



## CITY COUNCIL MEETING MINUTES

Vancouver City Hall | Council Chambers | 415 W. 6th St.  
PO Box 1995 | Vancouver, WA 98668-1995  
[www.cityofvancouver.us](http://www.cityofvancouver.us)

Anne McEnery-Ogle, Mayor

Bart Hansen • Ty Stober • Erik Paulsen • Sarah J. Fox • Diana H. Perez • Kim D. Harless

## February 6, 2023

### WORKSHOPS

Vancouver City Hall - Council Chambers - 415 W 6th Street, Vancouver WA

*Workshops were conducted in person in the Council Chambers of City Hall. Members of the public were invited to view the meeting in person, via the live broadcast on [www.cvtv.org](http://www.cvtv.org) and CTVV cable channels 23 or HD 323, or on the City's Facebook page, or [www.facebook.com/VancouverUS](http://www.facebook.com/VancouverUS).*

*View the CTVV video recording, including presentations and discussion, for workshops at:*

[https://www.cvtv.org/vid\\_link/35349?startStreamAt=0&stopStreamAt=2388](https://www.cvtv.org/vid_link/35349?startStreamAt=0&stopStreamAt=2388)

### **4:30-5:30 p.m. Comprehensive Plan Update**

*Domenic Martinelli, Senior Long Range Planner, 360-487-7943;  
Rebecca Kennedy, Deputy Community Development Director, 360-487-7896*

### **Summary**

Staff led Council through a discussion of the Comprehensive Plan Update.

## **COUNCIL DINNER / EXECUTIVE SESSION RE: LABOR NEGOTIATIONS STRATEGY AND PENDING LITIGATION (30 MIN)**

Mayor McEnerny-Ogle announced the Council would be entering into executive session from 5:15-6:15 p.m. to discuss Labor Negotiations Strategy.

## **REGULAR COUNCIL MEETING**

*This meeting was conducted as a hybrid meeting with in person and remote viewing and participation over video conference utilizing a GoToMeeting platform. Members of the public were invited to view the meeting in person, via the live broadcast on [www.cvtv.org](http://www.cvtv.org) and CVTV cable channels 23 or HD 323, or on the City's Facebook page, [www.facebook.com/VancouverUS](http://www.facebook.com/VancouverUS). Public access and testimony on Consent Agenda items and under the Community Forum were also facilitated in person and via the GoToMeeting conference call.*

*Vancouver City Council meeting minutes are a record of the action taken by Council. To view the CVTV video recording, including presentations, testimony and discussion, for this meeting please visit: [https://www.cvtv.org/vid\\_link/35351?startStreamAt=0&stopStreamAt=8062](https://www.cvtv.org/vid_link/35351?startStreamAt=0&stopStreamAt=8062) Electronic audio recording of City Council meetings are kept on file in the office of the City Clerk for a period of six years.*

### **Pledge of Allegiance**

### **Call to Order and Roll Call**

The regular meeting of the Vancouver City Council was called to order at 6:30 p.m. by Mayor McEnerny-Ogle. This meeting was conducted as a hybrid meeting, including both in person and remotely over video conference.

**Present:** Councilmembers Harless, Perez, Fox, Paulsen, Stober, Hansen, and Mayor McEnerny-Ogle

**Absent:** None

### **Approval of Minutes**

Minutes - January 23, 2023

**Motion by Councilmember Hansen, seconded by Councilmember Stober, and carried unanimously to approve the meeting minutes of January 23, 2023.**

## Community Communications

Mayor McEnery-Ogle opened Community Communication and received testimony from the following community members regarding Items 1-5:

- Kimberlee Elbon, La Center, WA
- Dmitri Stoyanoff, Vancouver
- Peter Fels, Vancouver

There being no further testimony, Mayor McEnery-Ogle closed Community Communication.

## Consent Agenda (Items 1-5)

Council requested Item 4 be pulled for discussion.

Council discussed the Item with staff.

**Motion by Councilmember Paulsen, seconded by Councilmember Perez, and carried unanimously to approve the Items on the Consent Agenda.**

### 1. **Continued use of Washington State contract #06619 for Copiers and Managed Print Services**

Staff Report: 015-23

*The City uses Washington State contract #06619 to purchase copiers, multi-function devices, supplies and related services. This contract is utilized by all departments.*

*The City is requesting authorization to continue to use the contract to procure these commodities through the end of the contract, which is 7/31/2024, and into any extended period negotiated by the State of Washington.*

*The City is approaching the \$300,000 City purchasing threshold and requests authority to continue to purchase from this contract up to the amounts approved by Council in the City's budget process.*

Request: Authorize the City Manager or their designee to approve purchases under Washington State contract #006619 with Copiers Northwest for the life of the contract up to the current authorized budget.

*Patrick Gilbride, Information Technology Director, 360-487-7650*

**Motion approved the request.**

**2. Approval of an increase to an existing contract with Associated Petroleum Products; C-100810 WA State Contract #08721**

Staff Report: 016-23

*On November 5 2022, the interlocal agreement the City had with Clark Public Utilities expired (C-100082). This contract was originally created to allow local municipalities to purchase alternative blends of renewable diesel fuel. Renewable diesel has many benefits, including reducing greenhouse gas emissions by up to 75% when compared to regular ultra-low sulfur diesel. In keeping with the City's climate action goals, and to protect itself from fluctuating fuel prices, staff is requesting the ability to purchase from this contract and take advantage of the contract pricing.*

Request: Authorize the City Manager or their designee to approve purchases under Washington State Contract #08721 for the life of the contact with Associated Petroleum Products, up to the current authorized budget.

*Dan Zenger, Fleet Services Manager, 360-487-8205*

**Motion approved the request.**

**3. Eighth Amendment to the Professional Services Agreement No. 80989 (Now 88635) with American Medical Response (AMR) for Ambulance Services**

Staff Report: 017-23

- On November 10, 2014, the City Council authorized the City Manager to enter into a five-year Agreement with an additional five-year possible extension. The Contract became effective January 1, 2015. On December 17, 2018, the City Council authorized the City Manager to enter into a five year extension to the Agreement.*
- The Clark County MPD Office is requiring Clark County agencies to use the same patient care reporting system, ESO, to better serve patients. AMR is not currently using ESO. To facilitate the timelier transition to the new patient care reporting system, ESO, the City proposes to provide a one-time contract administrative fee reduction if the transition to ESO by AMR is completed by March 31, 2023.*
- The reduction is proposed to be the lesser of 30% of total first year costs paid by AMR to ESO and Central Square in 2022 and/or 2023 or \$26,534.*
- The proposed amendment seeks to clarify the timing and the Consumer Price Index for All Urban Consumers (CPI-U) used for annual increases to patient charges and contractor's administrative fee.*
- The modifications are set forth in the attached Eighth Amendment to the Ambulance Services Agreement.*

- *A Sixth Amendment to the Agreement requires that all subsequent amendments be presented to Council for approval.*

Request: Authorize the City Manager to execute the attached Eighth Amendment to the Professional Services Agreement No. 80989 (Now 88635) with AMR for Ambulance Services.

*Brennan Blue, Vancouver Fire Chief, 360-487-7201*

**Motion approved the request.**

#### 4. **Appointments to the Planning Commission**

Staff Report: 018-23

*The Planning Commission (PC) serves as a volunteer advisory body and makes recommendations to the City Council on the topics related to the future growth and development of Vancouver.*

*A council subcommittee of Hansen, Fox and Perez recently interviewed five candidates to fill one, mid-term vacancy and they recommend the appointment of Melissa von Borstel; with a term beginning immediately and expiring December 31, 2026.*

*A council subcommittee of Stober, Fox and Harless recently interviewed four candidates to fill one mid-term vacancy and they recommend the appointment of Patrick Adigweme; with a term beginning immediately and expiring December 31, 2026.*

- Request:
1. Appoint Melissa von Borstel to the Planning Commission with a term beginning immediately and expiring December 31, 2026. *(Councilmembers Hansen, Fox and Perez)*
  2. Appoint Patrick Adigweme to the Planning Commission with a term beginning immediately and expiring December 31, 2026. *(Councilmembers Stober, Fox and Harless)*

**Motion approved the request.**

#### 5. **Approval of Claim Vouchers**

Request: Approve claim vouchers for January 9, 2023.

**Motion approved claim vouchers in the amount of \$12,769,570.52.**

### **Public Hearings (Item 6)**

6. **Public Hearing on a resolution in support of temporary moratorium on acceptance and processing of applications for**

## **permits for the development or expansion of warehouse and freight movement structures in the Light Industrial (IL) and Heavy Industrial (IH) zoning districts citywide**

Staff Report: 019-23

**A RESOLUTION** making findings of fact in support of the adoption of Ordinance M-4396 declaring an emergency and imposing a temporary moratorium for the duration of six months upon the acceptance and processing of applications for permits for the development or expansion of large warehouse and distribution facilities totaling more than 100,000 square feet under the Warehouse/Freight Movement use classification in the Light Industrial (IL) and Heavy Industrial (IH) zoning districts, as defined in Vancouver Municipal Code Title 20 or as otherwise allowed, such as by prior development agreement, based on certain findings of fact justifying such action and adopted by City Council, and establishing an immediate effective date.

- *There have been seven pre-development or development applications inquiries for large warehouse and distribution facilities between 100,000 square feet up to 680,000 square feet, which are much larger than typical warehouses, for a total of 3.34 million square feet of proposed new warehouse structures;*
- *The proposed warehouses would consume approximately 15% of total buildable industrial land within city limits;*
- *These extremely large facilities appear to be a growing trend in response to an increased demand for online shopping and parcel delivery, and the size of these new types of facilities and fast pace of this change is a growing concern in other communities throughout the U.S.;*
- *Such facilities consume vast amounts of limited industrial land yet provide very few jobs per acre and are typically low skill and low wage positions, and are not a high priority use in the Clark County Economic Development Plan, which the City has adopted;*
- *A primary concern is the land-intensive nature of these large warehouses and low job creation, but other issues such as air pollution, implications on the City's climate action goals, increase in truck traffic to vulnerable neighborhoods, and appropriately locating such warehouses near major arterial routes and highways need to be analyzed;*
- *At the January 23, 2023 workshop, City Council directed staff to exempt the Port of Vancouver from the moratorium on property owned by the Port and provided that any warehouse is for shipment of bulk goods, not home delivery of retail goods. The Port, as a public agency responsible for receiving and shipping goods via rail and ship and which controls limited industrial land, promotes shipment of bulk goods rather home delivery distribution centers, which is the major type of warehouses greater than 100,000 square feet;*
- *Such an exemption for the Port of Vancouver must be made through adoption of an ordinance as opposed to a resolution, therefore staff*

*will be returning to Council with an ordinance proposing this exemption for consideration at a separate public hearing on March 6, 2023;*

- Staff presented a detailed work plan to City Council that outlines the proposed analysis of impacts, public outreach, code development and approval process, to be completed by December 2023. One six-month extension of the moratorium will be required in order for the necessary work to be completed. Staff will provide updates on its progress to the City Council throughout the year, which may include refinements to the parameters of the moratorium more frequently than at 6 month intervals.*
- The proposed resolution will meet the minimum requirements of RCW 35A.63.220 which requires that a resolution in support of the moratorium be adopted either prior to or immediately following a public hearing on the moratorium. However, in order for an exception to the moratorium for the Port of Vancouver to be in force, City Council will need to approve this exception by adoption of an ordinance. Accordingly, City staff will return to Council at the next available date with an ordinance that includes an exception to the moratorium for the Port of Vancouver.*

Request: On February 6, 2023, subject to public hearing, approve a resolution making findings of fact in support of ordinance M-4396.

Chad Eiken, Community Development Director, 360-487-7882

Chad Eiken, Community Development Director, provided an overview of the Resolution on the Temporary Moratorium on Warehouse and Freight Movement Structures.

Mayor McEnery-Ogle opened the public hearing and received testimony from the following community members:

- Nick Massie, Vancouver
- Mark Childs, Vancouver
- Jennifer Baker, Vancouver
- Ron Arp, Vancouver
- Michael Bomar, Vancouver
- Cassidy Bolger, Portland, OR
- Heidi Cody, Vancouver
- Cathryn Chudy, Vancouver
- Zach Francis, Portland, OR
- Matt Lyman, Portland, OR
- Mary Eversole, Seattle, WA
- Brendan Mason, Tacoma, WA
- David Toyer, Lake Stevens, WA
- Kimberlee Elbon, La Center, WA

There being no further testimony, Mayor McEnerny-Ogle closed the public hearing.

Council discussed the item with staff at length.

**Motion by Councilmember Paulsen, seconded by Councilmember Stober, and carried 4-3, to amend the resolution text from 100,000 square feet of the development or expansion of large warehouse and distribution facilities to 250,000 square feet. Councilmembers Harless, Fox, and Hansen voted No.**

**Motion by Councilmember Paulsen, seconded by Councilmember Stober, and carried 5-2 to approve Resolution M-4207 as amended. Councilmembers Fox and Hansen voted No.**

## Communications

**A. From the Council**

**B. From the Mayor**

**C. From the City Manager**

PeaceHealth Development Agreement

Keith Jones, Senior Planner, and Ryan Lopossa, Transportation Division Manager, discussed the PeaceHealth Development Agreement with Council.

## EXECUTIVE SESSION RE: REAL ESTATE (1 HR)

Mayor McEnerny-Ogle announced the Council would be entering executive session from 8:45-9:45 p.m. for the purpose of discussing Real Estate.

## Adjournment

9:45 p.m.

DocuSigned by:

*Anne McEnerny-Ogle*

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Anne McEnerny-Ogle, Mayor

Attest:

DocuSigned by:

*Nataslia Ramras*

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## Natasha Ramras, City Clerk

The written comments below are those of the submitter alone and are not representative of the views of CVTV or the City of Vancouver, its elected or appointed officials, or its employees.

**From:** [Delapena, Amanda](#)  
**To:** [Dollar, Sarah](#)  
**Subject:** FW: Warehouse Moratorium  
**Date:** Monday, February 6, 2023 12:02:00 PM  
**Attachments:** [Moratorium.pdf](#)

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*Amanda Delapena*

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**From:** Susan Loenberg [REDACTED]  
**Sent:** Monday, February 6, 2023 10:32 AM  
**To:** City Council <council@cityofvancouver.us>  
**Cc:** Ron Frederiksen [REDACTED]  
**Subject:** Warehouse Moratorium

You don't often get email from [susan@forsolutions.net](mailto:susan@forsolutions.net). [Learn why this is important](#)

**CAUTION:** This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mayor, Councilmembers, City Manager,

Please accept the attached letter regarding the emergency walk-on moratorium on warehouses and distribution centers.

Thank you,

Susan Leonberg  
FOR Solutions, LLC

[REDACTED]



February 3, 2023

Mayor McEnerny-Ogle  
Vancouver City Council  
City Manager Holmes  
PO Box 1995  
Vancouver, WA 98660-1995

Dear Leaders:

FOR Solutions LLC represents property owners, developers and local businesses in creating space for local businesses to work in. A large part of our work is for warehouse and industrial users.

The public hearing is to establish the facts for imposing a moratorium. However, this moratorium is not fact based. Staff has described it as being based on “reading about other jurisdictions” and “impressions” and “concerns” from activity over the past few years. No case has been presented about forward-looking threats with the land we have available.

Before proposing an emergency moratorium with potentially severe ramifications to employment and tax generation, it would have been appropriate for staff to simply reach out to the people proposing new projects and ask two questions. “How many tenants do you anticipate having in this proposed complex?” “What are your anticipated tenant uses?”

Next, it would have been appropriate for staff to go back through the large projects that have been constructed in Vancouver and find out what exactly happened in terms of tenant size, tenant use, and number of employees.

Based on FOR Solutions research, it is no longer economically feasible for a single business user to construct a 30,000 square foot warehouse/office facility in the City of Vancouver for a wide variety of reasons. Yet, this is the sweet spot for established

businesses with great jobs. These companies are forced to lease space in much larger complexes.

Staff expressed interest in pursuing high job density with living-wage jobs. Due to automation in distribution facilities, employers not only create jobs where none existed before but in many cases workforce wages are higher than manufacturing jobs. In fact, in more than 1.2M square feet of space that FOR Solutions analyzed, wages exceeded average family wages in all instances. Job counts are not the issue in our community. Instead, we should consider wage levels, and skills required to earn wages that support families.

Finally, the City has practically no economic development tools to create warehouse and industrial parks. Private developers invest and create our built business community. With a moratorium, private developers stop, and step away. All planning and investment stops because there is no way to determine what might happen.

In effect, this moratorium will delay ANY new job-creating industrial space for at least 3 years in an environment where there is already a critical lack of space for businesses. Once the moratorium is clarified and lifted in a year, new decisions will be made and some projects may proceed forward. However, planning/design/engineering/permitting takes more than a year. Construction would take another year.

The damage this will do to relationships between the City and private sector, and to those citizens who want higher paying jobs, is simply unacceptable. This moratorium is totally unnecessary and damaging to our community.

Sincerely,



Ron Frederiksen  
CEO  
FOR Solutions LLC

**From:** [Cathryn Chudy](#)  
**To:** [City of Vancouver - Office of the City Manager](#)  
**Subject:** Public Comment for Item # 6 - City Council Feb. 6th Agenda  
**Date:** Monday, February 6, 2023 11:43:34 AM  
**Attachments:** [2023-02-06 City of Vancouver.pdf](#)

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My public comments for Item #6 (Warehouse Moratorium) on tonight's Council agenda.

See attached.

Thank you,

Cathryn

To: Vancouver City Council and Staff  
Warehouse Moratorium/Feb. 6, 2023/Cathryn Chudy

As someone who actively supported the city in putting in place the Climate Action Framework in 2022, it makes sense that the city is suspending applications for large warehouses in order to hear from all in our community, to better understand impacts and develop potential code changes to address these impacts.

Our Climate Action Framework establishes greenhouse gas emissions reduction targets along with recognizing the public health and quality of life co-benefits that will be significant outcomes, provided that city policy actions are consistent with what is laid out in the Framework.

While economic development and employment are identified as key considerations in the Staff Report for the Moratorium, I would like to underscore that people live and raise their families near warehouses, which bring pollution and noise, influence traffic patterns, and can negatively affect health and quality of life, especially for those who may already be disproportionately affected based on where they live.

A published report on warehousing and goods movement includes several policy recommendations

[Storing Harm, the Health and Community Impacts of Goods Movement Warehousing and Logistics](#)

- Use zoning rules to protect health and quality of life and preserve farmland
- Require environmentally responsible operations by warehouse operators and truck drivers
- Inform and empower the public to improve community oversight

The warehouse pause is really a conversation about the future of Vancouver, and the Priority Resolution for the city's Climate Action Framework directed that such conversations "reflect, and support" the climate goals established in the Framework, and "shall consider alignment with and support of these climate goals in selecting preferred alternatives for large-scale infrastructure projects and developments."

I urge the city to make sure that these public health and quality of life concerns receive the attention and weight necessary to ensure that the logistical needs and profit motives involved in proposed warehouses are not given greater priority over what our Council has identified as core values of safety, equity, and climate protection for all in our community.

**From:** [Protect our children's future. Vote yes on 1287 and 1091](#)  
**To:** [City of Vancouver - Office of the City Manager](#)  
**Subject:** Support for Warehouse Moratorium  
**Date:** Monday, February 6, 2023 10:09:14 AM

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From Don Steinke

Hello, my name is Don Steinke. I support the moratorium on large warehouses. It is not a ban on new warehouses, but just a temporary pause which is needed to assess the situation. Here is some context that is relevant as you develop a new ordinance for warehouses.

1. A year ago the Columbian reported that the proposed Amazon Development near East Fourth Plain and 143rd Ave, include covered roadways and parking lots.

I was hoping that meant they would cover those canopies with solar panels, but I haven't seen an update yet.

2. I've also heard that Amazon has ordered 100,000 electric delivery vans, and they already have one serving the Camas area.
3. Daimler-Freightliner is building electric semis on Swan Island.
4. Six years ago, the City of Richmond in British Columbia wanted to require electric charging stations in certain projects, but were not allowed to impose building codes distinct from the provincial codes. To get around that restriction, they put the requirement into their land use ordinance.
5. California is now banning diesel trucks built before 2010. Most likely, those trucks will be sold in neighboring states.
6. We need more electricity and it needs to be clean electricity.
7. On January 18, The port of Camas Washougal entered into an agreement with Clark Public Utilities to develop a large community solar project on their warehouse rooftops. It will be the largest one built west of the Cascades.
8. And you have a goal of reducing emissions community wide

With that in mind, a new ordinance might:

- Require that space and water be heated with electric heat pumps.
- Require adequate charging infrastructure for trucks.
- Require enough on-site solar panels to meet or exceed need for electricity.
- Require all diesel trucks serving the warehouse to be built after 2009.
- Direct staff to be more deliberate in their SEPA Determinations.

Don Steinke

Sent from [Mail](#) for Windows

**From:** [Delapena, Amanda](#)  
**To:** [Dollar, Sarah](#)  
**Subject:** FW: planning commission appointments - #4 on today's consent agenda  
**Date:** Monday, February 6, 2023 9:50:00 AM

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Sarah –

This is a written comment for today's Council agenda.

*Amanda Delapena*

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**From:** Peter L. Fels [REDACTED]  
**Sent:** Monday, February 6, 2023 9:42 AM  
**To:** City Council <council@cityofvancouver.us>  
**Subject:** planning commission appointments - #4 on today's consent agenda

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Councilors:

The meeting materials for today's City Council meeting show proposed appointments to the Planning Commission. However, there is no information about the proposed candidates other than their names and the names of the Council members who are recommending their appointments.

Too often in the past, the Planning Commission has been primarily comprised of builders and developers. The public deserves to know who these new proposed Commissioners are and what their background is.

While I have confidence that the selection committees have reviewed the various candidates with regard to their qualifications, I ask you to *pull this item from the consent agenda and discuss their qualifications before you vote on them.*

Thank you,

Peter Fels





February 4, 2023

Mayor Anne McEnery-Ogle  
Honorable City Councilors  
City of Vancouver  
P.O. Box 1995  
Vancouver, WA 98668-1995

## **OPPOSED TO ORDINANCE M-4396 PLACING A MORATORIUM ON WAREHOUSE & DISTRIBUTION PROJECTS**

Mayor & Councilors:

I am writing on behalf of Toyer Strategic Advisors, Inc., a land use and economic development consultancy that in full disclosure has clients (developers, businesses and landowners) directly impacted by the city's approval of Ordinance M-4396.

