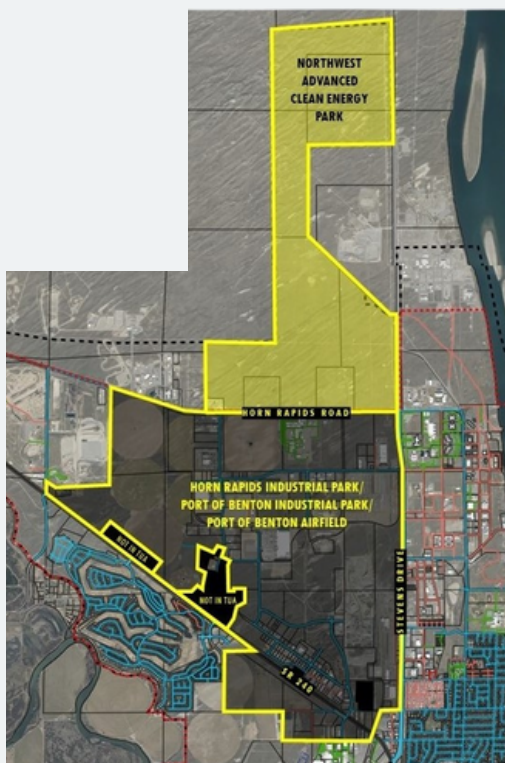




TARGETED URBAN AREA (TUA) TAX EXEMPTION PROGRAM OVERVIEW

- This program is a recruitment tool to help the City compete with other states.
- Company must attest that they would not have located in Richland if not for this program.
- Property tax exemption is only on new improvements for manufacturers located within the TUA boundary.
- Property tax on the land and non-manufacturing improvements are paid during the exemption period.
- Exemption period is ten years starting after project completion.
- Current legislation offers the program until 2030.
- Established by Chapter 84.25 RCW (2021 Amendment).
- Benton County is offering the same exemption for the County's portion of property tax through a separate application process.



AREAS DESIGNATED FOR TUA EXEMPTION
Chapter 84.25 RCW; COR Resolution 2023-150



Min. 25 living wage jobs:
\$23/hr and 2,080 hrs/yr



Project Valuation
\$800K or more



Manufacturing uses
by NAICS code



10,000 sqft of improvements



3-year construction timeline



TARGETED URBAN AREA (TUA) TAX EXEMPTION PROJECT OVERVIEW

ATLAS AGRO

- Project Name: Pacific Green Fertilizer
- Site: Approximately 150 acres located at 1500 Horn Rapids Road
- Located in the Northwest Advanced Clean Energy Park
- Opportunity for 2-year extension in year 3 if project request is justified



Jobs Created:

158 Direct Non-Construction Jobs
Created indirect/induced: 298



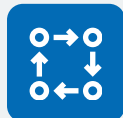
Project Valuation:

\$1.1B



Economic Impact of Jobs:

\$35.6M (est. change in earnings
from jobs & state/local taxes
annually)



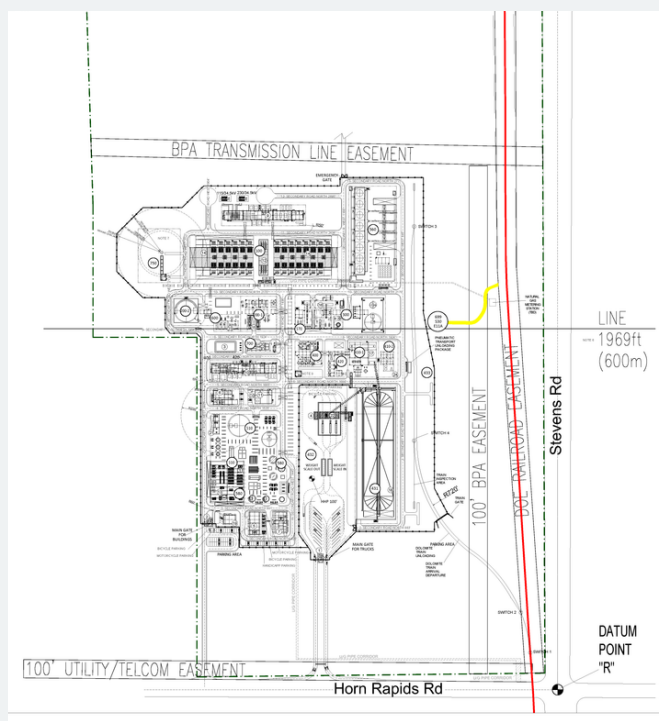
Sq Ft of Improvements:

518,864



Construction Timeline:

Completion est. January 2028



ATLAS AGRO SITE PLAN