS

#### Important Dates

Federal Application Deadline: May 26, 2026  
GHCOG Target Submission Date: May 22, 2026

**Total Grant Request:** \$500,000

#### Proposed Match Structure

GHCOG Match Contribution: \$65,000  
Combined Local Match Goal: \$60,000

Estimated Local Match Per Jurisdiction: Approximately \$7,000–\$15,000 depending on total participation levels and community size.

Inclusion in the final Safety Action Plan requires participation in the local match contribution.

Learn More: **USDOT SS4A Program Information** -

[www.transportation.gov/grants/SS4A](http://www.transportation.gov/grants/SS4A)