For the reasons cited in the analysis that follows, we strongly encourage the city council to repeal the moratorium and alternatively form a task force with business leaders, tenants, property owners and industry stakeholders – a task force that would be directed to evaluate the city's concerns and identify short- and long-term actions that the city can take to sustain the city's economic development momentum and further the city's sustainability goals.

We believe without a change in approach, the moratorium will result in the accrual of unintended and long-term consequences to the city's economic conditions (i.e., city finances, local employment, business retention and expansion, etc.) without a commensurate nor substantive environmental benefit. This is because industrial projects of all types seeking to locate in the Vancouver/Portland metro area are likely to either locate elsewhere within the metro or at a site much further away – an outcome that will only increase congestion on a broader scale and reinforce a dependency and reliance upon single occupant vehicles (commutes to work or to shopping) and inefficient less-than-load (LTL) truck traffic.

However, by using a task force approach, the city can more quickly, cooperatively, and effectively work with key community and business stakeholders to identify short, medium, and long-term strategies that address climate change; identify and prioritize investments in transportation infrastructure; ensure a sustainable supply of industrial lands for development and redevelopment; and promote business retention, expansion, and attraction.

### **GENERAL MORATORIUM COMMENTS**

How does the city's moratorium differentiate itself between placing a moratorium on warehousing and distribution as a use and industrial warehouses as a type of building design – the latter being what has been proposed in recent land use applications?

The moratorium is being applied to the expansion or development of facilities falling under the warehouse/freight movement use classification when the cumulative building square feet for the entire project exceeds 100,000 square feet. Thus, because new industrial facilities are designed as "industrial warehousing" (i.e. having dock doors, etc.), the moratorium essentially extends to all new industrial buildings unless the specific tenant is known to not be a warehouse/freight movement use.

Almost all new industrial development in the Vancouver metro is speculative in nature and designed as "industrial warehouses" to attract the broadest spectrum of likely industrial and commercial tenants which include manufacturing, warehousing, wholesale suppliers, contractors, wineries, gymnastics facilities, offices, etc. To the

extent the design of an industrial building resemble a warehouse, the moratorium doesn't just target warehousing and distribution facilities.

### THE RIPPLE EFFECT OF A MORATORIUM

A one-year moratorium on development applications means that even once the city begins to accept applications again, it will at least 18 to 24 months for future projects to obtain permitting entitlements and finish construction. This means the city is effectively shutting down economic development opportunities for the next 3 years.

Can the city afford to be on the sidelines of economic development for the next 3 years, while those projects go elsewhere (and they will go elsewhere)?

### DANGER OF GENERALIZING SIZE AND BUILDING TYPOLOGY

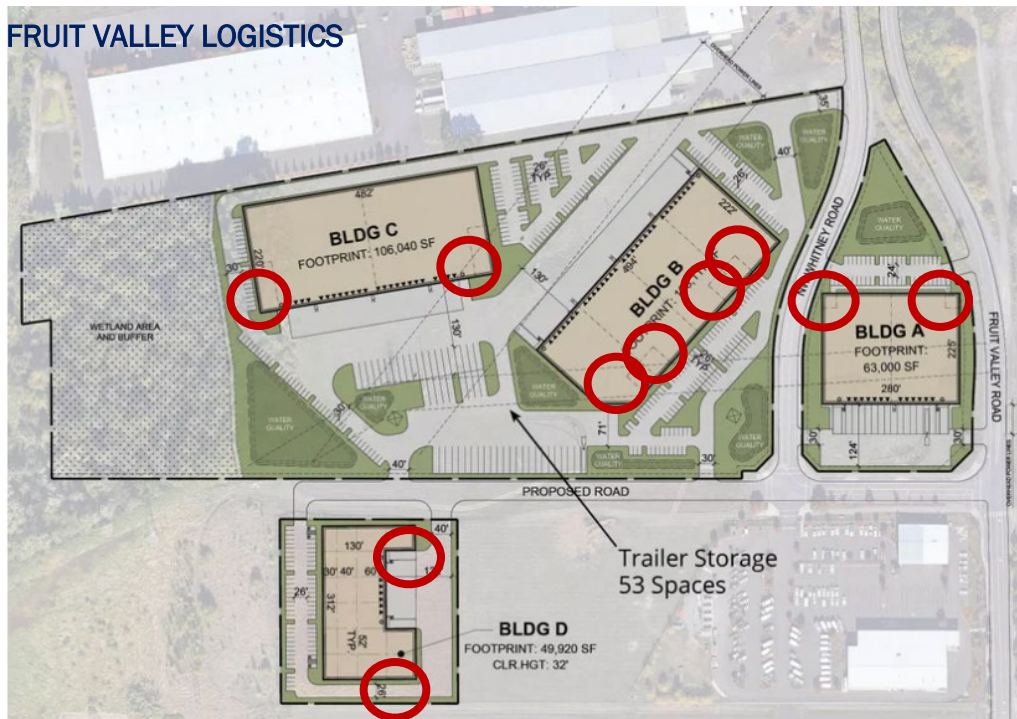
Below and on the next page are two examples of "industrial warehouses" the city has referenced when talking about the large warehouse projects that are the impetus for the moratorium even though these projects are designed to accommodate multiple industrial building tenants, much like strip commercial buildings accommodate multiple small businesses. The examples below are site plan images taken from project marketing materials available on-line.

The industrial warehouse design and site planning, like in these examples, clusters industrial uses on industrial sites in the same fashion that residential development is encouraged to cluster single family homes and/or apartment buildings.

#### Example #1 – Fruit Valley Logistics

**Moratorium's Perspective:** It's a 325,000 square feet warehouse distribution project.

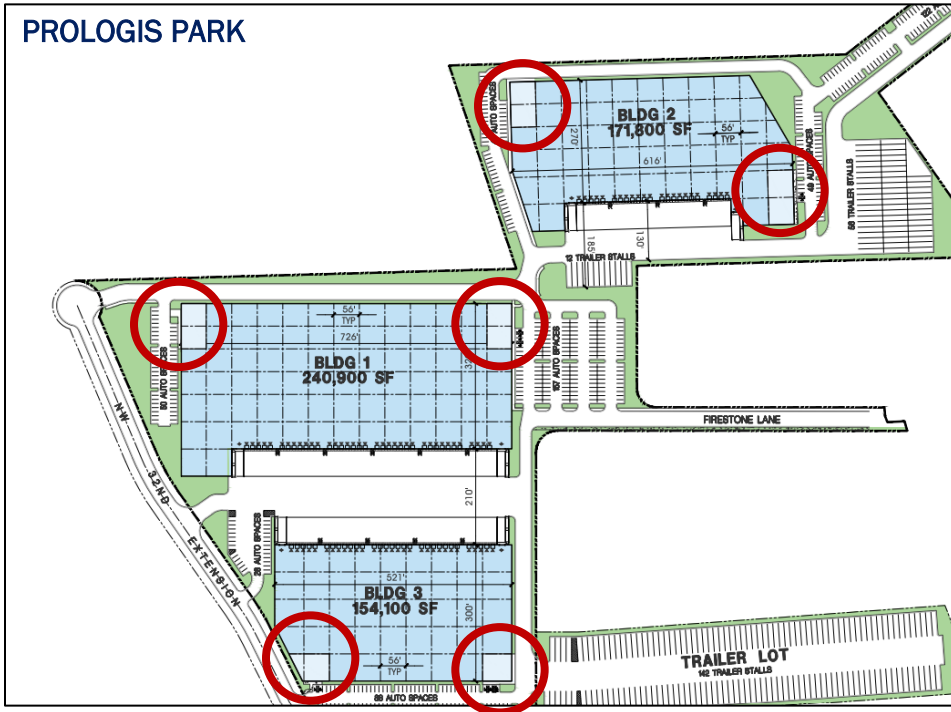
**What's Actually Shown:** Overall building sizes that range from ±49,000 square feet to ±108,000 square feet, which the buildings have been designed to be demised into smaller spaces that could accommodate tenants seeking spaces as small as ±24,960 square feet. The red circles show proposed office nodes and reflect that site planning on this project anticipates as many as 10 tenants which could accommodate new or existing businesses in the Vancouver market.



## Example #2 – Prologis Park

**Moratorium Perspective:** 566,800 square feet warehouse project.

**What's Actually Shown:** Three buildings that range from 154,100 square feet to 240,900 square feet with leasable areas as small as 50,000 square feet available. Given the office nodes on the buildings shown, this project could accommodate up to 6 businesses of varying use.



### DOWNSTREAM IMPACT TO BUSINESS RETENTION, EXPANSION AND ATTRACTION

New large buildings aren't just for large new tenants, they facilitate business retention and expansion as well as attraction. In metro areas like Vancouver/Portland, logistics companies often lease space in multiple buildings throughout the area because larger spaces aren't available. However, if larger industrial warehouses become available, they can consolidate. The result is the vacancy of smaller spaces that can fulfill the needs of smaller industrial users, including small to medium sized manufacturers.

### IMPACT TO THE CONSTRUCTION & TRADES INDUSTRIES

Every new building constructed directly supports a substantial number of contractors, subcontractors, material suppliers, and other local businesses that employ local workers. Slowing down new construction will have a direct impact on these businesses, their employees, and their families.

### CITY REVENUE IMPLICATIONS

These industrial warehouse buildings are tax revenue juggernauts. Thus, a moratorium will reduce the revenues the city receives from many types of taxes during the moratorium and the restart period thereafter. Revenue impacts include:

- Sales taxes from construction, equipment purchases (racking, automation, etc.)
- Real estate excise taxes generated from the sale of the property
- Permit revenues generated from application, review and inspection fees
- Property taxes on the increased valuation created
- Water and sewer connection charges

- Traffic impact fees
- Utility taxes

### SALES TAX IMPACT (EXAMPLE)

Estimated Sales Tax from Construction		
Building SF (Approx)		170,000
Construction Cost per SF		\$92
Total Construction Cost		<b>\$15,640,000</b>
State	6.50%	\$1,016,600.00
<b>Vancouver, City</b>	<b>0.85%</b>	<b>\$132,940.00</b>
C-Tran	0.70%	\$109,480.00
Clark County	0.15%	\$23,460.00
E911	0.10%	\$15,640.00
Mental Health	0.10%	\$15,640.00
Criminal Justice	0.10%	\$15,640.00
Affordable Housing	0.10%	\$15,640.00
	<b>8.60%</b>	<b>\$1,345,040.00</b>

- Assuming a construction cost of \$92 per square foot for a 170,000 square foot industrial warehouse building, the moratorium would impact city sales tax revenues by \$132,940:
- Of note, the Washington Employment Security Department County Data Tables report that in 2020 the “Construction of Buildings” accounted for \$998 million in annual taxable sales while the Transportation and Warehousing industry added another \$47 million in annual taxable sales.
- Sales taxes aren’t the only tax revenues impacted by the moratorium. A delay in construction of new buildings also delays the additional of new taxable valuation to the property tax rolls.

### PROPERTY TAX IMPACT (EXAMPLE)

		Estimated Taxable Valuation
<b>Property Taxes Levy for a 170,000 SF "Industrial Warehouse"</b>		<b>\$ 20,369,020</b>
County General	0.92759	\$ 18,894
County General ADREF	0.00166	\$ 34
Dev Disability	0.01087	\$ 221
Mental Health	0.01087	\$ 221
Veterans Assistance	0.00979	\$ 199
Conservations Futures ADREF	0.00007	\$ 1
Conservations Futures	0.03615	\$ 736
Ft. Vancouver Reg. Library	0.34275	\$ 6,981
Metropolitan Park District	0.17147	\$ 3,493
Metropolitan Park District ADREF	0.00041	\$ 8
Port of Vancouver Bonds	0.11449	\$ 2,332
Port of Vancouver General	0.15073	\$ 3,070
SD114 Evergreen Debt Svc	1.76351	\$ 35,921
SD114 Evergreen Enrichment	1.71968	\$ 35,028
SD114 Evergreen Technology Levy	0.42022	\$ 8,559
State Schools - Part 1	1.91284	\$ 38,963
State Schools - Part 2	1.03016	\$ 20,983
City of Vancouver Affordable Housing	0.22586	\$ 4,601
City of Vancouver General	1.97136	\$ 40,155
City of Vancouver ADREF	0.00595	\$ 121
<b>Total All</b>	<b>10.82643</b>	<b>\$ 220,524</b>

- The delay in adding the taxable valuation of the example 170,000 square foot building to the property tax rolls delays the city receiving approximately \$40,000 in property taxes annually.
- The impact is also felt by the Regional Library System, Mental Health Programs, and the local school district.
- For this example, based on current levy rates, the Evergreen School District would be delayed in receiving ±\$79,000 annually, impacting their ability to continue to upgrade technology in the classroom among other things.
- The delay in adding new industrial property valuation to the tax rolls ultimately impacts other classes of property as they have to absorb a greater share of the area’s tax burden.

## EMPLOYMENT & WAGES COMPARISON

The following graphic depicts the hourly wage data of full-time equivalent employees in manufacturing and transportation and warehouse. This data indicates that wages in both industries are very similar. For example, the percentage of workers in manufacturing making \$38/hour or greater accounts for 22% of its total workforce, while the same wage threshold for transportation and warehousing accounts for 23% of its total workforce. That said, manufacturing has a higher percentage of workers making less than \$19/hour than transportation and warehousing.

NAICS	Industry	Hourly Wages								
		<\$14.00	\$14.00 - \$19.99	\$20.00 - \$25.99	\$26.00 - \$31.99	\$32.00 - \$37.99	\$38.00 - \$43.99	\$44.00 - \$49.99	\$50.00 - \$55.99	>56.00+
31-33	Manufacturing	3.1%	23.9%	23.1%	17.5%	10.4%	6.4%	3.9%	2.8%	8.8%
48-49	Transportation & Warehousing	3.6%	20.9%	24.1%	19.7%	8.8%	6.4%	5.2%	3.3%	7.8%

Source: Washington Employment Security Department County Data Tables for Clark County, WA

Further, according to data from Washington Employment Security Department, the 2021 average annual wage for Transportation & Warehousing workers was \$65,221 (\$31.35/hour) compared to \$69,170 (\$33.25/hour) for manufacturing. Wholesale Trade, an industry that also uses industrial warehouse buildings, is shown to have an average annual wage of over \$96,000. When looked at wholistically, of the nineteen industries below, transportation and warehousing, manufacturing and wholesale trade are all within the top 10 of industries for average annual wages and each of these industries are tenants of industrial warehouse buildings.

All Sectors	Annual Average Wage
Accommodation & food services	\$ 25,755
Arts, entertainment, & recreation	\$ 28,000
Educational services	\$ 34,346
Retail trade	\$ 39,979
Ag., forestry, fishing & hunting	\$ 46,753
Other services, ex. public admin.	\$ 47,882
Administrative & waste services	\$ 51,315
Real estate & rental & leasing	\$ 55,165
Health care & social assistance	\$ 61,093
All Industries	\$ 65,032
<b>Transportation &amp; warehousing</b>	<b>\$ 65,221</b>
<b>Construction</b>	<b>\$ 68,945</b>
<b>Manufacturing</b>	<b>\$ 69,170</b>
Government	\$ 70,890
Wholesale trade	\$ 96,060
Professional & technical services	\$ 99,131
Information	\$ 102,111
Mgmt.of companies & enterprises	\$ 112,029
Finance & insurance	\$ 122,988

## THE MANUFACTURING SUPPLY CHAIN – WAREHOUSES NEEDED

Supply chain disruptions are projected to continue leading companies to onshore or nearshore, bringing manufacturing and distribution alike into the US in order to promote supply-chain resiliency and inventory availability. This will help reduce shortages for consumers, promote employment and mitigate negative economic impacts experienced during the pandemic.

- According to James Breeze, senior director and global head of industrial & logistics research at CBRE,

*“Growth in manufacturing is also increasing demand for warehouse space in these regions, as companies want to locate warehouses as close to production as possible to either store raw materials or distribute finished products. Placing distribution centers near the point of manufacturing also saves money on transportation costs.”*

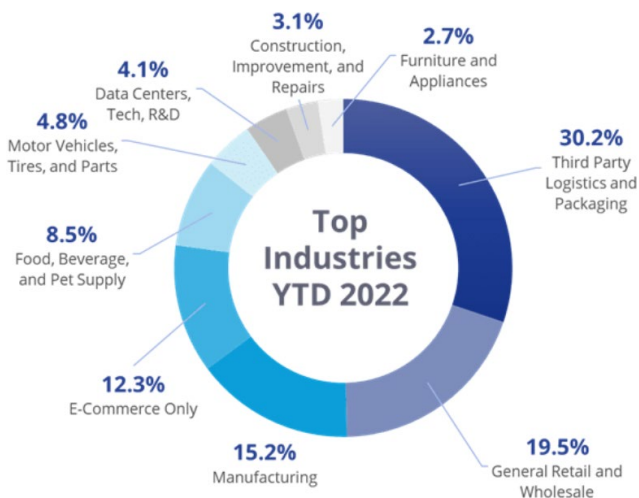
- According to an article by Wealth Management.com<sup>1</sup>, over 1,800 companies re-shored production in 2021. The cite James Breeze, senior director and global head of industrial & logistics research at CBRE:

*“. . . re-shoring activity is generating competition for industrial properties between manufacturers and logistics users, as those types of buildings can serve either purpose. Growth in manufacturing is also increasing demand for warehouse space in these regions, as companies want to locate warehouses as close to production as possible to either store raw materials or distribute finished products. Placing distribution centers near the point of manufacturing also saves money on transportation costs, Breeze notes.”*

**DEMAND FOR E-COMMERCE CONTINUES**

E-commerce facilities are not the only users of large industrial warehouse buildings, but demand for e-commerce is increasing:

- E-commerce as a percentage of total retail sales has gone from ±14% in 2020 to ±17% currently. Forecasts suggest E-commerce as a percentage could be up to 22% by 2026.
- According to research by Colliers International, 1% of additional E-commerce growth equates to \$54.7 billion of retail sales, requiring ±37 million square feet of additional warehouse space.
- A November 2022 report by Colliers shows third party logistics and packaging, *which is needed by every other industrial user*, has the largest market share (±30%) of industrial building space nationwide compared to manufacturing and e-commerce at ±15% and ±12%:



## **E-COMMERCE HAS POSITIVE IMPACT ON SUSTAINABILITY**

According to a study by the MIT Real Estate<sup>ii</sup> Innovation Lab, online shopping demonstrates clear sustainability advantages over in-store shopping, even after factoring in higher returns and packaging.

- Carbon emissions from online shopping are 36% lower, on average, than those produced by in-store trips.
- Built-out logistics networks, which include urban fulfillment centers, can reduce transportation-related emissions by 50%.

## **EMPLOYMENT DENSITIES & BUILDABLE LANDS NOT AT RISK**

Chris Reeves, a graduate student at Portland State University, released an Industrial Market Analysis<sup>iii</sup> in 2021 addressing employment density in e-commerce versus manufacturing. The study points out that e-commerce warehousing often has a higher employment density than manufacturing facilities:

*“NAIOP cites that the average employment density for an e-commerce facility is 700 feet per worker (NAIOP). Most new Amazon facilities have one employee per 600 to 650 square feet, often employing a massive 2,000 to 3,000 workers per establishment. For some context, this contrasts the Cascades Tissue converting manufacturing facility in Scappoose, Oregon (Cascades) which has 1 employee per 4,000 square feet, or Wilsonart Wood Finishing Manufacturing plant in Klamath Falls (Wilsonart) which has 1,900 square feet per employee.”*

According to NAIOP, the average E-commerce facility has three times the number of employees per square foot compared to traditional contract warehousing.

The 2021 Buildable Lands Report for Clark County assumes employment densities of 9 employees per acre for industrial and 20 employees per acre for commercial. And based on 2021 Buildable Lands Report for Clark County, the city’s land supply does not require emergency actions. The report indicates the land supply the largest share of total net buildable employment land is the 2,423 net acres (62%) of industrial land within the City of Vancouver and its unincorporated UGA.

## **CONCLUSION**

We are concerned that the city’s moratorium was enacted without full evaluation and consideration of the information we’ve presented herein. Thus, we respectfully request that the city reconsider the enactment of the moratorium and encourage the city to repeal the moratorium and alternatively appoint a task force that can more rapidly address the city’s concerns without risking the city’s economic development future.

Very Sincerely,



David K. Toyer  
President

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### ENDNOTES:

<sup>i</sup> [Surge in Re-Shoring Activity Creates More Demand for Industrial Space | Wealth Management](#)

<sup>ii</sup> MIT Study: [FINAL\\_Retail-carbon-footprints-report\\_011221.pdf \(mit.edu\)](#)

<sup>iii</sup> [https://www.pdx.edu/realestate/sites/g/files/znlchr3251/files/2021-06/O1%20Industrial\\_Chris\\_Reeves\\_v2%20-%20Meagan%20An.pdf](https://www.pdx.edu/realestate/sites/g/files/znlchr3251/files/2021-06/O1%20Industrial_Chris_Reeves_v2%20-%20Meagan%20An.pdf)

**From:** [Fiona](#)  
**To:** [City Council](#)  
**Subject:** Submission: City Council Contact Form  
**Date:** Friday, February 3, 2023 11:40:46 AM

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# City Council Contact Form

**Submitted date:** Friday, February 3, 2023 - 11:40am

## Contact Information

**First name:**

Fiona

**Last name:**

Humphrey

**Email address:**

[REDACTED]

**Street address:**

[REDACTED]

**ZIP code:**

98685

## Inquiry Information

**Subject:**

Share an opinion about a City project or initiative

**Recipient:**

All of Council

**Message:**

Good morning, I do not live in City Limits, I am in the Salmon Creek area. But I wanted to comment on the Council's recent decision to approve a multifamily property tax exemption for Broadstone Apts. Bad enough to give the developer a large tax exemption, particularly since the Columbia reported a less than impressive \$20 savings for a studio apartment unit. Even worse, this was done even with an upcoming affordable housing levy renewal. It appears to me, and many others, that you are once again asking lower and middle income families to take all the burden for the housing problem while wealthy developers do just fine. I think those voters aware of this property tax break may vote against the housing levy

**Upload a file:**



**From:** [Jane](#)  
**To:** [City Council](#)  
**Subject:** Submission: City Council Contact Form  
**Date:** Thursday, February 2, 2023 4:35:28 PM  
**Attachments:** [hsus-expert-synopsis-force-feeding-duck-and-geese-welfare.pdf](#)

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# City Council Contact Form

**Submitted date:** Thursday, February 2, 2023 - 4:35pm

## Contact Information

**First name:**

Jane

**Last name:**

McIntosh

**Email address:**

[REDACTED]

**Street address:**

[REDACTED]

**ZIP code:**

98686

## Inquiry Information

**Subject:**

Comment on an upcoming Council agenda item

**Recipient:**

All of Council

**Message:**

Thank you so much for taking the time to read this letter. I am part of the Fur-Free Vancouver Group and just wanted to send along some evidence-based information on the deleterious effect of Foie Gras on individuals.

It goes without saying the horrible treatment that is involved in the making for Foie Gras and that there is no lack of evidence of the cruelty involved with regards to force-feeding. I have attached the Humane Society's expert synopsis on the making of Foie Gras.

I am sending this along as a Certified Nutrition Specialist concerned about the health risks of having

yet more unneeded sources of saturated fat for the residents of Vancouver. My intention in doing this just reflects that the amount of saturated fat in Foie Gras, along with Duck Liver Pate is unhealthy. The amount of saturated fat Americans are consuming is a public health concern. Why is saturated fat such an issue you might ask? High cholesterol levels can increase your risk of heart disease and stroke. Decades of research show that it is saturated fat intake responsible for raising cholesterol as previously thought it was dietary cholesterol. This information is what prompted the Dietary Guidelines for Americans in 2015 to revise the upper limit of 300 mg/day to emphasize that saturated fat intake is more of a concern than dietary cholesterol. Granted, Foie Gras is very high in vitamins, most notably, Vitamin B-12 along with Vitamin A. However, there are so many excellent options of Vitamin B-12 and Vitamin A that don't carry the amount of saturated fat, nor the tremendous cruelty associated with production of Foie Gras.

We know that Foie Gras is very rich and extremely fatty. It's also a well-known fact that the liver is the detoxifying organ, both in humans and non-human animals. Being a nutritionist and knowing the recent amount of foodborne contamination, if I were a chef/restaurateur, I would really want to know the specifics of that environment on how the animals were being raised and the conditions they were living under to prevent any type of food borne illness. That is a very time consuming task that many restaurateurs/chefs do not have time to do.

I am certainly no stranger to business and profits. I was once a business owner myself and know the challenge of running a business. I totally support business ventures and making business decisions. There is also something to be said for a business owner who makes ethical decisions. Mine was not in the food industry but the supplement industry where low profit margins also exist. There are so many ways of making profit without adding more unhealthy food choices to the menu. There is also something to be said for a making decisions that support a compassionate community.

I also would like to present you with an article from WebMd that is very current with timely health information on evidence that Foie Gras may have certain effects on other conditions such as Alzheimer's and Diabetes. Below is a quote from the article and I have attached the article for your review. Although I typically don't like to use WebMd as a reference, I like the simplicity of it. Here is the link to the report that the article is referring to:  
<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC1894569/>

"New research suggests that a compound found in fatty goose and duck liver may be linked to a rare disease called amyloidosis, opening the door to a potential link between the delicacy and a host of other amyloid-related diseases ranging from Alzheimer's disease to type 2 diabetes."2

Vancouver is a beautiful community and one that I personally work as a health educator, yoga instructor and health advocate. I work daily with Vancouver residents helping them making better food choices for their bodies, their minds, along with their ecological and ethical concerns. I am voicing my concern about restaurants and new restaurants offering Foie Gras and Duck Liver on their menus as our Vancouver community does not need such a food.

If you would like more information, please let me know and I would be more than happy to talk with you, supply you with research, whatever it takes to convince that Foie Gras and Duck Liver does not belong on the menus or in the stomachs of Vancouver.

Again, thank you so much for allowing us to put on this workshop.

Sources\*: 1 – The American Heart Association  
2 – Healthy Reason To Forgo Foie Gras

In health,

Jane

Jane McIntosh, MA, CNS, E-RYT 500



**Upload a file:**

[hsus-expert-synopsis-force-feeding-duck-and-geese-welfare.pdf](#)



**THE HUMANE SOCIETY**  
OF THE UNITED STATES

## **Scientists and Experts on Force-Feeding for Foie Gras Production and Duck and Goose Welfare**

### **Abstract**

The force-feeding of ducks and geese for the production of *pâté de foie gras* causes the birds' livers to become diseased and swollen, inducing hepatic lipidosis; pain and injury from feeding tube insertion; fear and stress during capture and handling; gait abnormality due to distended livers; pathologies in liver function; and increased mortality. An extensive body of scientific evidence confirms that the practice of force-feeding for foie gras is detrimental to animal welfare. Compiled below are statements by leading welfare scientists and experts, including veterinarians who have personally examined force-fed birds or reviewed necropsies.

### **Yvan Beck, Veterinarian, Brussels, Belgium**

- “Generally speaking, foie gras production is directly or indirectly the source of several problems affecting animal welfare and health. These problems could be grouped as follows: 1. Problems directly linked to force-feeding: 1.1. The intentional hepatic steatosis causes pathology of the liver, and 1.2. The technique of force-feeding is the source of pathological complications; and, 2. Problems indirectly linked to force-feeding: 2.1. Extra-hepatic conditions linked to force-feeding, 2.2. Problems linked to the industrialization of production.”<sup>1</sup>
- “The ability for lesions to be reversed in situations of hepatic steatosis is a question of threshold. Nutritional hepatic steatosis is a process which, at a certain level, cannot be reversed and will condemn animals to death. The lesions' ability to reverse below this threshold can not in any way be used as an argument to deny the underlying pathological condition.  
Thus, the hepatic lipidosis/steatosis induced as a finality of the force-feeding process is a pathological condition.”<sup>2</sup>
- “Another source for my conclusions is the mortality rates of birds used in foie gras production. If animals die during force-feeding, there is a reason for it, even if we ignore the statistical distribution of the correct pathological causes of each death. In fact, they die in large numbers and/or in proportions different from the proportions encountered when other breeding practices are applied to geese and ducks for human consumption. Force-feeding is recognized as the source of these mortality rates, which are 10 to 20 times higher than normal when force-feeding occurs. The induced disease of the liver explains why animals die at the end of the human-induced process, and the hepatic steatosis present in a fatty liver is a pathology that is also a source of direct or indirect complications (diseases) contributing to these mortality rates in breeding operations.”<sup>3</sup>
- “With force feeding, there are various diseases directly affecting the liver. Steatosis/lipidosis belongs to a progressive degeneration process, followed by a necrosis and a hepatic fibrosis. As shown in previous scientific elements, the repercussions of steatosis on the physiological functions of the liver increase as the steatosis develops by affecting with more or less intensity animal health and welfare. Passed [*sic*] a certain threshold, the structural problems—degeneration, sclerosis, vascular problems and necrosis—directly affect the anatomy of the liver and its quality as a finalized product for human consumption.”<sup>3</sup>

- “In addition, this degenerative process indirectly causes several other complications external to the liver for the animals, including secondary infections (exit germs). Deterioration of the musculoskeletal system resulting in fractures of bones is common, in part because immobilization of animals in cages, nutritional imbalance of portions (deficiency in proteins and in minerals), hormonal disturbance and excessive weight which all affect bone growth. Ultimately they cause fractures, as seen in breeding facilities and in slaughterhouses. There are also various respiratory problems which appear during force-feeding and are caused by the physiological reactions caused by the forced ingestion of a big quantity of neuron-vegetative reflex food. Furthermore, without a diaphragm to separate the thorax from the abdomen, the hypertrophied and voluminous liver compresses more and more the air sacs and affects respiration. At the end of force-feeding, the animals are most often panting and incapable of any effort.”<sup>4</sup>
- “Self-imposed force-feeding does not exist under breeding conditions where it always reflects a pathologic situation (physical or social stress). Food itself and its presentation do not correspond to prehension criteria under natural conditions: birds would refuse to eat it or would certainly not eat it in such quantities... The storage of supplies resulting from natural predispositions is thus hardly comparable to the results of force-feeding domestic species.”<sup>5</sup>
- “In conclusion, at a certain stage, the functional hepatic deficiency is considered as the unavoidable outcome of the hepatic steatosis (chap. 4.1.3.): fatty overload, steatosis, steatonecrosis are all steps of the same deleterious process. At the end of force-feeding, the liver is indeed a diseased organ. The bird is killed before collapsing on its own. To present the reversibility of the process as an argument proving the occurrence of a normal physiological process is, once again, tendentious. Indeed, the inherent characteristics of the hepatic parenchyma contribute to this reversibility regardless of the source of the disease and as long as we intervene early enough.”<sup>6</sup>
- “From the point of view of the veterinarian and...of his patient, the debate focuses on three questions of substance:
  - First question: is it possible to consider that the nutritional hepatic steatosis is a phenomenon similar to the natural accumulation of fats supplies by palmipeds before migration?  
The answer is no.  
By controlling breeding techniques, man tends to produce foie gras, a quality product made under the ‘best conditions’. He uses natural predispositions present in some species. There is however no comparison between what nature planned (an hepatic synthesis followed by a peripheral accumulation of fats which respects the functioning of the hepatocyte) and the extreme result which is imposed by force-feeding on the organism. Birds at the end of this process are not able to make any exertions which is in total contradiction with the aim of this activity in natural conditions.
  - Second question: is the nutritional hepatic steatosis a pathology of the liver?  
The answer is yes: the fatty liver (foie gras) is a diseased liver.  
Force-feeding causes structural modifications qualified as “nutritional steatosis” in all the veterinary literature. Hepatic steatosis is, regardless of its origin, a morbid process which perturbs the good functioning of the hepatic cell. The clinical table and the prognostic of this affection are directly linked to its degree of evolution at the time of the beginning of treatment.
  - Would it then be necessary to distinguish between two types of steatosis: the steatosis of the medicine which we try to heal and the steatosis of force-feeding which we encourage?  
If fluctuations of intrahepatocytic and hepatic biochemical parameters are observed during force-feeding, the progressive introduction into the blood of several objective ‘markers’ indicating suffering or cellular necrosis is indubitable. The sequential anatomo-pathological connections established during force-feeding on sacrificed animals also demonstrate the introduction of a pathological process which causes an overload, a distension and finally a degeneration of the hepatic parenchyma.
  - The argument presenting the foie gras as a ‘sane organ’ because of the reversibility of the process is partial and must be rejected as such. The reversibility of an hepatic lesion process is based on its degree of extension. Beyond a certain threshold, the animal is condemned. Below a certain threshold, reversibility depends on two essential characteristics of the organ: the functional supplies and the ability to regenerate

which both interfere with the delays in the appearance of an hepatic symptomatology. In the case of geese force-feeding, modifications of the hepatic parameters appear in the majority of cases on the 18<sup>th</sup> day and mark at this moment the presence of tissue necrosis. It is only at this stage the clinical symptoms appear (icterus, weight loss, digestive troubles...) revealing a very advanced pathology.

Third question: does nutritional hepatic steatosis cause suffering?

The answer is yes.

Ethological expertise is compelling at this level: breeding conditions (particularly for intensive breeding) are completely incompatible with meeting the physiological and ethological needs of normal palmipeds. Veterinary expert opinion also highlights the structural and functional suffering which is caused by the manipulations associated with force-feeding and by the steatosis, the goal of this process.”<sup>7</sup>

- “Force-feeding of palmipeds or nutritional hepatic steatosis provokes a pathological transformation of the liver which causes undeniable animal suffering. The economical goal of the process is to push the transformation of this organ to the maximum in the shortest amount of time in order to maximize profit. However, this must be stopped before the degenerative phenomena, unavoidable beyond a certain level, start affecting the quality (friability) of the product or damaging excessively the health of birds. The topic of this discussion is indeed a choice made by society: some communities consume dog meat, others eat whales or monkey brains... Are we ready to support a practice which scientifically transforms an organ on a living being by making it sick, to satisfy the gustatory pleasure of a few gourmets? And if yes, under what conditions?

I personally think that measures should be taken internationally and by the European Community to forbid this type of production in intensive breeding, regardless of the economic justifications and of the laws of the market in place today. These justifications and laws are not and will never be able to justify a practice which, with a little bit of reflection, can only be considered by civilized beings as a barbaric practice unworthy of the role of man as a guarantor of humanist ethics.”<sup>8</sup>

- “It has been noted that, as well as the pathologies normally attributed to palmipeds (not pursued in this account), force-feeding is the cause of a number of maladies.”<sup>9</sup>
- “Force-feeding to fatten palmipeds is an ethically unacceptable practice, and is in total contradiction to the recommendations concerning Barbary and Mallard ducks, issued by the Permanent Council of the European convention on the protection of farmed animals.”<sup>10</sup>
- “The end result of force-feeding is—hepatic steatosis—which is a liver disease. This causes—at different degrees during its development—physiological and physical problems which are detrimental to the state of health and well-being of birds. Eventually the hepatic steatosis will lead to the death of the birds.”<sup>11</sup>
- “Force-feeding is finally, a practice against nature, which violates the natural prehension of food. Therefore the contention [is] that the introduction of such equipment reduces the well-being of the birds subjected to it.”<sup>11</sup>

**W. Molee**, National School of Agronomics at Toulouse, Castanet-Tolosan Cedex, France

**Marie-Hélène Bouillier-Oudot**, National School of Agronomics at Toulouse, Castanet-Tolosan Cedex, France

**Alain Auvergne**, National School of Agronomics at Toulouse, Castanet-Tolosan Cedex, France

**R. Babilé**, National School of Agronomics at Toulouse, Castanet-Tolosan Cedex, France

- “This study provides evidence that overfeeding with a carbohydrate-rich corn-based diet induces a de novo hepatic lipogenesis in Mule duck which predominates over dietary lipid intake to change the lipid composition of the hepatocyte plasma membrane.”<sup>12</sup>

**Ian J.H. Duncan, Emeritus Chair in Animal Welfare, University of Guelph, Ontario, Canada**

- “In my opinion, the force feeding of ducks and geese, for the production of foie gras is a cruel and inhumane practice that should be banned. There are two aspects to the cruelty:
  1. Forcing food down a bird’s gullet beyond the limits of its appetite will cause pain and suffering. Also, the regular insertion of a feeding tube down the esophagus several times a day will inevitably lead to damage of the esophagus. When the esophagus becomes damaged, then the painfulness of every force feeding episode will be exacerbated.
  2. Force feeding quickly results in birds that are obese and in a pathological state, called hepatic lipidosis of [*sic*] fatty liver disease. There is no doubt, that in this pathological state, the birds will feel very ill. In my view it is completely unethical to deliberately promote a diseased state in an animal. The birds’ obesity will lead to a myriad of other problems from skeletal disorders to difficulties in coping with heat stress and all of which are accompanied by feelings of malaise.  
In my view, no civilized country would allow this barbaric practice to continue.”<sup>13</sup>

**Lynn R. Dustin, Veterinarian, Bay Area Bird Hospital, San Francisco, California, USA**

- “Numerous injuries can occur from the process of force feeding. Because a gavage tube is inserted down the esophagus, scalding can occur from food that is too hot, and the tube can cause inflammation of the throat, bruising or perforation of the esophagus, asphyxia, over expansion of the esophagus and lesions of the neck, throat or chest.  
Some duck species gorge prior to migration. However, they do not gorge to the extent of causing illness or making themselves incapable of breathing or walking, which results from force feeding. Nor do they suffer the repeated trauma of gavage tube insertion.”<sup>14</sup>
- “There is nothing natural about the production of foie gras.”<sup>14</sup>
- “The practice of force feeding a duck to produce a fatty liver is inherently cruel and should be banned by law.”<sup>14</sup>

**Scientific Committee on Animal Health and Animal Welfare of the European Commission**

- “Ducks are fed considerably more during the force feeding period than they would eat voluntarily, and they receive this food without having the possibility to forage in a species-specific manner.”<sup>15</sup>
- “The avoidance behaviour by most ducks and geese in pens during force feeding observed by members of the working group indicates aversion to the force feeding procedure.”<sup>16</sup>
- “Daily hand-feeding of ducks and geese is normally associated with a positive response by the animals towards the person feeding them. In the preparation of this report, members of the Committee visited a number of farms practising force feeding but this behaviour was not observed by the visitors on these occasions. When ducks or geese were in a pen during the force feeding procedure, they kept away from the person who would force feed them even though that person normally supplied them with food. At the end of the force feeding procedure, the birds were less well able to move and were usually panting but they still moved away from or tried to move away from the person who had force fed them.”<sup>17</sup>
- “However, some experts of the working group observed on visits to fattening units that the legs of the force fed animals were pushed outwards, away from the mid-line of the body so that they met the ground considerably further apart than is normal and so that the leg could not be held vertically when the bird was standing or walking and they conclude that it was caused by the great expansion of the liver. They observed

that the consequence of this was that birds with expanded livers had difficulty in standing and their natural gait and ability to walk were severely impaired.”<sup>16</sup>

- “Birds, including ducks and geese, have a wide range of pain receptors and an elaborate pain recognition system. Most injuries caused by tissue damage during handling or tube insertion would result in pain. The oropharyngeal area is particularly sensitive and is physiologically adapted to perform a gag reflex in order to prevent fluids entering the trachea. Force feeding will have to overcome this reflex and hence the birds may initially find this distressing and injury may result.  
The beak of a duck is richly innervated and the insertion of a ring through the beak would cause pain during the operation and might cause neuroma formation, and hence prolonged pain, thereafter. Similarly, most injuries to the feet caused by inadequate flooring would be painful.”<sup>18</sup>
- “Hence it appears that the level of steatosis normally found at the end of force feeding would not be sustainable for many of the birds. For this reason, and because normal liver function is seriously impaired in birds with the hypertrophied liver which occurs at the end of force feeding this level of steatosis should be considered pathological.”<sup>19</sup>
- “A further source of information concerning whether the liver is in a pathological condition at the end of gavage is to ask qualified pathologists for their opinion on the histology of such liver. In non-statistical surveys (Beck; 1994, 1996 unpublished) the opinions of 25 pathologists from various countries were sought on this point. Most of these considered that the liver condition was pathological. Several of them pointed out that some degree of steatosis can occur in healthy animals at certain times of life but they considered that the degree of steatosis at the end of force feeding was much more severe than any naturally occurring steatosis.”<sup>20</sup>
- “In conclusion, there is good evidence that liver structure and function that would be classified as normal is severely altered and compromised in force fed ducks and geese, but that lipid metabolism biochemical pathways are still functioning normally, albeit at an increased rate. Other clinical signs that force fed birds exhibit which are not seen in age matched birds fed ad libitum on a ‘natural’ diet include: loose faeces, wet neck, increased time spent sitting and less time carrying out active behaviours, some aversion to the feeding process, increased incidence of bone fractures and liver lesions at the abattoir. Continued feeding would almost certainly result in an earlier death.”<sup>21</sup>
- “The changes in hepatocytes and other cells in the liver of force fed ducks and geese are substantial. The most obvious change is the increase in the number of large fat globules visible in the cells. A limited increase in the presence of fat globules in liver can occur in normal liver in certain conditions but no normal animal has steatosis of the liver to the extent which occurs in all force fed birds. During the force feeding period, liver function is impaired.”<sup>22</sup>
- “Force feeding results in an increase in liver size to the extent that the abdomen expands. Logically this should result in the legs being held further away from the midline of the body, making locomotion more difficult. Panting occurs more often than in ducks or geese which are not force fed. Some members of the working group have observed this displacement of the legs and panting.”<sup>22</sup>
- “Hypertrophied livers can cause discomfort in a variety of other species. Hence it may be that some discomfort results directly from the hypertrophied liver in force fed ducks and geese.”<sup>22</sup>
- “The force feeding procedure deprives the bird of an important behaviour which is normal feeding.”<sup>23</sup>
- “The problems of the force feeding procedure itself are: (1) handling by humans which, in the commercial force feeding situation, can cause aversion and discomfort for ducks and geese, (2) the potentially damaging



and distressing effects of the tube which is inserted into the oesophagus, (3) the rapid intubation of a large volume of food.”<sup>23</sup>

- “The Scientific Committee on Animal Health and Animal Welfare concludes that force feeding, as currently practised, is detrimental to the welfare of the birds.”<sup>24</sup>
- “The working group was informed that ducks at the end of the force feeding period can have serious injuries to the oesophagus or, more usually, having [*sic*] clear evidence of tissue damage in the oesophagus. It seems likely that birds have sufficient damage to oesophagus tissue, caused by the force feeding process to have been painful to the birds.”<sup>25</sup>

**Jean-François Gabarrou, National Institute for Agronomical Research, Nouzilly, France**

**Marie-Rose Salichon, National Institute for Agronomical Research, Nouzilly, France**

**Gérard Guy, Head of Experimental Unit, National Institute for Agronomical Research, Artiguères, France**

**Jean-Claude Blum, National Institute for Agronomical Research, Nouzilly, France**

- “The liver of the overfed ducks weighed ten times more than that of controls (695 vs 69 g [24.5 vs 2.4 oz]). The phospholipid, ash, water, and protein content of the liver were only slightly higher (2.6-, 3.6-, 4.4- and 3.2-fold, respectively) but the liver lipid concentration was 16.5 times higher after than before overfeeding (56.1 vs 3.4 g/100 g [1.98 vs 0.12 oz/3.53 oz] liver, respectively). Liver phosphatidylcholine concentration was higher in the control group (32.4 vs 22.9 mol/100 mol phospholipid) revealing a choline deficiency that could contribute to the development of liver steatosis. In liver phospholipid, the level of linoleic and arachidonic acids were markedly decreased in the overfed ducks, from 5 and 18.1 to 3.7 and 7.1 mol/100 mol fatty acids, respectively, and were mainly replaced by oleic acid. Plasma triacylglycerols increased 5.9-fold, cholesterol 2.2-fold and phospholipids 1.6-fold. Heat-induced (50 min at 105 °C [221 °F]) fat release, an index of poor liver integrity, was particularly high for the large, fat livers which contained low levels of phospholipids and phosphatidylcholine.”<sup>26</sup>

**Marianne Heimann, Institut de Pathologie et de Génétique, Lovreval, Belgium**

**Annick Delire**

- “The excessive lipid load observed in the livers of ducks and geese at the end of force-feeding is, from the anatomopathological point of view, a lesion, and not part of the normal physiological process. The lesional character of these alterations is also confirmed by the changes in clinical biology (increase of hepatic enzymes in the blood etc). In no instance, can this increase be considered normal. It is a categoric sign of a diseased state and a clinical symptom (difficulty in breathing, difficulties in regulating temperature, exhaustion, difficulties in making an effort etc.)[...] Therefore one is not making use of a natural physiological process in palmipeds to produce a delicacy but rather a pathological process which can be reproduced in certain species. If the liver of a goose or a duck is used, it is because the pathology is easier to reproduce.

In addition to the lesions caused directly by force-feeding, the immune system as well as the liver is rendered frail to cope with any stress to which the animal is subjected.

The animal therefore often develops infections, which can be combated by the use of antibiotics. This however, poses the very serious problem of having residues of antibiotics within food destined for human consumption.”<sup>27</sup>

- “[T]he means of obtaining this delicacy, and the money which it fetches, above all for a minority, does not justify the extremely painful conditions in which this food is produced.”<sup>27</sup>
- “In the force-feeding of geese, the liver reaches a very large size, distends the peritoneum and occupies a place normally reserved for other organs, notably air sacs. This leads to respiratory difficulties, which have

still not yet been detected because the animals, shut into narrow cages, cannot make any muscular effort, and above all have enormous difficulties in controlling their temperature. There is also vessel compression which develops into circulatory problems.

Apart from these facts, we are in the presence of animals which have been made extremely fragile, very sensitive to stress, changes in the environment, and to infections.”<sup>28</sup>

**Dominique Hermier, National Institute for Agronomical Research, Orsay, France**

**G rard Guy, Head of Experimental Unit, National Institute for Agronomical Research, Benquet, France**

**Solange Guillaumin, National Institute for Agronomical Research, Nouzilly, France**

**St phane Davail, University Institute of Technology, Mont-de-Marsan, France**

**Jean-Marc Andr , University Institute of Technology, Mont-de-Marsan, France**

**Robert Hoo-Paris, University Institute of Technology, Mont-de-Marsan, France**

- “In response to overfeeding, de novo hepatic lipogenesis from dietary carbohydrates is dramatically enhanced in the goose (Mourot et al., 2000). Despite that the concentration of Very low density lipoproteins (VLDL) and High density lipoproteins (HDL) is also increased (Fournier et al., 1997), the lipoprotein secretion pathway appears to be overwhelmed, and a large proportion of triglycerides remains stored in the liver, which results in situ steatosis (Hermier et al., 1991a). Such an imbalance between triglyceride synthesis and secretion is a feature of both NASH [Non-alcoholic steatohepatitis] and alcoholic intoxication, whereas an increased HDL concentration resembles the modifications induced by moderate alcohol consumption in human (Sabesin, 1981; Baraona and Lieber, 1998; Mensenkamp et al., 2001).”<sup>29</sup>

**Tatty M. Hodge, Veterinarian, East Greenbush, New York, USA**

- “Animals in this condition would experience constant pain...I consider the production of foie gras to be inhumane as it deliberately harms the duck...”<sup>30</sup>

**Wendy Jensen, Veterinarian, Concord, New Hampshire, USA**

- “Having seen firsthand the terrible suffering of ducks...confirmed by autopsy reports...I am forced to conclude that foie gras is produced at a terrible cost to the birds themselves. Foie gras, touted as a gourmet delicacy to entice the palate, is really only the diseased tissue of a tortured sick animal.”<sup>31</sup>

**Mark Lerman, Veterinarian, Monsey, New York, USA**

- “[T]he oesophagus is so thickened and inflamed and infected from the force ‘feeding’ that he could never eat on his own....The lesions seen in this duck and others like him, are unique. They are the result of a continuous, perverse and concerted effort to physically force these poor creatures to do something they weren’t designed to do.”<sup>32</sup>

**Christine Nicol, Professor of Animal Welfare, School of Veterinary Science, University of Bristol, UK**

- “My view on the production of foie gras is clear and supported by biological evidence. This practice causes unacceptable suffering to these animals. The primary issue is the use of force...Foie gras production takes no account of the physiological state of the bird, but involves force feeding far beyond the point at which the bird would naturally stop. This practice is repeated daily for a number of weeks, causing lesions to the throat, pathological changes to the liver and painful distension of the abdomen, limiting movement.”<sup>33</sup>
- “Foie gras production significantly reduces welfare...It causes pain during and as a consequence of the force feeding, feelings of malaise as the body struggles to cope with extreme nutrient imbalance, and

distress due to the forceful handling. The most extreme distress is caused by loss of control of the birds' most basic homeostatic regulation mechanism as their hunger control system is over-ridden."<sup>33</sup>

**Laurie Siperstein-Cook, Mobile Avian Veterinarian, Davis, California, USA**

- “[T]he esophagus of force-fed ducks exhibit[s] scarring from the repeated trauma from the wide metal tubes that are pushed down the esophagus during the force-feeding process. Rough handling by the workers doing the force-feeding would exacerbate this trauma to the mucosal surface of the esophagus.  
Excess weight at fast growth rates causes pressure on the legs and joints, also making it difficult and painful to walk. Ducks in foie gras factories have been shown to suffer from a much higher rate of long bone fractures at the time of slaughter than ducks raised for meat and not force-fed.”<sup>34</sup>

**Ward B. Stone, Wildlife Pathologist, New York State Department of Environmental Conservation, Wildlife Pathology Unit, Delmar, New York, USA**

- “The overloading of the liver with lipid (lipidosis) is a pathological process and I have never seen extensive lipidosis in waterfowl except for the cases involving overfeeding for liver pate.”<sup>35</sup>
- “[T]he short tortured lives of ducks raised for Foie Gras is well outside the norm of farm practice. Having seen the pathology that occurs from Foie Gras production, I strongly recommend that this practice be outlawed.”<sup>35</sup>

**Christine Van Berchem, Veterinarian, Brussels, Belgium**

**René Zayan, Professor of Ethology, Université Catholique de Louvain, Louvain-la-Neuve, Belgium**

- “[T]here is absolutely no doubt, that force-feeding subjects them to physiological and behavioural suffering which dramatically reduces their well-being...[F]orce-feeding constitutes a reprehensible practice from an ethical point of view.”<sup>36</sup>

**René Zayan, Professor of Ethology, Université Catholique de Louvain, Louvain-la-Neuve, Belgium**

- “In short, autoforce-feeding does not exist in ducks in their natural state and, if hyperplagia is observed in a duck in daily life, it is always pathological behaviour, symptomatic of physical and social stress. In no case no-one can affirm that force-feeding satisfied in a maximum way a visceral or basic physiological need, in as much as the need for food in an animal is accompanied by a choice, spontaneous or learned, and an active search of adequate food for the maintenance of health.”<sup>37</sup>

**Pew Commission on Industrial Farm Animal Production**

- “[T]he Commission recommends the end to force-feeding of fowl to produce foie gras...”<sup>38</sup>

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3. Beck Y. 1996. Affidavit before the New York State Department of Agriculture and Markets, in the matter of the petition of The Humane Society of the United States, et al. for a declaratory ruling. May 10, p. 5.

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The Humane Society of the United States is the nation's largest animal protection organization—backed by 10 million Americans, or one of every 30. For more than a half-century, The HSUS has been fighting for the protection of all animals through advocacy, education, and hands-on programs. Celebrating animals and confronting cruelty. On the Web at [humanesociety.org](http://humanesociety.org).

**From:** [David](#)  
**To:** [City Council](#)  
**Subject:** Submission: City Council Contact Form  
**Date:** Saturday, February 4, 2023 1:54:08 PM  
**Attachments:** [ltr\\_requesting\\_repeal\\_of\\_ord\\_m-4396 - toyer\\_strategic.pdf](#)

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# City Council Contact Form

**Submitted date:** Saturday, February 4, 2023 - 1:53pm

## Contact Information

**First name:**

David

**Last name:**

Toyer

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[REDACTED]

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[REDACTED]

**ZIP code:**

98258

## Inquiry Information

**Subject:**

Comment on an upcoming Council agenda item

**Recipient:**

All of Council

**Message:**

Attached please find our letter regarding ORDINANCE M-4396, which has a public hearing before Council on Feb. 6th.

Thank you,  
David Toyer

**Upload a file:**

[ltr\\_requesting\\_repeal\\_of\\_ord\\_m-4396\\_-\\_toyer\\_strategic.pdf](#)



February 4, 2023

Mayor Anne McEnery-Ogle  
Honorable City Councilors  
City of Vancouver  
P.O. Box 1995  
Vancouver, WA 98668-1995

## **OPPOSED TO ORDINANCE M-4396 PLACING A MORATORIUM ON WAREHOUSE & DISTRIBUTION PROJECTS**

Mayor & Councilors:

I am writing on behalf of Toyer Strategic Advisors, Inc., a land use and economic development consultancy that in full disclosure has clients (developers, businesses and landowners) directly impacted by the city's approval of Ordinance M-4396.

For the reasons cited in the analysis that follows, we strongly encourage the city council to repeal the moratorium and alternatively form a task force with business leaders, tenants, property owners and industry stakeholders – a task force that would be directed to evaluate the city's concerns and identify short- and long-term actions that the city can take to sustain the city's economic development momentum and further the city's sustainability goals.

We believe without a change in approach, the moratorium will result in the accrual of unintended and long-term consequences to the city's economic conditions (i.e., city finances, local employment, business retention and expansion, etc.) without a commensurate nor substantive environmental benefit. This is because industrial projects of all types seeking to locate in the Vancouver/Portland metro area are likely to either locate elsewhere within the metro or at a site much further away – an outcome that will only increase congestion on a broader scale and reinforce a dependency and reliance upon single occupant vehicles (commutes to work or to shopping) and inefficient less-than-load (LTL) truck traffic.

However, by using a task force approach, the city can more quickly, cooperatively, and effectively work with key community and business stakeholders to identify short, medium, and long-term strategies that address climate change; identify and prioritize investments in transportation infrastructure; ensure a sustainable supply of industrial lands for development and redevelopment; and promote business retention, expansion, and attraction.

### **GENERAL MORATORIUM COMMENTS**

How does the city's moratorium differentiate itself between placing a moratorium on warehousing and distribution as a use and industrial warehouses as a type of building design – the latter being what has been proposed in recent land use applications?

The moratorium is being applied to the expansion or development of facilities falling under the warehouse/freight movement use classification when the cumulative building square feet for the entire project exceeds 100,000 square feet. Thus, because new industrial facilities are designed as "industrial warehousing" (i.e. having dock doors, etc.), the moratorium essentially extends to all new industrial buildings unless the specific tenant is known to not be a warehouse/freight movement use.

Almost all new industrial development in the Vancouver metro is speculative in nature and designed as "industrial warehouses" to attract the broadest spectrum of likely industrial and commercial tenants which include manufacturing, warehousing, wholesale suppliers, contractors, wineries, gymnastics facilities, offices, etc. To the

extent the design of an industrial building resemble a warehouse, the moratorium doesn't just target warehousing and distribution facilities.

### THE RIPPLE EFFECT OF A MORATORIUM

A one-year moratorium on development applications means that even once the city begins to accept applications again, it will at least 18 to 24 months for future projects to obtain permitting entitlements and finish construction. This means the city is effectively shutting down economic development opportunities for the next 3 years.

Can the city afford to be on the sidelines of economic development for the next 3 years, while those projects go elsewhere (and they will go elsewhere)?

### DANGER OF GENERALIZING SIZE AND BUILDING TYPOLOGY

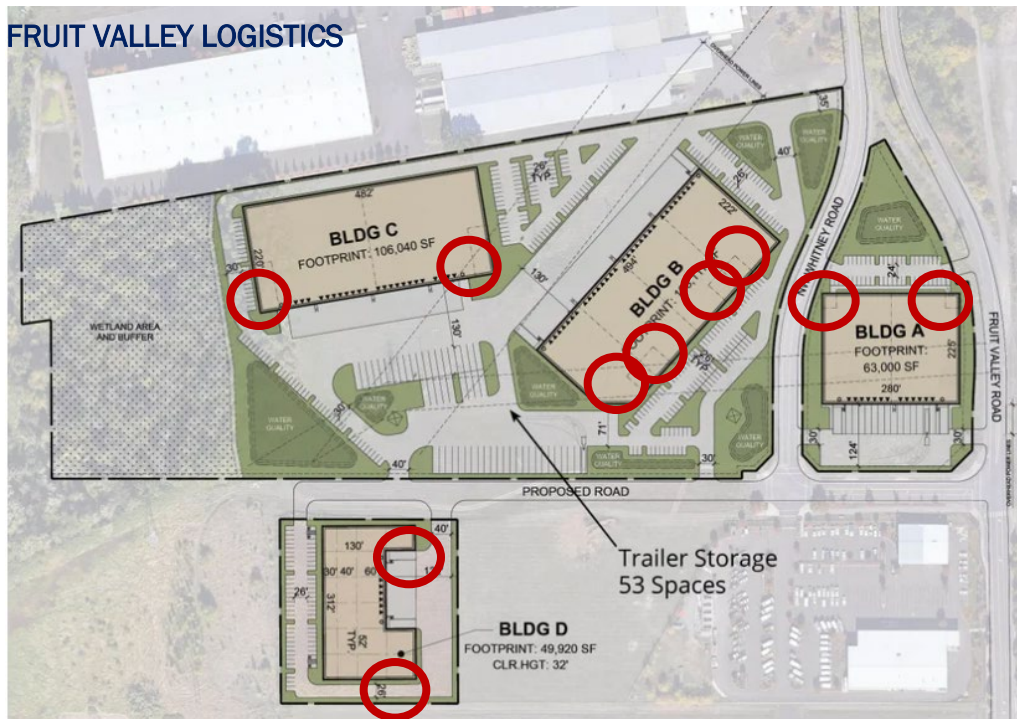
Below and on the next page are two examples of "industrial warehouses" the city has referenced when talking about the large warehouse projects that are the impetus for the moratorium even though these projects are designed to accommodate multiple industrial building tenants, much like strip commercial buildings accommodate multiple small businesses. The examples below are site plan images taken from project marketing materials available on-line.

The industrial warehouse design and site planning, like in these examples, clusters industrial uses on industrial sites in the same fashion that residential development is encouraged to cluster single family homes and/or apartment buildings.

#### Example #1 – Fruit Valley Logistics

**Moratorium's Perspective:** It's a 325,000 square feet warehouse distribution project.

**What's Actually Shown:** Overall building sizes that range from  $\pm 49,000$  square feet to  $\pm 108,000$  square feet, which the buildings have been designed to be demised into smaller spaces that could accommodate tenants seeking spaces as small as  $\pm 24,960$  square feet. The red circles show proposed office nodes and reflect that site planning on this project anticipates as many as 10 tenants which could accommodate new or existing businesses in the Vancouver market.

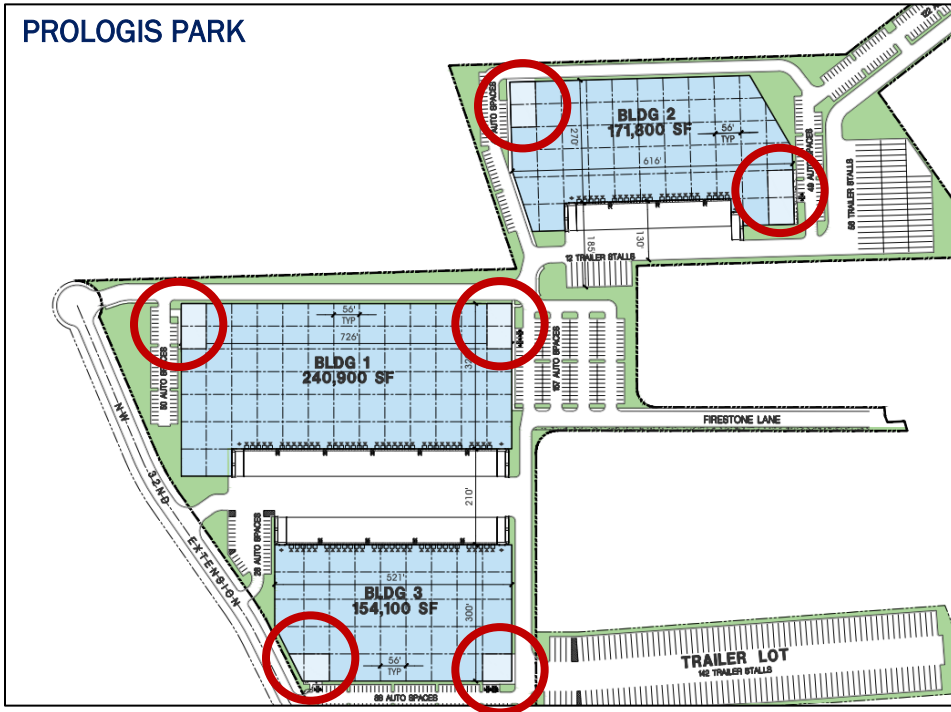




## Example #2 – Prologis Park

**Moratorium Perspective:** 566,800 square feet warehouse project.

**What's Actually Shown:** Three buildings that range from 154,100 square feet to 240,900 square feet with leasable areas as small as 50,000 square feet available. Given the office nodes on the buildings shown, this project could accommodate up to 6 businesses of varying use.



### DOWNSTREAM IMPACT TO BUSINESS RETENTION, EXPANSION AND ATTRACTION

New large buildings aren't just for large new tenants, they facilitate business retention and expansion as well as attraction. In metro areas like Vancouver/Portland, logistics companies often lease space in multiple buildings throughout the area because larger spaces aren't available. However, if larger industrial warehouses become available, they can consolidate. The result is the vacancy of smaller spaces that can fulfill the needs of smaller industrial users, including small to medium sized manufacturers.

### IMPACT TO THE CONSTRUCTION & TRADES INDUSTRIES

Every new building constructed directly supports a substantial number of contractors, subcontractors, material suppliers, and other local businesses that employ local workers. Slowing down new construction will have a direct impact on these businesses, their employees, and their families.

### CITY REVENUE IMPLICATIONS

These industrial warehouse buildings are tax revenue juggernauts. Thus, a moratorium will reduce the revenues the city receives from many types of taxes during the moratorium and the restart period thereafter. Revenue impacts include:

- Sales taxes from construction, equipment purchases (racking, automation, etc.)
- Real estate excise taxes generated from the sale of the property
- Permit revenues generated from application, review and inspection fees
- Property taxes on the increased valuation created
- Water and sewer connection charges

- Traffic impact fees
- Utility taxes

### SALES TAX IMPACT (EXAMPLE)

Estimated Sales Tax from Construction		
Building SF (Approx)		170,000
Construction Cost per SF		\$92
Total Construction Cost		<b>\$15,640,000</b>
State	6.50%	\$1,016,600.00
<b>Vancouver, City</b>	<b>0.85%</b>	<b>\$132,940.00</b>
C-Tran	0.70%	\$109,480.00
Clark County	0.15%	\$23,460.00
E911	0.10%	\$15,640.00
Mental Health	0.10%	\$15,640.00
Criminal Justice	0.10%	\$15,640.00
Affordable Housing	0.10%	\$15,640.00
	<b>8.60%</b>	<b>\$1,345,040.00</b>

- Assuming a construction cost of \$92 per square foot for a 170,000 square foot industrial warehouse building, the moratorium would impact city sales tax revenues by \$132,940:
- Of note, the Washington Employment Security Department County Data Tables report that in 2020 the “Construction of Buildings” accounted for \$998 million in annual taxable sales while the Transportation and Warehousing industry added another \$47 million in annual taxable sales.
- Sales taxes aren’t the only tax revenues impacted by the moratorium. A delay in construction of new buildings also delays the additional of new taxable valuation to the property tax rolls.

### PROPERTY TAX IMPACT (EXAMPLE)

		Estimated Taxable Valuation
<b>Property Taxes Levy for a 170,000 SF "Industrial Warehouse"</b>		<b>\$ 20,369,020</b>
County General	0.92759	\$ 18,894
County General ADREF	0.00166	\$ 34
Dev Disability	0.01087	\$ 221
Mental Health	0.01087	\$ 221
Veterans Assistance	0.00979	\$ 199
Conservations Futures ADREF	0.00007	\$ 1
Conservations Futures	0.03615	\$ 736
Ft. Vancouver Reg. Library	0.34275	\$ 6,981
Metropolitan Park District	0.17147	\$ 3,493
Metropolitan Park District ADREF	0.00041	\$ 8
Port of Vancouver Bonds	0.11449	\$ 2,332
Port of Vancouver General	0.15073	\$ 3,070
SD114 Evergreen Debt Svc	1.76351	\$ 35,921
SD114 Evergreen Enrichment	1.71968	\$ 35,028
SD114 Evergreen Technology Levy	0.42022	\$ 8,559
State Schools - Part 1	1.91284	\$ 38,963
State Schools - Part 2	1.03016	\$ 20,983
City of Vancouver Affordable Housing	0.22586	\$ 4,601
City of Vancouver General	1.97136	\$ 40,155
City of Vancouver ADREF	0.00595	\$ 121
<b>Total All</b>	<b>10.82643</b>	<b>\$ 220,524</b>

- The delay in adding the taxable valuation of the example 170,000 square foot building to the property tax rolls delays the city receiving approximately \$40,000 in property taxes annually.
- The impact is also felt by the Regional Library System, Mental Health Programs, and the local school district.
- For this example, based on current levy rates, the Evergreen School District would be delayed in receiving ±\$79,000 annually, impacting their ability to continue to upgrade technology in the classroom among other things.
- The delay in adding new industrial property valuation to the tax rolls ultimately impacts other classes of property as they have to absorb a greater share of the area’s tax burden.

## EMPLOYMENT & WAGES COMPARISON

The following graphic depicts the hourly wage data of full-time equivalent employees in manufacturing and transportation and warehouse. This data indicates that wages in both industries are very similar. For example, the percentage of workers in manufacturing making \$38/hour or greater accounts for 22% of its total workforce, while the same wage threshold for transportation and warehousing accounts for 23% of its total workforce. That said, manufacturing has a higher percentage of workers making less than \$19/hour than transportation and warehousing.

NAICS	Industry	Hourly Wages								
		<\$14.00	\$14.00 - \$19.99	\$20.00 - \$25.99	\$26.00 - \$31.99	\$32.00 - \$37.99	\$38.00 - \$43.99	\$44.00 - \$49.99	\$50.00 - \$55.99	>56.00+
31-33	Manufacturing	3.1%	23.9%	23.1%	17.5%	10.4%	6.4%	3.9%	2.8%	8.8%
48-49	Transportation & Warehousing	3.6%	20.9%	24.1%	19.7%	8.8%	6.4%	5.2%	3.3%	7.8%

Source: Washington Employment Security Department County Data Tables for Clark County, WA

Further, according to data from Washington Employment Security Department, the 2021 average annual wage for Transportation & Warehousing workers was \$65,221 (\$31.35/hour) compared to \$69,170 (\$33.25/hour) for manufacturing. Wholesale Trade, an industry that also uses industrial warehouse buildings, is shown to have an average annual wage of over \$96,000. When looked at wholistically, of the nineteen industries below, transportation and warehousing, manufacturing and wholesale trade are all within the top 10 of industries for average annual wages and each of these industries are tenants of industrial warehouse buildings.

All Sectors	Annual Average Wage
Accommodation & food services	\$ 25,755
Arts, entertainment, & recreation	\$ 28,000
Educational services	\$ 34,346
Retail trade	\$ 39,979
Ag., forestry, fishing & hunting	\$ 46,753
Other services, ex. public admin.	\$ 47,882
Administrative & waste services	\$ 51,315
Real estate & rental & leasing	\$ 55,165
Health care & social assistance	\$ 61,093
All Industries	\$ 65,032
<b>Transportation &amp; warehousing</b>	<b>\$ 65,221</b>
<b>Construction</b>	<b>\$ 68,945</b>
<b>Manufacturing</b>	<b>\$ 69,170</b>
Government	\$ 70,890
Wholesale trade	\$ 96,060
Professional & technical services	\$ 99,131
Information	\$ 102,111
Mgmt.of companies & enterprises	\$ 112,029
Finance & insurance	\$ 122,988

## THE MANUFACTURING SUPPLY CHAIN – WAREHOUSES NEEDED

Supply chain disruptions are projected to continue leading companies to onshore or nearshore, bringing manufacturing and distribution alike into the US in order to promote supply-chain resiliency and inventory availability. This will help reduce shortages for consumers, promote employment and mitigate negative economic impacts experienced during the pandemic.

- According to James Breeze, senior director and global head of industrial & logistics research at CBRE,

*“Growth in manufacturing is also increasing demand for warehouse space in these regions, as companies want to locate warehouses as close to production as possible to either store raw materials or distribute finished products. Placing distribution centers near the point of manufacturing also saves money on transportation costs.”*

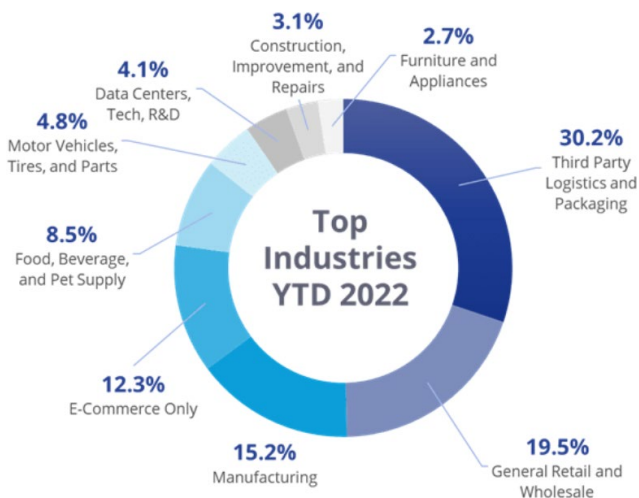
- According to an article by Wealth Management.com<sup>1</sup>, over 1,800 companies re-shored production in 2021. The cite James Breeze, senior director and global head of industrial & logistics research at CBRE:

*“. . . re-shoring activity is generating competition for industrial properties between manufacturers and logistics users, as those types of buildings can serve either purpose. Growth in manufacturing is also increasing demand for warehouse space in these regions, as companies want to locate warehouses as close to production as possible to either store raw materials or distribute finished products. Placing distribution centers near the point of manufacturing also saves money on transportation costs, Breeze notes.”*

**DEMAND FOR E-COMMERCE CONTINUES**

E-commerce facilities are not the only users of large industrial warehouse buildings, but demand for e-commerce is increasing:

- E-commerce as a percentage of total retail sales has gone from ±14% in 2020 to ±17% currently. Forecasts suggest E-commerce as a percentage could be up to 22% by 2026.
- According to research by Colliers International, 1% of additional E-commerce growth equates to \$54.7 billion of retail sales, requiring ±37 million square feet of additional warehouse space.
- A November 2022 report by Colliers shows third party logistics and packaging, *which is needed by every other industrial user*, has the largest market share (±30%) of industrial building space nationwide compared to manufacturing and e-commerce at ±15% and ±12%:



## **E-COMMERCE HAS POSITIVE IMPACT ON SUSTAINABILITY**

According to a study by the MIT Real Estate<sup>ii</sup> Innovation Lab, online shopping demonstrates clear sustainability advantages over in-store shopping, even after factoring in higher returns and packaging.

- Carbon emissions from online shopping are 36% lower, on average, than those produced by in-store trips.
- Built-out logistics networks, which include urban fulfillment centers, can reduce transportation-related emissions by 50%.

## **EMPLOYMENT DENSITIES & BUILDABLE LANDS NOT AT RISK**

Chris Reeves, a graduate student at Portland State University, released an Industrial Market Analysis<sup>iii</sup> in 2021 addressing employment density in e-commerce versus manufacturing. The study points out that e-commerce warehousing often has a higher employment density than manufacturing facilities:

*“NAIOP cites that the average employment density for an e-commerce facility is 700 feet per worker (NAIOP). Most new Amazon facilities have one employee per 600 to 650 square feet, often employing a massive 2,000 to 3,000 workers per establishment. For some context, this contrasts the Cascades Tissue converting manufacturing facility in Scappoose, Oregon (Cascades) which has 1 employee per 4,000 square feet, or Wilsonart Wood Finishing Manufacturing plant in Klamath Falls (Wilsonart) which has 1,900 square feet per employee.”*

According to NAIOP, the average E-commerce facility has three times the number of employees per square foot compared to traditional contract warehousing.

The 2021 Buildable Lands Report for Clark County assumes employment densities of 9 employees per acre for industrial and 20 employees per acre for commercial. And based on 2021 Buildable Lands Report for Clark County, the city’s land supply does not require emergency actions. The report indicates the land supply the largest share of total net buildable employment land is the 2,423 net acres (62%) of industrial land within the City of Vancouver and its unincorporated UGA.

## **CONCLUSION**

We are concerned that the city’s moratorium was enacted without full evaluation and consideration of the information we’ve presented herein. Thus, we respectfully request that the city reconsider the enactment of the moratorium and encourage the city to repeal the moratorium and alternatively appoint a task force that can more rapidly address the city’s concerns without risking the city’s economic development future.

Very Sincerely,



David K. Toyer  
President

---

### ENDNOTES:

<sup>i</sup> [Surge in Re-Shoring Activity Creates More Demand for Industrial Space | Wealth Management](#)

<sup>ii</sup> MIT Study: [FINAL\\_Retail-carbon-footprints-report\\_011221.pdf \(mit.edu\)](#)

<sup>iii</sup> [https://www.pdx.edu/realestate/sites/g/files/znlchr3251/files/2021-06/O1%20Industrial\\_Chris\\_Reeves\\_v2%20-%20Meagan%20An.pdf](https://www.pdx.edu/realestate/sites/g/files/znlchr3251/files/2021-06/O1%20Industrial_Chris_Reeves_v2%20-%20Meagan%20An.pdf)

**From:** [Peter L. Fels](#)  
**To:** [City Council](#); [Kennedy, Rebecca](#)  
**Subject:** Monday February 6 Workshop  
**Date:** Friday, February 3, 2023 10:49:54 AM  
**Attachments:** [Stakeholders.pdf](#)

---

**CAUTION:** This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please see attached letter.

Thank you,

Peter Fels

**Peter Fels**

**[REDACTED]  
Vancouver WA 98663**

TELEPHONE: **[REDACTED]**

February 3, 2023

RE: Community Engagement in Comprehensive Plan Update

Dear Councilors,

The Presentation and Memo for Monday's (February 6, 2023) workshop on the Comprehensive Plan Update make several references to engaging "stakeholders" and "co-creative partners"\*. I hope you will question who these people and groups are.

Development of the Comprehensive Plan Update is of vital interest to all citizens of Vancouver, as well as residents of its UGA. Community engagement should reach out to all citizens.

Typically "stakeholders" as used by government planners means business groups, developers, and established political or power groups. When these kind of "stakeholders" have the first opportunity to shape City plans, the outcome will naturally skew toward their interests.

Too often ordinary citizens only learn of plans when it is already too late for their voices to have much of an impact.

It is contrary to the City's goals to promote equity, inclusion and diversity for planners to talk to traditional "stakeholders" in the early stages of plan development while leaving out opportunities for ordinary citizens to learn of the potential plans and give their input.

During Monday's workshop I urge you to question staff about how ordinary citizens, particularly marginalized and underrepresented people, will be able to learn about and participate in the process.

Thank you,

s/

Peter Fels

\*I could not find a definition of "co-creative partners" in the documents.

**From:** [Jean M. Avery](#)  
**To:** [City Council](#)  
**Subject:** Yes for warehouse moratorium  
**Date:** Friday, February 3, 2023 12:33:06 PM

---

**CAUTION:** This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please vote YES for a moratorium on new or expanded warehouses in Vancouver.

Jean M. Avery  
Vancouver



**From:** [Heidi Cody](#)  
**To:** [City Council](#)  
**Subject:** ACE letter to COV re: Warehouse Moratorium  
**Date:** Sunday, February 5, 2023 2:29:25 PM  
**Attachments:** [2.6.23 ACE ltr\\_warehousemoratorium.pdf](#)

---

**CAUTION:** This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Attached please find a letter from Alliance for Community Engagement (ACE), supporting the City's proposed warehouse Moratorium.

Thank you,  
Heidi Cody

--

Co-Director | Alliance for Community Engagement SWWA  
Strategic Coordinator for SWWA | Stand Up to Oil Coalition  
Sparkle with #climatetoothpaste. I do. [climatetoothpaste.com](https://climatetoothpaste.com) #greennewdeal

February 6, 2023

Alliance for Community Engagement (ACE)

Vancouver City Council and Staff

Dear Mayor McEnerny-Ogle, City Council and City Staff:

Alliance for Community Engagement SWWA supports the City passing a six-month Moratorium on new and expanded warehouses over 100,000 feet. It is crucial that the City and our communities understand the health, safety and noise impacts of these large warehouses, before permitting more of them.

Warehouses can bring unwanted pollution, traffic congestion and noise to neighborhoods which are often already overburdened by these impacts. The warehouse projects already vested by the City have brought up issues about how effectively the City has engaged and notified the neighborhoods who will be impacted when a warehouse application is submitted. For example, the proposed Prologis Park warehouse would bring 1,200 trucks through these neighborhoods along with significant air pollution and noise to their route to major transportation corridors. Adequate City neighborhood notification and a transparent public engagement process for new and expanded warehouses is essential.

Our Climate Action Framework (CAF) set a goal for Vancouver to reduce 80% greenhouse gas emissions reductions city-wide by 2035. It will be impossible to meet this goal unless large warehouses are carefully regulated to include climate pollution impacts. 2035 is only 12 years away.

In the Staff report about the warehouse Moratorium, we noticed some key language missing from the goals that were referenced from the Strategic Plan Alignment section.

**Goal 9** states: "Build the strongest, most resilient economy in the Pacific Northwest."  
*Consider adding "equitable." The Strategic Plan should elevate equity like our CAF does.*

**Objective 9.1** states: "Create infrastructure and policies that support job creation."  
*Consider adding "create sustainable infrastructure, and policies that support family wage jobs and a green economy."*

ACE understands the practical and economic need for warehouses, and jobs they create. We support the City evaluating these new jobs on quantity, quality and wage issues. Thank you for your work, and for pausing warehouse approvals while you study this issue more closely during the warehouse Moratorium.

Sincerely,

Alliance for Community Engagement (ACE)

**From:** [Delapena, Amanda](#)  
**To:** [Dollar, Sarah](#)  
**Subject:** FW: Letter - Ann Donnelly - re Warehouse Moratorium - for February 6  
**Date:** Monday, February 6, 2023 7:49:00 AM  
**Attachments:** [Donnelly letter re Warehouse Moratorium Feb 4 2023.pdf](#)

---

Written communication for inclusion in the record.

*Amanda Delapena*

---

**From:** [REDACTED] >  
**Sent:** Saturday, February 4, 2023 11:22 AM  
**To:** McEnerney-Ogle, Anne <A.McEnerney-Ogle@cityofvancouver.us>; Hansen, Bart  
[REDACTED]  
[REDACTED]  
[REDACTED], Eric  
<Eric.Holmes@cityofvancouver.us>; Pluckhahn, Lon <Lon.Pluckhahn@cityofvancouver.us>; Eiken,  
Chad <Chad.Eiken@cityofvancouver.us>; Quinton, Patrick <Patrick.Quinton@cityofvancouver.us>;  
Delapena, Amanda <Amanda.Delapena@cityofvancouver.us>  
**Subject:** Letter - Ann Donnelly - re Warehouse Moratorium - for February 6

**CAUTION:** This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor, City Council and Staff:

Please include the attached letter in the contributions from the public for the February 6 hearing.

I greatly regret I cannot be there in person and will appreciate your including this written testimony as my contribution to this important evaluation.

Thank you!

Ann T. Donnelly, Ph.D

[REDACTED]  
Vancouver WA 98661

[REDACTED]

Ann T. Donnelly, Ph.D.

[REDACTED]  
Vancouver WA 98661  
[REDACTED]

February 4, 2023

Mayor McEnerly-Ogle  
Vancouver City Council  
City Manager Holmes  
P.O. Box1995  
Vancouver WA, 98660-1995  
Re: Proposed Warehouse Moratorium

Dear City Leaders:

I am writing as a taxpayer and long-time concerned community member in the City, County, and State. I am also now a member of ICC and was fortunate to be there when City staff briefed the ICC meeting recently.

At all levels of government, we have an interest in maximizing economic activity, thus bringing in more tax receipts and other economic benefits from the private sector growth at every governmental level. Balancing that, I fully understand that the specifics of any particular new project must be carefully analyzed.

With the Warehouse Moratorium, my concern is that the uncertainty it presents places an unknown but likely large amount of needed economic development at risk. I don't believe that risked opportunity cost has been assessed. It certainly should be prior to a decision on a moratorium.

I recognize that industrial land is scarce and must be carefully apportioned, but the benefits of the warehouse projects must be weighed against the risks.

The surprising number of currently proposed warehouse projects is telling us something about the market. These developers have studied the market and conclude that a long-term investment in warehouses is justified. That is a telling observation for us, who may not be as informed about market trends as those putting their money at risk.

I would hate to see Vancouver send a less than welcoming message to a significant developing market, and thus lose competitive advantage against other regions/cities.

I want to draw attention to a significant weakness (as I assess it) in the City's analysis of the moratorium. That is the estimate, using reasonable inputs, or using several scenarios, of the direct and indirect benefits of warehouse projects that may be lost during or as a result of the moratorium.

Such an analysis is routine and would not delay planning significantly, nor require a moratorium. We study trends and model risks and benefits all the time without moratoriums and none of these proposed projects fall outside of what is already zoned.

So my concern involves:

- a. Actual financial benefits (net present value over several decades of project life) potentially lost due to delay or cancellation of warehouse projects during and as a result of the moratorium; these may be:
  - a. Direct (lost tax receipts to the City).
  - b. Indirect (employee salaries, taxes paid to County and state, other businesses serving the project who benefit, etc. etc.).
  - c. Addition of valuable new load and thus income to our energy partners Clark PUD and Northwest Natural Gas.
- b. Possible negative message to the business community about the business climate here, resulting in loss of competitive advantage over other well-situated locations. This element is hard to quantify but for that reason is all the more significant.

Until such estimates are available for all of us to evaluate, I submit that the moratorium should not be adopted.

Thank you very much for considering my concerns, and for the efforts all of you make on behalf of our great City of Vancouver!

Sincerely,

A handwritten signature in black ink that reads "Ann T. Donnelly". The signature is written in a cursive, flowing style.

Ann T. Donnelly, Ph.D.

**From:** [Eiken, Chad](#)  
**To:** [Dollar, Sarah](#)  
**Cc:** [Holmes, Eric](#)  
**Subject:** FW: Warehouse Moratorium  
**Date:** Friday, February 3, 2023 4:05:31 PM  
**Attachments:** [Moratorium.pdf](#)

---

Sarah, This came to me directly – not sure if it also went to the Mayor and Council. Thanks, Chad

---

**From:** Monty Anderson <montya@tapani.com>  
**Sent:** Friday, February 3, 2023 3:36 PM  
**To:** Leigh Tapani [REDACTED]  
**Cc:** Kevin Tapani [REDACTED]  
**Subject:** Warehouse Moratorium

You don't often get email from [REDACTED]. [Learn why this is important](#)

**CAUTION:** This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sent on behalf of Leigh Tapani:

Please see attached

Dear Mayor, Councilors, and Executives:

As a local business involved in real estate, development, construction, and land-use we have some reservations regarding the proposed moratorium on the warehouse projects.

We know that the city is doing what they think is right for the people and appreciate the city's efforts to maintain development so it occurs in a controlled and orderly manner. We believe however, this plan does not allow for the growth that would bring jobs to the city with the lack of larger industrial development properties or parcels available in the plan.


The Vancouver metropolitan area has very little commercial and industrial land available to attract the companies that are willing to and want to pay living wages and salaries that are needed to support this community. With the lengthy permitting process, it takes years of planning before a business can begin to operate in a fully functional facility. A delay, such as a moratorium, puts a cog in this planning process, causing all to lose valuable time and the ability to attract those employers who are ready to expand or move into the city.

We ask you to seriously consider eliminating the emergency moratorium altogether, or at least significantly narrowing the scope of the moratorium to more effectively address your concerns while minimizing the impact to the job-creating, tax-producing, economy-driving development our community needs.

Sincerely,

Leigh Tapani, President  
Tapani Inc and Its Subsidiaries

**Monty Anderson** | Corporate Treasurer

 O: 360.687.1148 W: [tapani.com](http://tapani.com)



**Disclaimer: Please notify the sender if you have received this email in error and simply delete it.**



February 2, 2023

Mayor McEnergy-Ogle  
Vancouver City Council  
City Manager Holmes  
PO Box 1995  
Vancouver, WA 98660-1995

Dear Mayor, Councilors, and Executives:

As a local business involved in real estate, development, construction, and land-use we have some reservations regarding the proposed moratorium on the warehouse projects.

We know that the city is doing what they think is right for the people and appreciate the city's efforts to maintain development so it occurs in a controlled and orderly manner. We believe however, this plan does not allow for the growth that would bring jobs to the city with the lack of larger industrial development properties or parcels available in the plan.

The Vancouver metropolitan area has very little commercial and industrial land available to attract the companies that are willing to and want to pay living wages and salaries that are needed to support this community. With the lengthy permitting process, it takes years of planning before a business can begin to operate in a fully functional facility. A delay, such as a moratorium, puts a cog in this planning process, causing all to lose valuable time and the ability to attract those employers who are ready to expand or move into the city.

We ask you to seriously consider eliminating the emergency moratorium altogether, or at least significantly narrowing the scope of the moratorium to more effectively address your concerns while minimizing the impact to the job-creating, tax-producing, economy-driving development our community needs.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Leigh Tapani', is written over a light blue horizontal line.

Leigh Tapani, President  
Tapani Inc and Its Subsidiaries

---

**Headquarters**

PO Box 1900, 1904 SE 6th Place  
Battle Ground, WA 98604  
(360) 687-1148

**Tri-Cities Office**

2213 Henderson Loop  
Richland, WA 99354  
(509) 590-1184

**Sherwood Office**

11175 SW Elligsen Way  
Sherwood, OR 97140  
(503) 883-3169

**Website**

[tapani.com](http://tapani.com)

**Email**

[info@tapani.com](mailto:info@tapani.com)



**From:** [Delapena, Amanda](#)  
**To:** [Dollar, Sarah](#)  
**Subject:** FW: Business Letter RE: Warehouse Moratorium  
**Date:** Friday, February 3, 2023 2:49:09 PM  
**Attachments:** [ICC Warehouse Moratorium Group Letter 020323.pdf](#)

---

Sarah,

Please add this to the written comments for Monday's Council meeting.

*Amanda Delapena*

---

**From:** Sean Philbrook [REDACTED]  
**Sent:** Friday, February 3, 2023 2:48 PM  
**To:** McEnery-Ogle, Anne <A.McEnery-Ogle@cityofvancouver.us>; Hansen, Bart  
[REDACTED]  
[REDACTED]; Holmes, Eric  
<Eric.Holmes@cityofvancouver.us>  
**Cc:** Pluckhahn, Lon <Lon.Pluckhahn@cityofvancouver.us>; Eiken, Chad  
<Chad.Eiken@cityofvancouver.us>; Quinton, Patrick <Patrick.Quinton@cityofvancouver.us>;  
Delapena, Amanda <Amanda.Delapena@cityofvancouver.us>; rarp amplifygroup.com  
<rarp@amplifygroup.com>  
**Subject:** Business Letter RE: Warehouse Moratorium

**CAUTION:** This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mayor, Councilmembers, City Manager --

Please accept the attached letter regarding the emergency walk-on moratorium on warehouses and distribution centers, which will be considered at the public hearing scheduled Monday, February 6. The letter is submitted by Identity Clark County on behalf of a coalition of concerned business leaders.

Special thanks to Chad Eiken, Lon Pluckhahn and Patrick Quinton who took time to meet with our business leaders January 17.

*Sean Philbrook*

--  
Sean Philbrook, Vice President of Programs  
Clark County  
[REDACTED]



February 3, 2023

Mayor McEnerney-Ogle  
Vancouver City Council  
City Manager Holmes  
PO Box 1995  
Vancouver, WA 98660-1995

Dear Leaders:

A group of about 40 business leaders involved in real estate, development, construction, finance and land-use were convened by the business group Identity Clark County and wish to offer a perspective regarding the proposed moratorium on warehouse projects.

Through small-group dialogue with three city staff and the city's January 23 workshop, we learned that the moratorium was initiated by staff who were overwhelmed with eight recent applications for warehouse projects and were unable to assess the cumulative impacts. Staff shared that projects that have begun the development process or are governed by prior development agreements are not subject to the moratorium. We also learned that the prime concern is the siting of very large distribution fulfillment facilities where finished goods are positioned for rapid delivery through e-commerce. Those very large facilities earn disfavor because of low job density and truck traffic.

We appreciate the city's efforts to ensure development occurs in an orderly manner, reserving the use of moratoria for only the most severe situations where land-use planning and code development is insufficient. In this case, however, we do not believe there is sufficient fact to justify imposing a moratorium, given that no large parcels are available for very large retail distribution centers and that the moratorium hampers efforts to bring more parcels into industrial development.

We offer the following perspective:

Available land. Staff shared concerns over very large distribution facilities, using as an example a 2.5 million square foot distribution facility proposed on 160 acres near Tacoma. We are not aware of a single available parcel of that size in the City of Vancouver. We could not find an available parcel even one-fifth that size. There appear to be just 2-3 properties in the 15-25 buildable acre range, which would be needed to accommodate a project one-tenth the size of the Tacoma project, or about 250,000 square feet under roof. The parcels remaining for development simply are not large enough for the large scale distribution staff described. They are, however, suited for manufacturing and related distribution.

Need for development. The Portland-Vancouver metropolitan area has minimal industrial and commercial inventory available, with inventories as low as 2-3 percent. More developed property is critical to welcome the manufacturing and industrial employers who pay living-wage salaries and need space to make, assemble and move their goods within and beyond the region. Operating on relatively

low operating margins, limited capital and with virtually no incentives, many decide to manage risk by leasing space in a shared-tenant property where they can move in quickly, scale up or down quickly, and share lease and operational costs with multiple tenants. Meanwhile, developers and property owners generally pursue such projects on a speculative basis, with the hope that after completing the lengthy multi-year permitting and construction process there are companies interested in becoming tenants. A moratorium significantly disrupts that planning cycle, causing our region to lose valued employers and jobs.

Job density and traffic. We certainly understand that the last few years have brought more industrial and distribution projects to our region, most employing land that has sat idle for many years without a higher or better use. Through permitting, these properties require assessments to ensure that our infrastructure can absorb the activity as modeled through land-use planning. Studying cumulative effects should be a component of comprehensive planning rather than taking the drastic measure of employing a moratorium.


The conditions surrounding large distribution facilities are to be expected after 25 years of persistent growth of e-commerce and ever-quicker delivery expectations, which are showing no signs of abating. Further magnified by the pandemic and ensuing supply chain crisis, manufacturers and distributors now place higher priority on positioning goods closer to their customers. In the spirit of building a “forever” community, we welcome further conversation with city and county leaders regarding how best to adapt our land-use planning to the age of e-commerce, including siting, transportation composition and flow, as part of the upcoming Growth Management Act comprehensive plan update.

We implore the council to eliminate the emergency moratorium altogether, or at least narrowing its scope by releasing from the moratorium any property being developed for manufacturing and distribution or for multiple tenants of parcels situated on up to 15 buildable acres or 250,000 combined square feet under roof in areas zoned for such activities. Any property larger than 15 buildable acres or petitions for rezoning could remain in a moratorium until Vancouver code can be updated, ideally in the next six months. Further, we are prepared to supply a task force willing to work with city staff who have lived experience and can bring valuable insights from development not only in Vancouver but elsewhere in the region and country.

We also support releasing all land owned by the Port of Vancouver USA.

A special thanks to Chad Eiken, Lon Pluckhahn and Patrick Quinton who took time to meet with our business leaders.

Sincerely,



**Ron Arp, President**  
Identity Clark County

*On behalf of a coalition of concerned business leaders*

**From:** [City of Vancouver - Office of the City Manager](#)  
**To:** [Dollar, Sarah](#)  
**Subject:** FW: Additional Public Testimony, VPD Ammunition spending  
**Date:** Thursday, January 26, 2023 12:08:57 PM  
**Attachments:** [image001.png](#)

---

I am happy to send this to council but since the subject line says it's public testimony I figured it needed to go through you instead...?

Thanks!

**Shannon Ripp | Support Specialist III**



CITY OF VANCOUVER, WASHINGTON  
City Manager's Office  
P: (360) 487-8607  
[www.cityofvancouver.us](http://www.cityofvancouver.us)

---

**From:** Community Accountability [REDACTED]  
**Sent:** Thursday, January 26, 2023 5:30 AM  
**To:** City of Vancouver - Office of the City Manager <CMO@cityofvancouver.us>; Stober, Ty <T.Stober@cityofvancouver.us>  
**Subject:** Additional Public Testimony, VPD Ammunition spending

**CAUTION:** This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

City Managers Office:

Would you please review and forward to the City Council? Thank you.

I wanted to provide some public perspective to the Council after Chief Mori and Ms Harris testified to council Monday night.

I agree with Councilperson Fox, most civilians have little idea what is involved in becoming a disciplined combat unit that is highly proficient on the weapon systems they are assigned.

My 3 points of concern are:

1. Are we scrutinizing the Police Budget enough, being 1/3 of our total expenses?
2. Police are training for combat instead of modifying their training to meet the needs of the calls they are sent on, given that the City has no one else to send on these calls
3. The amount of ammo used is more than I had for Basic Training as a Marine, or I had when

preparing to deploy to Iraq in 2005 and 2007, or I had while keeping up training while occupying Iraq.

It would be helpful if the Council and Police were more transparent with how they make decisions. For instance, did the Council have a knowledge of the 1 million rounds on hand before the Chief testified? Can the public have access to the same info the Council has before you Vote? Or is the Council relying heavily on the Chief for detailed scrutiny of the police budget?

My concern is the Council isn't showing the public at all how you are making decisions, therefore we don't know what oversight is being performed.

You can teach anyone to shoot straight on a firing range. Whats more difficult is troop discipline, professionalism and leadership. I don't see that represented in the VPD when they are deployed to calls and targeted missions in my neighborhood. We need to know more details about what training they do receive to better understand why they conduct themselves as they do.

In Regards to the Ammo usage for the Vancouver PD:

Speaking from the perspective of a Marine Corps Veteran, VPD uses more live rounds for training than I received. Way more than we did for new recruits, preparing to invade foreign countries, or for annual training evolutions.

Below is a little about my background as a Marine Corps Combat Engineer.

Thank You for your time.

Dmitri Stoyanoff

.....

My experience with ammunition and training military troops comes mainly from my time in the United States Marine Corps Reserves. I volunteered at the recruiting office at the Vancouver Mall at 22 years old. I served from 2003 till 2011, I was a 1371 Combat Engineer, I also trained as a Tank Driver with C Co 4th Tank BN out of Boise, ID, and also served with 6th Engineer Support Bn in Portland, OR.

I deployed to Iraq in 2005 as a Provisional MP. I was assigned a gunners position behind a .50 cal Machine Gun. My job was to lean over the side of the HUMVEE and look for IED's. We provided security for everything that moved throughout the country. We also did regular transfers of Iraq's we captured from Ramadi to the notorious Abu Gharib Prison, where the US Army tortured them. I can still hear the sounds of young Iraq men and Farmers screaming as we loaded them onto the trucks.

In 2007 I volunteered to go back, this time on a Construction Squad. We would use a Mine Detector

and clear construction sites from IED's and then build troop housing and vehicle checkpoints.

If there was a deficiency or accountability needed, there was one place to look, their direct supervisor, the fireteam leader. If a fireteam leader needed correction or individual training, it was their Squad Leaders direct responsibility to train them for whatever mission was given. We did not wait and were empowered to take action at the lowest possible level.

We didn't decide the missions, our job was to carry them out, as ordered. If we disobeyed an order, we were brought up on charges. We didn't have time for talking with a Union Rep. WE VOLUNTARILY GAVE UP OUR RIGHTS TO SERVE OUR COUNTRY. We received no pension, and below minimum wages.

As a Corporal I was assigned 3-12 other Marines. Fire team Leaders (teams of 4) and Squad leaders (3 teams of 4).

We were in charge of the Physical, Emotional, and Technical Readiness of our Marines.

It was the job of Cpl's and Sgt's to ensure our Marines were proficient to operate and maintain our M16 Rifle's , 9mm handguns, AT4 rocket launcher, 50 cal Machine guns, 240 G Machine gun, SAW, and various types of other weapons systems...

In addition to the tools and equipment we needed for individual missions/tasks.

We had very tight Rules of Engagement, nowhere near the amount of power and discretion a Vancouver Police Officer has. We had to identify the weapons in the Iraq people's hands, and/or identify they were actively trying to hurt us or others in order to use deadly force. Many times we had to call for permission before returning fire. We also had to know our target and our target background... we had to know if we were endangering the other people in the neighborhood.

I remember the rocks hitting my body armor, kids threw rocks at us just for driving through their neighborhood... or when some of our Marines killed a little girl, when her father drove too close. A stray warning shot broke the glass in their car, causing the little girl to die from blood loss. The Marine followed our rules of engagement correctly, so no charges were brought.

We were treated better here at home of course, people lined up to shake our hands as we landed in Bangor, Maine. And when we arrived in Boise, the entire airport was full of folks, happy and welcoming us home. To this day people thank me for my service and I have to ask, what part of my service are you thankful for?

Thank you for listening to my experience.

**From:** [Delapena, Amanda](#)  
**To:** [Dollar, Sarah](#)  
**Cc:** [Eiken, Chad](#)  
**Subject:** FW: Comment letter on Moratorium on Warehouse and Distribution Centers  
**Date:** Wednesday, January 25, 2023 9:08:54 AM  
**Attachments:** [NAIOPWA Vancouver Letter\\_FV.pdf](#)  
[image001.png](#)  
**Importance:** High

---

Sarah-

The email below and attached comments were submitted late on Monday to the Council general inbox. Can you please distribute with other comments received after the noon deadline and incorporate into the minutes per your usual process?

**Amanda Delapena** | Assistant to the Mayor and City Manager  
Pronouns: She/Her/Hers



CITY OF VANCOUVER, WASHINGTON

Mayor/City Manager's Office

P: (360) 487-8605

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---

**From:** Mary Eversole <[REDACTED]>  
**Sent:** Monday, January 23, 2023 2:54 PM  
**To:** City Council <council@cityofvancouver.us>  
**Subject:** Comment letter on Moratorium on Warehouse and Distribution Centers  
**Importance:** High

You don't often get email from [REDACTED] [Learn why this is important](#)

**CAUTION:** This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please find attached our comments on the Moratorium on Warehouse and Distribution Centers as part of the public record for this evening's hearing.

Sincerely,

**Mary Eversole**

Executive Director at NAIOPWA.



[www.naiopwa.org](http://www.naiopwa.org)



January 23, 2023

Vancouver City Council  
415 West 6th Street, 2<sup>nd</sup> Floor  
Vancouver, WA

Sent via email to [council@cityofvancouver.us](mailto:council@cityofvancouver.us)

Hon. City Council Members:

On behalf of NAIOP Washington State, the Commercial Real Estate Development Association Washington State (NAIOP) and our more than 1,000 members, we are writing to provide comments on the City of Vancouver's moratorium on large warehouse and distribution facilities.

Our members, are strong supporters of focused urban residential, retail and office development, as well as transit-oriented development and industrial growth that reflects a 21<sup>st</sup> century view of the industry and its future.

While the city states the advancement of the moratorium responds to jobs density concern, and carbon and climate change concern stemming from building and transportation sector emissions, the use of a blunt moratorium instrument could have a multi-year chilling effect on the Vancouver economy and broader southern Washington supply chain – especially while our state and nation continues to slowly recover from the pandemic and weather macroeconomic uncertainty.

The following comments on the moratorium are made with these parameters in mind.

- **Focus on the size new warehouse projects misses the harm to small businesses:** The city has stated the moratorium is in response to seven proposed new warehouse projects each totaling between 275,000 – 681,000 square feet. This assumes each project is looking for one or two very large tenants to fill a building. This is not the case. While the total gross square footage of the proposed warehouses reflects the square-footages above, each project is a multi-building plan targeting much smaller tenants, with some as low as 50,000 square feet.



As such, the moratorium inadvertently hurts small businesses in the 25,000 – 50,000 sq. ft. range, which is in high demand right now. The moratorium fundamentally hurts the ability of these small businesses to grow within Vancouver.

- **The Port’s warehouses are no different from the private sector:** The arguments laid out by city staff in the memorandum and PowerPoint presentation for today’s meeting state that the Port of Vancouver should be exempted from this legislation because of its impact on job creation and the economy and that it is delivering / receiving ‘trans-shipment’ goods versus the “home delivery of retail goods.” This makes broad assumptions that the thousands of jobs created by the Vancouver warehouse industry – and their workers - are less beneficial to the Vancouver economy than jobs created by the Port. The presentation is lacking in any data showing that the jobs density for Port warehouses are any different from other warehouses in Vancouver. It also broadly assumes that businesses in the Vancouver warehousing private sector are solely warehousing the “home delivery of retail goods” and does not include an inventory of existing warehousing businesses or recent local data. As outlined in the climate data section below, there’s strong data that demonstrates a nexus between carbon reduction and the built-in efficiencies from a strong local warehousing and manufacturing network, as in Vancouver.
- **Last mile “home delivery” warehouses lead to *lower* climate impact:** While the moratorium cites climate change as one of the main drivers for the emergency action, recent data by the MIT Real Estate Innovation Lab shows that online shopping demonstrates clear sustainability advantages over in-store shopping, even after factoring in higher returns and shipping. In addition, carbon emissions from online shopping are 36 percent lower on average than those produced by in-store trips, which are almost all driven by automobile traffic – a very high carbon emitter and a primary emissions source in Vancouver. Built-out logistics networks, which include urban fulfillment centers, can reduce transportation-related emissions by 50 percent due to their significant consolidation of vehicle trips. Aside from the operational impact on vehicle trips, it is well-documented that new buildings that must comply with state energy code requirements produce lower emissions compared to old buildings. Again, moratoriums are a blunt tool with steep, multi-layered economic impacts. We urge the city to first analyze the data and presumed impact warehouse buildings would have on Vancouver’s climate policies before implementing a year-long moratorium.
- **The City should lift the moratorium until it can fully study its budget and economic impact:** The industrial warehouse sector contributes significantly to Vancouver’s city budget. Vancouver directly receives revenue from permit revenues, utility charges, traffic impact fees, and a variety of tax sources including property tax, construction and equipment sales tax and real estate excise taxes. A possible one-year moratorium equates to a longer-term freeze on many of these income streams from new development. For example, delaying just a 170,000 sq. ft. building has a \$40,000 residual annual impact on city funds from property taxes alone. In addition, if a warehouse property sells for \$50 million, that would be \$2.5 million in city of

Vancouver excise tax. The 3.34 million square foot pipeline represents more than three-quarters of a million dollars in residual property tax impact, and tens of millions of dollars in revenue from other city revenue streams. The regional library system, mental health programs and the school district also are impacted by the deferral and potential loss of this revenue. Analyzing a multi-year budget impact from the deferral and possible loss of new warehouse development should be part of the city's approach before relying on a moratorium.

- **The moratorium will stifle middle-income jobs:** The moratorium would also have a chilling effect on new family-wage jobs in Vancouver. Data from the Washington Employment Security Department shows that the 2021 average annual wage for Transportation and Warehousing was \$65,221 (\$31.35 / hour), which is slightly higher than the construction and manufacturing industries. Freezing new middle-income jobs in this industry inequitably hurts families and the middle class in favor of what could be a marginal carbon reduction.
- **Warehousing is essential to supply chain economics, controlling inflation, and weathering macroeconomic uncertainty:** Supply chain disruptions are projected to continue leading companies to onshore or nearshore, bringing manufacturing and distribution alike into the US to promote supply-chain resiliency and inventory availability. This is key to bringing down inflation and promoting the future health of the Washington, US, and global economy. According to CBRE, companies are "...locating warehouses as close to production as possible to either store raw materials or to distribute finished products by placing distribution centers near the point of manufacturing, which also saves money on transportation costs" and thereby, reduces carbon and climate impact. Rather than citing nationwide warehouse demand numbers as a reason to halt new warehouse construction, we implore the city to engage property owners and partner with local real estate groups, like NAIOP, that can bring real-time state industry knowledge, trends and data for these rapidly-changing industries.

We appreciate the opportunity to comment on this sweeping legislation and its very serious impacts. We look forward to continued engagement with the City on this issue in the weeks and months ahead.

Sincerely,



Mary Eversole  
Executive Director  
NAIOP Washington State

**From:** [Wynn Grcich](#)  
**To:** [Sara.Lamnin@hayward-ca.gov](mailto:Sara.Lamnin@hayward-ca.gov); [Dollar, Sarah](#); [Rebecca Messinger](#); [Harris, Rep. Paul](#); [electmichellebelkot@gmail.com](mailto:electmichellebelkot@gmail.com)  
**Subject:** Fwd: ClarkCountyToday.com - new message  
**Date:** Thursday, January 26, 2023 12:12:06 AM

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----- Forwarded message -----

From: [follow.it](#) <[REDACTED]>  
Date: Wed, Jan 25, 2023 at 4:06 AM  
Subject: ClarkCountyToday.com - new message  
To: [REDACTED]

**Please send this to the city council member and Dr. Melneck. Put on public record and confirm that you did.**

## **Top heart doc: COVID vaccines to blame for sudden deaths of young athletes**

Thanks  
Wynn Grcich



ClarkCountyToday.com

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**Opinion: Adding climate change to the Growth Management Act adds cost but won't help the environment**

---

**Washington gas prices continue to spike as state readies for carbon auctions**

---

**Opinion: Abortion bills in Washington state include SB 5242, eliminating cost-sharing for enrollees**

---

**Cascade Treeworks donates heritage trees pruning**

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**Top heart doc: COVID vaccines to blame for sudden deaths of young athletes**

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**Woodland Public Schools address learning lost due to pandemic using new techniques and strategies to help struggling students**

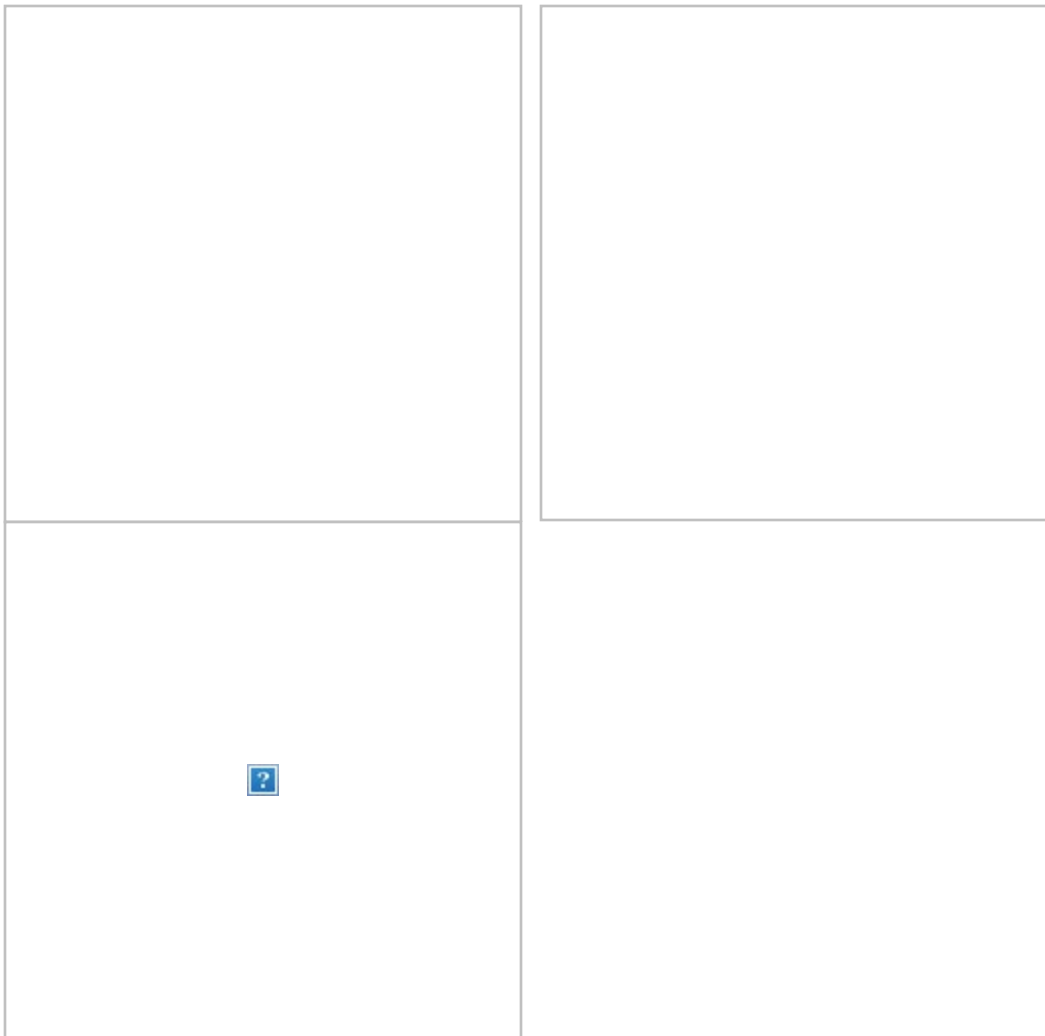
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**Stolen vehicle investigation leads to foot pursuit resulting in narcotics arrest**

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**Vancouver Police working with FBI to locate missing child**

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Inisev Ltd., 11407 SW Amu St, Suite #AAM624, Tualatin, OR 97062, USA

**From:** [Wynn Grcich](#)  
**To:** [Rebecca Messinger](#); [Dollar, Sarah](#); [electmichellebelkot@gmail.com](mailto:electmichellebelkot@gmail.com); [Sara.Lamnin@hayward-ca.gov](mailto:Sara.Lamnin@hayward-ca.gov); [Harris, Rep. Paul](#)  
**Subject:** We need to stop boosters here in WA  
**Date:** Thursday, January 26, 2023 1:38:48 PM

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**Please send it to the council members, Melneck, and put it on public record. Confirm that you did.**

Thanks,  
Wynn

**Look this up on the net and see The Slant depending upon the source**

## **UK Government to End COVID Booster Shots for Healthy People Under 50**

<https://survivalmagazine.org/news/uk-government-to-end-covid-booster-shots-for-healthy-people-under-50/>

The government of the United Kingdom officially declared that it would no longer require healthy people under the age of 50 to receive COVID booster doses.

As the UK begins to recover from the pandemic, the universal Covid vaccine program will be phased out this year.

“As the transition continues away from a pandemic emergency response towards pandemic recovery, the [Joint Committee on Vaccination and Immunisation] JCVI has advised that the 2021 booster offer (third dose) for persons aged 16 to 49 years who are not in a clinical risk group should close in alignment with the close of the autumn 2022 booster vaccination campaign,” the government said in a [news release](#) Wednesday.

On Wednesday, Brits under the age of 50 were urged to get their free booster shot before the program is discontinued.

**From:** [Wynn Grcich](#)  
**To:** [electmichellebelkot@gmail.com](mailto:electmichellebelkot@gmail.com); [Dollar, Sarah](#); [Sara.Lamnin@hayward-ca.gov](mailto:Sara.Lamnin@hayward-ca.gov); [Harris, Rep. Paul](#); [Rebecca Messinger](#); [Cemal Richards](#); [Charles Beck](#)  
**Subject:** Jabs cause AIDS  
**Date:** Thursday, January 26, 2023 1:54:24 PM

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# **Pfizer lied, COVID vaccinated Germans developed AIDS, then one million died in less than a year according to secret German government data**

BY VICTORT // 2023-01-26

[HTTPS://CITIZENS.NEWS/694273.HTML](https://citizens.news/694273.html)

SEND THIS TO THE COUNCIL MEMBERS AND MELNECK. PUT ON PUBLIC RECORD AND PLEASE CONFIRM THAT YOU DID.

THANKS

WYNN



**From:** [Wynn Grcich](#)  
**To:** [Dollar, Sarah](#); [Rebecca Messinger](#)  
**Subject:** Fwd: DR ROBERT MALONE- COVID-19 EXPERIMENTAL INJECTIONS MUST END  
**Date:** Monday, January 30, 2023 10:28:59 AM

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THANKS, From Wynn

----- Forwarded message -----

**From:** rcoones102 [REDACTED] >  
**Date:** Mon, Jan 30, 2023, 10:19 AM  
**Subject:** DR ROBERT MALONE- COVID-19 EXPERIMENTAL INJECTIONS MUST END  
**To:**

## **DR ROBERT MALONE- COVID-19 EXPERIMENTAL INJECTIONS MUST END**

<https://rumble.com/v27peec-dr-robert-malone-covid-19-experimental-injections-must-end.html>

"The data confirms that the COVID-19 experimental genetic therapy injections must end... They can damage your heart, your brain, your reproductive tissue, and your lungs."

This channel is all about breaking down the electronic Wall of media control by reaching millions of people around the world - with more waking up every day. Circumventing the dying dinosaur media systems of information suppression,

Sent with [Proton Mail](#) secure email.

**From:** [Wynn Grcich](#)  
**To:** [Dollar, Sarah](#); [Rebecca Messinger](#)  
**Subject:** Fwd: UK Statistics Regulator Admits that the Claims Made About COVID "Vaccine" Effectiveness are Unfounded  
**Date:** Monday, January 30, 2023 10:55:19 AM

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Send to city council members and MELNECK. Put on public record. Confirm that you did please. Thank you, from Wynn

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**From:** rcoones102 <[REDACTED]>  
**Date:** Mon, Jan 30, 2023, 6:53 AM  
**Subject:** UK Statistics Regulator Admits that the Claims Made About COVID "Vaccine" Effectiveness are Unfounded  
**To:**

## **UK Statistics Regulator Admits that the Claims Made About COVID "Vaccine" Effectiveness are Unfounded**

<https://metatron.substack.com/p/uk-statistics-regulator-admits-that#play>

Sent with [Proton Mail](#) secure email.

**From:** [Wynn Grcich](#)  
**To:** [Dollar, Sarah](#); [Rebecca Messinger](#)  
**Subject:** Watch ""Massive" Blood Clots " on YouTube  
**Date:** Monday, January 30, 2023 2:34:45 PM

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<https://youtube.com/shorts/dUWvXg3PaPA?feature=share>.

Send city council members and MELNECK. Put on public record and please confirm that you did. Thanks from Wynn

**From:** [Wynn Grcich](#)  
**To:** [Rebecca Messinger](#); [Dollar, Sarah](#)  
**Subject:** Fwd: \$80M In Funds Available For Projects That Conserve Water, Improve Watershed Health  
**Date:** Friday, February 3, 2023 4:05:17 PM

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**From:** **Water Online Newsletter** <[REDACTED]>  
**Date:** Fri, Feb 3, 2023, 3:17 AM  
**Subject:** \$80M In Funds Available For Projects That Conserve Water, Improve Watershed Health  
**To:** <[REDACTED]>

Water Online Newsletter | February 03, 2023 | View web version [here](#).



**Curated Editorial:**

- [Source & Drinking Water Treatment](#)
- [Distribution & Collection Systems](#)
- [Wastewater Treatment](#)
- [Utility Management](#)

**Source & Drinking Water Treatment**

**[Special Considerations For Extreme PFAS Sites](#)**



**By ALTRA Proven Solutions**

The best way to combat the extreme PFAS at highly contaminated environments as economically as possible is to develop a custom approach that takes every factor into account and isn't beholden to any specific technology.

**[Removing PFAS Is More Complicated \(And Solvable\) Than You Think](#)**

**By ChartWater**

This article will explain the matrix of factors that can affect PFAS removal and why it is important to work with an experienced partner.

**[How pH Standards Impact The Accuracy Of Water Quality Measurements](#)**

**By Myron L Company**

When it comes to pH measurement in water and wastewater treatment, there are two focal points for the word 'standard' — a compliance-related state or federal water quality specification, and a specific fluid used as a calibration reference point to ensure accuracy. Here is why both are important and how they affect the best pH measurement outcomes in both areas.

**[Ozone Simplified: Make Your Next Disinfection Project As Simple As 1-2-O<sub>3</sub>](#)**

### **By Pinnacle Ozone Solutions**

Pinnacle Ozone products and systems are specifically designed to be modular, reliable, and both energy and cost efficient. Watch this informative video about Pinnacle's radically simple approach to ozone projects.

## **Distribution & Collection Systems**

### **[Redefining 'Reliable Connections' For Water Distribution](#)**



#### **By Mueller Water Products**

Sometimes the relationship with a manufacturer begins and ends when a product is purchased. Regrettably, this can often leave customers high and dry when it comes to installation, operation, or troubleshooting.

### **[Take Control Of Your Water Distribution Network With Digitalization And Remote Monitoring](#)**

#### **By Siemens Process Instrumentation**

Any process plant constantly generates a high volume of status data. Today, this data can be extracted from the plant, stored, analyzed, and prepared to meet operator needs and lower marginal costs.

### **[Pressure Point: Overlooked Pipeline Tech Strengthens Water Distribution Systems](#)**

#### **By Trimble Utilities**

Water distribution might sound as easy as passing water through pipes, but good municipal managers know better. With failing infrastructure rampant and an increased focus on operational efficiency, water quality, and conservation, distribution systems demand oversight and optimization.

### **[Henry County Water Authority Ensures Water Distribution Keeps Up With Increasing Demand From A Growing Population](#)**

#### **By Gorman-Rupp Pumps**

To address the growing population and projected water demand over the next 30 Years, the Henry County Water Authority recently completed a master plan update that includes two booster pump stations — the Fairview booster pump station and the Southeastern booster pump station.

## **Wastewater Treatment**

### **[How AI Optimizes The Chemical Treatment Of Wastewater](#)**



#### **By Innovyze an Autodesk Company**

The chemical treatment of wastewater is perhaps the most crucial part of sewage processing and wastewater treatment practices, and it has largely remained unchanged for the last 100 years.

### **[How To Handle Unexpected Contaminants In Water](#)**

#### **By United Rentals**

Read why temporary water treatment systems may encounter new or unexpected contaminants that did not initially show up in samples, and what businesses can do in response.

### **[UV System Provides Safe, Effective Disinfection For Wastewater Treatment Plant On The Hudson River](#)**

#### **By WEDECO — A Xylem Brand**

In 2014, a cross-county plan to improve the water quality in the Albany Pool section of the Hudson River, a \$400,000 incentive from s New York state, and an innovative technology caused the area to decide to disinfect their water again.

## [Kansas Wastewater Treatment Plant Makes A Long-Overdue UV System Upgrade](#)

**By Trojan Technologies**

Faced with rising operating costs, the Water Pollution Control Department of the Unified Government of Wyandotte County and Kansas City, KS, turned to Trojan for a long-overdue upgrade.

### Utility Management

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## [Continuing Education: How About Online Training?](#)



**By 360water**

In this Q&A, Laura Tegethoff from 360water discusses online training for utilities.

## [SAM PRO Solution Spotlight \(Digital Twin At Asset Level\)](#)

**By Xylem Decision Intelligence**

Xylem Smart Asset Management Performance & Reliability Optimization (SAM PRO) is a unique decision-intelligence tool, rooted in digital twin technology, that provides utilities with full monitoring, diagnostic, and prediction insights into an asset's technical and performance condition.

## [How To Keep Inflation From Ruining Your Wastewater Projects](#)

**By Aerzen**

Read this article to learn how to mitigate the impact of inflation, reduce risk, and keep projects as close to on schedule and within budget as possible.

## [Why Reliable Communication Is Key To The Future Of Water](#)

**By Badger Meter**

A reliable communications network must have robustness, redundancy, reconnaissance, and resiliency. This article will explain what this means, why it matters, and the necessary steps to build one.

### Industry News

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## [\\$80M In Bipartisan Infrastructure Law Funds Available For Projects That Conserve Water, Improve Watershed Health](#)

The Bureau of Reclamation is making approximately \$80M available for water conservation, water management and restoration projects that will result in significant benefits to ecosystem or watershed health.

- [US Water Alliance Signs New EPA Principles For Lead Service Line Replacement](#)
- [Water's A 'Dealmaker' For Multilateral Cooperation And Sustainable Development Goals](#)
- [EPA Seeks Input From Small Entities On Meat And Poultry Products Effluent Guidelines Rulemaking Revision](#)
- [New Stanford Research Shows Droughts Can Make Water Unaffordable For Low-Income Households](#)
- [US\\$1.8T Water, Wastewater Utility CAPEX And OPEX Forecast Hinges On Inflation, Recessionary Concerns In U.S. And Canada](#)
- [Maltese Island Achieves Water Autonomy With SWRO Innovation](#)

### Technology Showcase

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**Arsenic And Hexavalent Chromium Removal Brochure**

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Blue-White Industries



**Biological Treatment Technologies**

• Request Information  
Brentwood Industries



**Loprest Multi-Cell Filter**

• Request Information  
WRT - Water Remediation Technology



**SORB Contaminant Removal Solutions**

• Request Information  
De Nora



**LANEXO System**

• Request Information  
MilliporeSigma

**Connect With Water Online:**

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Ensure our newsletter reaches your inbox by following these [whitelist instructions](#). This newsletter is being sent to [1955wcc@gmail.com](mailto:1955wcc@gmail.com). If you need to update your preferences, please visit your [user profile](#). To cancel your subscription to the newsletter, please [opt out](#).

**From:** [Wynn Greich](#)  
**To:** [Dollar, Sarah](#); [Rebecca Messinger](#)  
**Subject:** Fwd: California Drops COVID Vaccine Mandates for Kids + Online Pharmacy Caught Sharing Health Data With Facebook + More  
**Date:** Monday, February 6, 2023 9:06:56 AM

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Please send to council members and MELNECK. PUT ON PUBLIC RECORD. Confirm that you did. Thanks, from Wynn

----- Forwarded message -----

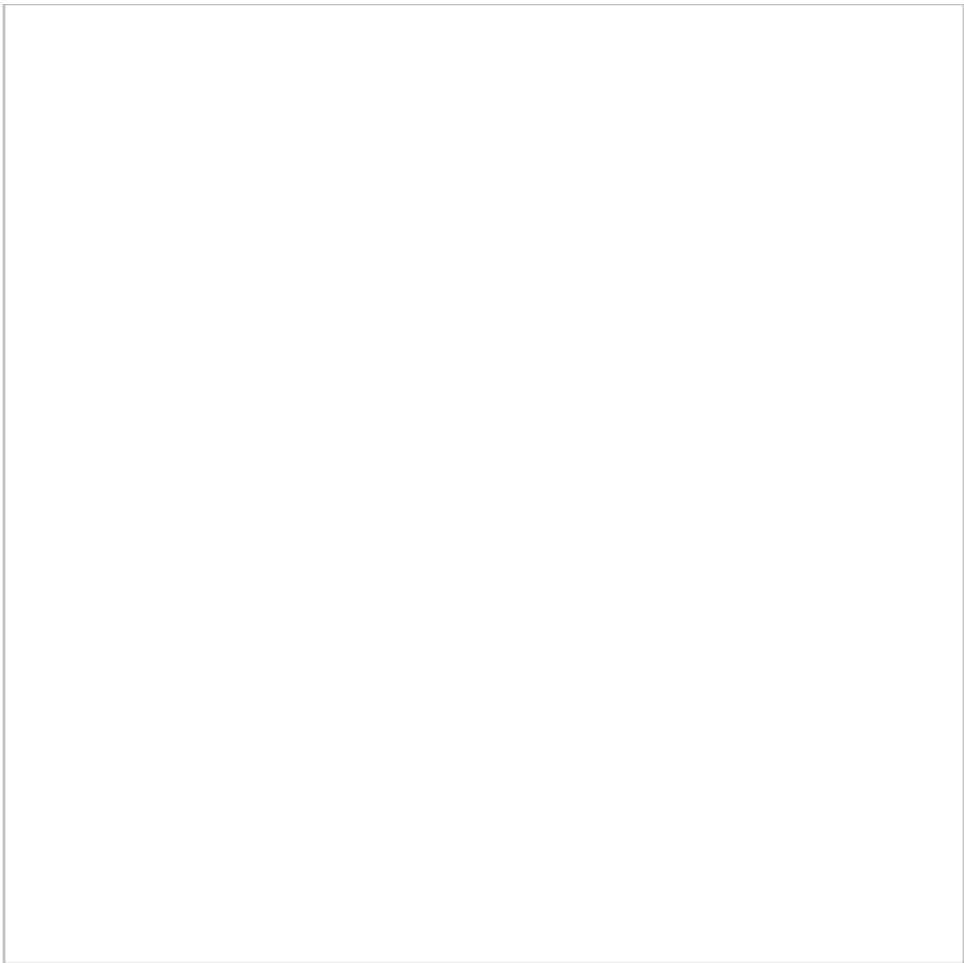
**From:** **Children's Health Defense** [REDACTED] >  
**Date:** Thu, Feb 2, 2023, 2:35 PM  
**Subject:** California Drops COVID Vaccine Mandates for Kids + Online Pharmacy Caught Sharing Health Data With Facebook + More  
**To:** Wynn Greich <[REDACTED]>

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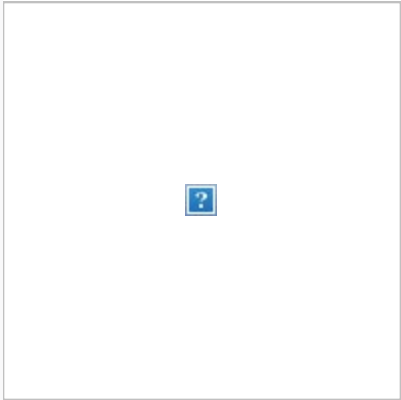
February 2, 2023





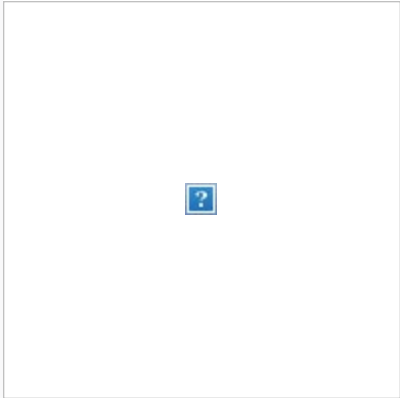
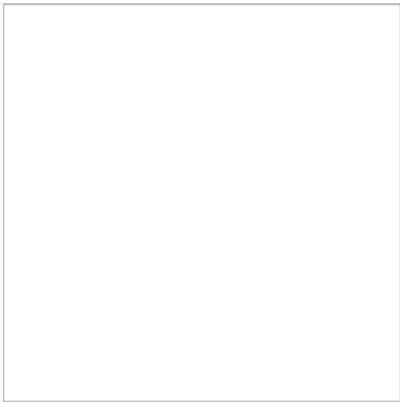


**TOP NEWS OF THE DAY**

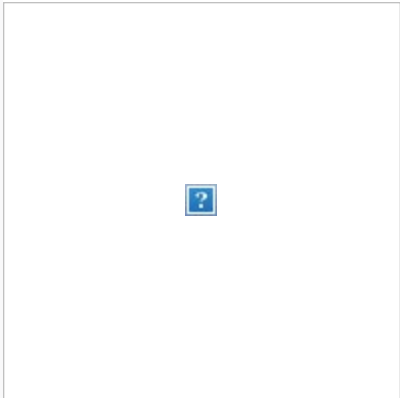


**California to Ditch Plans to Mandate COVID Vaccines for Schoolchildren**

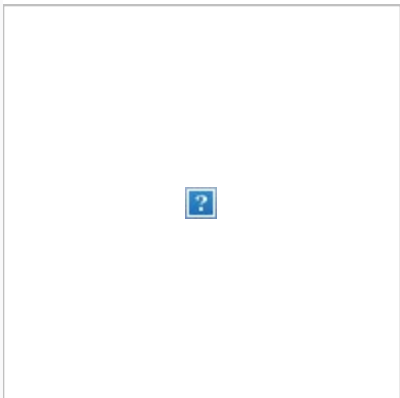
**GoodRx Ordered to Pay \$1.5 Million for 'Deceptively' Sharing Personal Health Data With Google, Facebook**



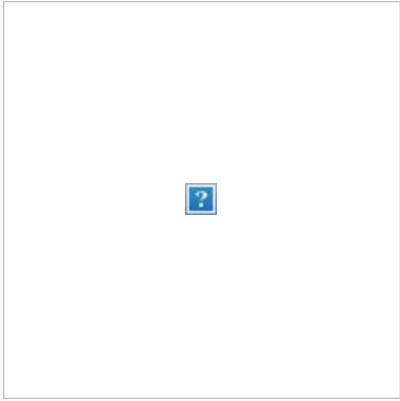
**Why Smart Meters Are Good for Utility Companies, Bad for Consumers**



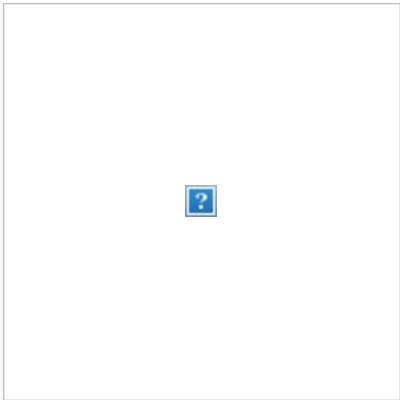
**EU Revokes Impossible Foods' Patent, Fake Meat Maker Also Faces Patent Challenges in U.S.**



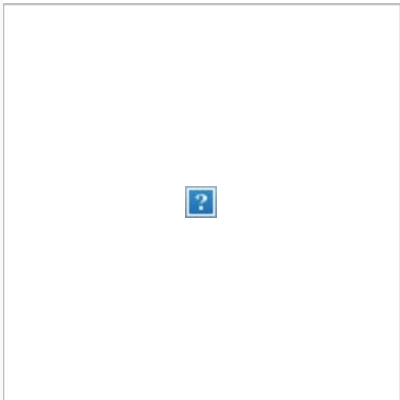
**U.S. Military Industrial Complex Is 'Choking Democracy' — How Do We Stop It?**



## How Industry ‘Megamergers’ Are Killing Off Family Dairy Farms



## Moderna Booster Vaccine Singled Out for Chronic Hives + More



## A New Bill Would Ban Anyone Under 16 From Using Social Media + More

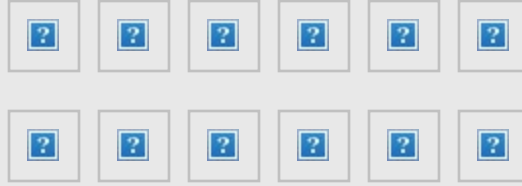
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Point on Public Record & announce to the mayor.

Point of order -

I could not tap on the  
agenda - Communications C.

From the mayor -

Legislative Agenda -

No information was available  
as it did tap on; but no info  
came up to read!

Kimberlee Cohen Elbon  
January 23, 2023

From: stevekirsch@substack.com,

To: we4the4people@aol.com,

Subject: They forgot to tell you: the new bivalent vaccines make it MORE likely you'll get COVID

Date: Wed, Jan 18, 2023 12:02 pm

P.R.

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# They forgot to tell you: the new bivalent vaccines make it MORE likely you'll get COVID

The more boosters you get, the more depressed your immune system becomes. That's why every time they inject you, it makes you more vulnerable to getting COVID.

STEVE KIRSCH

JAN 18



SAVE

▶ LISTEN

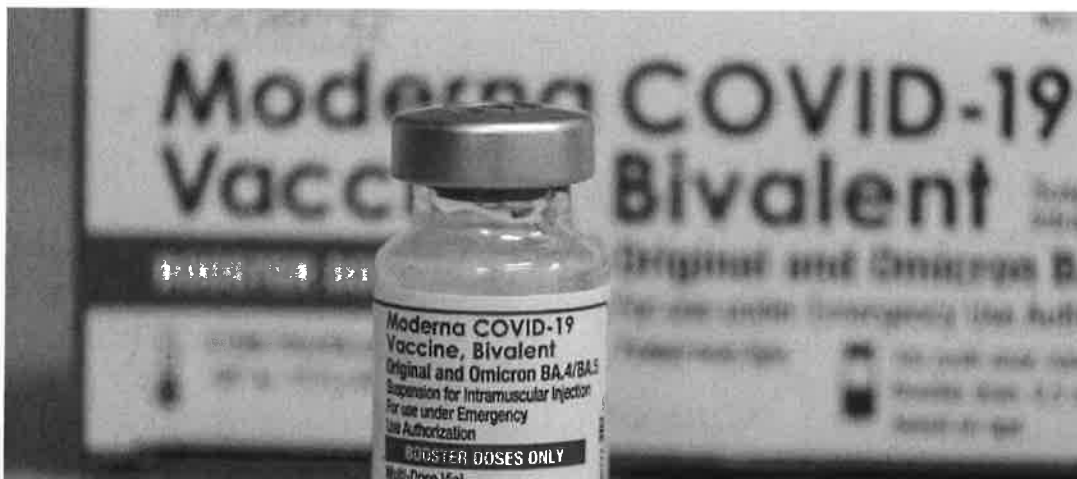
health Life, But Better Fitness Food Sleep Mindfulness Relationships

## FDA vaccine advisers 'disappointed' and 'angry' that early data about new Covid-19 booster shot wasn't presented for review last year



By Elizabeth Cohen and Naomi Thomas, CNN

Published 6:35 AM EST, Wed January 11, 2023





## Executive summary

The data I've been able to collect is consistent with the hypothesis that the more boosters you get, the worse the outcome.

Even the Moderna data was consistent with that.

## Introduction

I did a survey of hospitals on January 12, 2023 and got 101 responses.

Only one hospital, The Wayne Center (nursing home) Wayne PA, did they think the booster made things *slightly* better. In 10 places, it made NO DIFFERENCE. Everywhere else, the reporters believed it made things worse.

In 71 places, they believed it made things MUCH WORSE.

But wait... didn't the government agencies say it *reduces* your risk of death from COVID by 10X?

If that is true, then how come I can't find any nursing home in the world where that happened? It's easy to find places where the all-cause mortality (ACM) skyrocketed after the shot (one Australian nursing home in Clifton Hill lost over 20% of their residents in 12 months after the shots rolled out), but I can't seem to find a success story where the ACM plummeted after the shots. Odd, isn't it?

## Moderna data that was initially withheld from the FDA

More troubling is that Moderna decided not to share with the FDA panel information that is consistent with my hypothesis that more boosters made you more likely to be infected with COVID.

Find this hard to believe? This is a direct quote from the CNN article entitled FDA vaccine advisers 'disappointed' and 'angry' that early data about new Covid-19 booster shot wasn't presented for review last year which said:

The data that was not presented to the experts looked at actual infections: who caught Covid-19 and who did not.

It found that **1.9%** of the study participants who received the original booster became infected. Among those who got the updated bivalent vaccine – the one that scientists hoped would work better – a **higher percentage, 3.2%, became infected**. Both versions of the shot were found to be safe.

In other words, when the data shows the vaccines aren't working, the drug companies do the only ethical (in their mind) thing: **they withhold the data from the FDA panel**.

Paul Offit said he's not getting the bivalent booster. He said there is no benefit and it's all risk. For once, I agree with Paul.

## **If Paul Offit isn't taking the new bivalent booster, why should you?**

Answer: You shouldn't. Nobody should.

## **Will anyone from the drug companies debate any of us on whether more boosters are both safe and beneficial?**

No way. They'd lose.

The drug companies don't stand behind their product. They don't need to because:

1. they have liability protection (why do they need that again???) and
2. because they have conned lawmakers all over the world into coercing people to take the vaccine.

The only thing a debate would do is expose that they are lying about the safety and efficacy of the vaccines. That's why none of them will take my \$1M bet (with a term sheet similar to this one I negotiated with Saar Wilf for \$500K) and show the world I'm wrong. Because they know they will lose and that will end their revenue stream.

I'm willing to bet anyone \$1M I'm right on any of these topics:



1. The mRNA vaccines in the US have killed more people than they've saved
2. The three randomized trials have not shown that masks make a measurable positive difference in protecting people from getting COVID
3. The mRNA COVID vaccines cause strokes
4. The mRNA vaccines cause measurable heart injury in >2% of people injected
5. The vaccines have seriously injured over 500,000 people in America
6. More boosters are safe and more beneficial (more is better)

You can accept any of these bets here if you are serious about negotiating a term sheet similar to this term sheet.

## Summary

They (CDC and medical community) are willing to risk **your LIFE** that they are right about the safety of the COVID vaccines, but aren't willing to risk *even a dime* of **their MONEY** that they are wrong.

In short, for the drug companies, I'm willing to lower the bet to a dime just to prove that **they won't even risk a dime of their money. But risking your life? No problem! They have no liability!**

Think about it.

You should be very upset about this.

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## Legislature approves historic Move Ahead Washington transportation package

[Home](https://senatedemocrats.wa.gov/lias/) / [News Release](https://senatedemocrats.wa.gov/lias/category/news-release/) / [Legislature approves historic Move Ahead Washington transportation package](https://senatedemocrats.wa.gov/lias/category/news-release/)



**OLYMPIA** – The Washington State Legislature gave final approval to a nearly \$17 billion transportation package today.

Move Ahead Washington (<https://housedemocrats.wa.gov/blog/2022/02/08/move-ahead-washington/>), sponsored by Sen. Marko Liias (<https://senatedemocrats.wa.gov>

(<https://senatedemocrats.wa.gov/liias/>)

**trains, and so much more — and all without punting the cost to working families.”**

The revenue package adopted a shift in funding sources after an export fuel tax projected to provide \$2 billion in funding was removed on the House floor. To make up most of that shortfall, \$57 million a year from the operating budget and \$57 million a year from the Public Works Assistance Account will be transferred to transportation to provide an additional \$1.7 billion over 16 years.

**“From the beginning, this package has been about listening to people’s needs and making sustainable investments in our future,” said Fey. “We received critical feedback throughout the legislative process and incorporated that input into the final package. I am glad that we stuck with our priorities like preservation and maintenance, finishing critical projects, expanding accessible transportation options, reducing greenhouse gas emissions and addressing past harms caused by our transportation system.**

**“Move Ahead Washington is an important win for people in every corner of the state, especially those who have wanted to see stronger progress in our transportation system.”**

The package presents a turning point in transportation policy for Washington, with historic investments in climate mitigation, preservation and maintenance, public transportation and pedestrian safety.

**“I’m eager for residents across the state to have more efficient and safer commutes – no matter how they’re travelling,” Liias said.**

(<https://senatedemocrats.wa.gov/liias/>)

- 
- \$836 million to build four new hybrid-electric ferries.
  - \$150 million towards ultra-high-speed rail.
  - \$50 million for walking and biking infrastructure in underinvested communities, and more.

Full revenue and project lists can be found here (<http://leap.leg.wa.gov/leap/budget/detail/2022/st2022Supp.asp>). Passage of Move Ahead Washington marks the first time since 2015 that a transportation package has passed the Legislature.

Having been passed by both chambers of the Legislature, the bills now go to the governor to be signed into law.

###

## Backyard Habitat Certification Program Proposal to Clark County - Public Works



August 22, 2022

### Background

The Backyard Habitat Certification Program (BHCP) provides technical assistance, incentives, resources, and recognition to private property owners to restore native wildlife habitat, control noxious weeds, reduce pesticides, and manage stormwater at home. In May 2019, Watershed Alliance of SW Washington, Columbia Land Trust, and Portland Audubon partnered to bring BHCP to Clark County. The program is designed to increase effective management of privately-held lands by partnering with communities and by leveraging the time, labor, and skills of 80+ volunteers and 9,400+ program participants to steward more than 2,500 acres. The program prioritized engaging all residents, regardless of socioeconomic standing, in the program. Together we accomplish crucial ecological outcomes while fostering lasting behavior change and an ethic of stewardship.

As development and the population in the metropolitan area grows at an unprecedented rate — from 2.1 million people today to 3.2 million people in 2030 — it is a priority to enlist the help of county residents in efforts to combat environmental burdens. The BHCP directly responds to this call to action by engaging urban and sub-urban residents as partners in conservation. The objectives of the program are to increase the public's awareness of the benefits of ecological stewardship in the metropolitan area and to incentivize continual, measurable, on-the-ground habitat enhancements in five key areas:

- 1) removal of priority noxious weeds
- 2) planting of native vegetation for ecological and sustainability purposes
- 3) reduction or elimination of pesticide use
- 4) wildlife stewardship, including planting for pollinators
- 5) on-site stormwater management

*Millions of Hard earned Tax Dollars spent in their \$ystem - No monies to Volunteers or Citizens,*

*They want Our Properties!*

**From:** stevekirsch@substack.com,  
**To:** we4the4people@aol.com,  
**Subject:** An important message from John Campbell  
**Date:** Thu, Dec 29, 2022 2:28 pm

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# An important message from John Campbell

This popular, highly respected medical educator has gone from full blue pill to full red pill on the COVID vax. He has just called for a pause to the COVID vaccine. BRAVO. The end is near.

STEVE KIRSCH  
DEC 29



SAVE

▶ LISTEN

John Campbell, who has been a nurse and taught nurses for 27 years, has had a gradual journey from full blue pill to red pill.

As of yesterday, he's now officially on our side as far as the COVID vaccine only (the other vaccines will take more time):

In my view the UK health authorities should pause the current covid-19 vaccination programme, due to the risks associated with vaccination.

...

I therefore consider that the UK government authorities should pause the current covid mass vaccination programme, until a full, population scale risk / benefit analysis is carried out, and published for free and open peer review.

You Retweeted

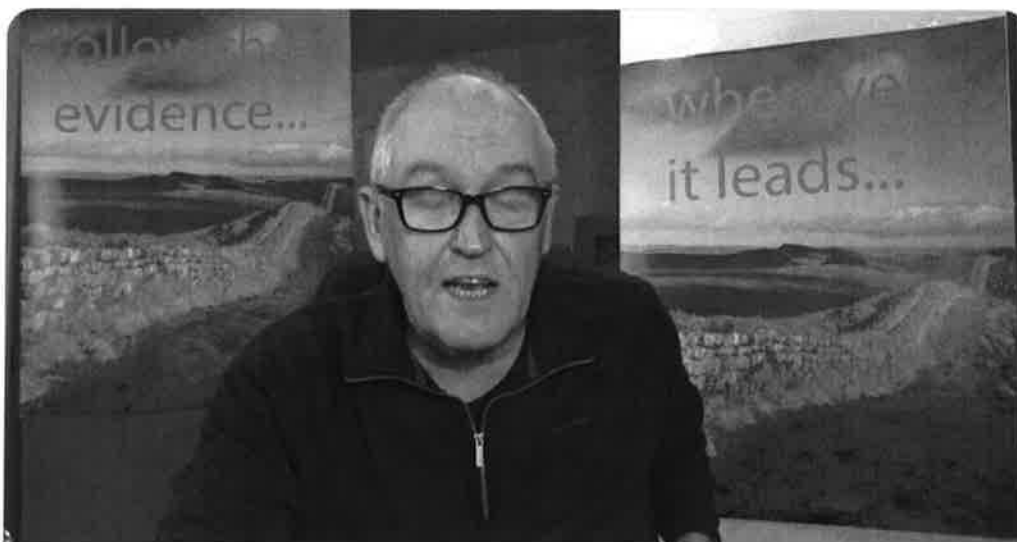


**john campbell**  
@Johnincarlisle

...

## Time to pause covid mass vaccination

# rumble.com/v22ugd2-time-t... The risk benefit analysis has changed, time for a pause of the mass covid vaccination programme



rumble.com

Time to pause covid mass vaccination

My name is John Campbell, I am a semi-retired clinical nurse, nurse lecturer, academic, researcher and author of numerous articles and two text books. My ...

3:08 PM · Dec 28, 2022

627.1K Views   4,857 Retweets   310 Quote Tweets   14.4K Likes



Tweet your reply

Reply



Joseph @JXirtam · 22h

Replying to @Johnincarlisle

He's been providing unbiased, in depth coverage of the top studies related to covid throughout most of the pandemic, on youtube. Youtube is heavily censoring anything that doesn't fit the narrative and has been censoring for a while. Definitely recommend watching his videos.



13.2K



29



28



714



He couldn't announce his transition on his YouTube channel because they would cancel his channel. So he announced it on Rumble:





# Time to pause covid mass vaccination

**Dr. John Campbell** · Published December 28, 2022 · 48,646 Views



+ - 1.83K rumbles

EMBED

## Here are some of the comments

All the comments I read were positive!

**U** **urizen3030**, 22 hours ago

Whoa. Never thought I'd see the day you would say this, Dr. Campbell! The fact that YOU would say this carries a lot of weight. I've always viewed you as a moderate who would, as you say, follow the truth wherever it leads.

+ - 193 rumbles

REPLY

› Show 10 replies

**T** **TruthandHonesty1**, 22 hours ago

great statement John, more people need to make strong statements following the very clear evidence. I doubt anybody is now not aware of many vaccine injured people

+ - 100 rumbles

REPLY

› Show 2 replies

**S** **SebDep**, 22 hours ago

The next step will be to admit the mRNA « vaccines » were never safe and effective, never justified and never should have been forced on the population. The Covid panic was manufactured and amplified by the corrupt government, big pharma, MSM and medical establishment. Because effective treatments were available, these mRNA jabs should never have been approved for emergency use. In addition, even the rushed human trials showed unacceptable results, deaths and injuries, so they never should have been approved in the first place. The whole Covid pandemic and « vaccine » push stink from the start. Corruption, lies, fake news, fear porn, propaganda ... evll!

+ - 90 rumbles

REPLY

› Show 4 replies



**DickRoberts**, 22 hours ago

Dr. Campbell, I have been a follower of yours since the beginning. You have been data driven and have arrived at the logical endpoint. Thank you for your honesty and sincerity.

+ - 81 rumbles

REPLY

› Show 5 replies

## The end is near

There is no way anyone is going to explain how John Campbell could have switched sides.

Want to know how? Campbell looked at the data!

You aren't supposed to do that.

**If you know of any prominent influencer who has gone from anti-vax to pro-vax after looking at the data, please let me know here and in the comments. I don't know of one case. I'm guessing this poll with be 100% No... let's see if I'm right:**

POLL

**Know any thought leader who switched from red pill to blue pill? (i.e., anti-vax --> pro-vax):**

No

Yes (please specify who below)

Yes, more than one

Now let's look at a few more questions:

POLL

**Know any cardiologist who plans to take more boosters?**

No

Yes, one

Yes, more than one

Know any doctors or nurses at UCSF planning to take more jobs? Please note this and fill out the name in the comments:

POLL

**Know any doctors or nurses at UCSF planning to take more jobs?**

No

Yes, one

Yes, many

**Summary**

We're going to win this.

Campbell is on our side.

So are virtually all the doctors and nurses at UCSF and virtually all the cardiologists

in the UK.

There is no way to stop this.

The truth is finally coming out.

People need to decide whether they want to be on the right side of history or not.

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**From:** stevekirsch@substack.com,

**To:** we4the4people@aol.com,

**Subject:** Drew Comments tacitly admits that the COVID vaccine increases your risk of dying from COVID!

**Date:** Thu, Dec 29, 2022 2:09 pm

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# Drew Comments tacitly admits that the COVID vaccine increases your risk of dying from COVID!

We have been told the COVID vax would keep us from dying from COVID. Now, a pro-vax "science communicator" has just tacitly admitted that the vaccine will increase your risk of death!! Whoa!

STEVE KIRSCH

DEC 29



SAVE

▷ LISTEN

## Executive summary

Drew Comments (a [stage alias used by Andrew Bullock](#)) spends an enormous amount of time on social networks promoting the safety of the vaccines. [Watch this video](#) for example.

Last night, he **tacitly** admitted that the COVID vaccines *increase* your risk of dying from COVID.

Yeah, that's right. Not a typo: *Increase* your risk of dying.

We have it on tape (see below). Whoa!

I want to acknowledge him for admitting this in front of a live audience of nearly 1,500 people. Finally, both sides agree the vaccines increase your risk of dying.

What this shows is the power of dialog. We started at polar opposite ends of the spectrum, but it was clear at the end that we are actually in agreement that the

vaccines increase your risk of dying.

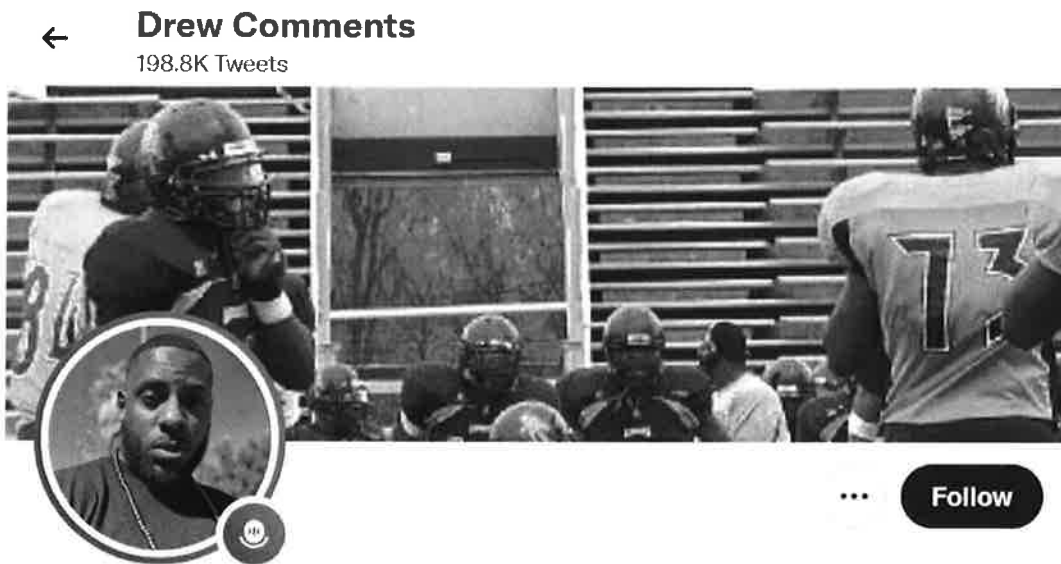
I'm cautiously optimistic that more dialog such as this between opposing parties will lead to further agreement.

## Introduction

People are told that the COVID vaccine is supposed to decrease their risk of dying from COVID.

But last night, Drew Comments, who calls himself a science communicator and claims to be an expert on medicine and science, came into my Twitter Space and dropped a bombshell.

Note: When asked, he declined to reveal his real name or where he works. Some people claim he's paid by Moderna and that he admitted this publicly, but Drew says that is not the case. He said he wished he was.



**Drew Comments**  
@sjs856

Creator | #NCAT alum | 🛡️ strong safety | 🏳️‍🌈 Jesus is Lord | #ModernaGang | #SciComm | [instagram.com/drewcomments/](https://www.instagram.com/drewcomments/) | [drewcomments@gmail.com](mailto:drewcomments@gmail.com)

📍 Los Angeles, California 🔗 [youtube.com/user/sjsafety1...](https://www.youtube.com/user/sjsafety1...)  
🕒 Born September 3 📅 Joined January 2010

1,463 Following 37.1K Followers

👤 Followed by 🗣️ OurVoicesMatter, Angela Reiersen, MD, MPE, and Liza Dunn

Drew was very clear: he said **it is IMPOSSIBLE for the vaccine to kill anyone**. He was arguing with Ryan Cole about mechanisms of action. Drew argued theory and Dr. Cole argued evidence in plain sight. Dr. Cole invited Drew to his lab to see the evidence first hand. Drew neglected to follow up on the offer. He still hasn't followed up. He said he'd send his people, but hasn't contacted me to arrange for this. My conclusion is that Drew's definition of science is based on belief rather than data.

So I asked Drew, "OK, so if the vaccine didn't kill these people, how do you explain the 15,000 excess deaths in VAERS?"

He said (*without citing any evidence*) that **it was COVID that killed these people**.

WHOA!!!!!!!!!!!!!! Stop the presses!

This is a stunning admission and we have it all on tape!

I'll get to the implications of this statement shortly.

## **The death safety signal in VAERS**

Drew was also firm saying the death safety signal in VAERS hadn't triggered. That's new to me.

I asked him for his calculation, and he failed to produce it and he didn't even know what the criteria was.

I am looking forward to seeing his calculation.

This is a question he can't answer of course. Here's why:

1. If he comes up with the correct answer, he has egg on his face for making false statements.
2. If he comes up with the wrong answer, it will be easy to show where he made the error to everyone.

I had three independent statisticians do the calculation and they all came up with the same number that matched mine. So I predict he will never do this calculation and will come up with excuses as to why he can't do simple math or have any of his experts do the calculation. Not even professional debunker David Gorski will touch

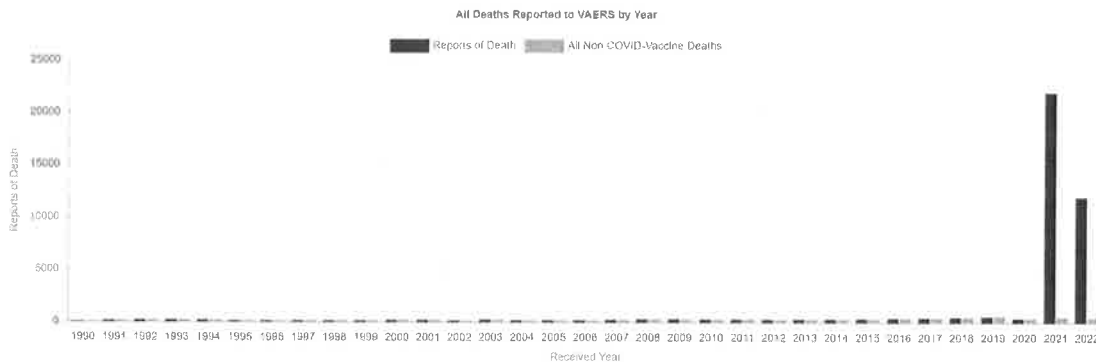
this calculation.

The right thing now for him to do is confirm the calculation and then go on social media and let people know that they should not trust the CDC to monitor for safety signals. I can't wait for that.

And he should also tell people he was wrong about the vaccine and call for a halt just like John Campbell just did.

## The implications of Drew's VAERS admission that the excess deaths were from COVID, not the vaccine

We know from the VAERS data that at the peak of COVID in 2020, there were no excess deaths reported in VAERS. ZERO!!! See anything happening in the middle of the pandemic in the graph below? Nope. Not a single excess death! Just the normal death rates in the middle of the pandemic.



Then all of a sudden, deaths in VAERS skyrocketed when the COVID vaccines rolled out. The deaths skyrocketed only for the COVID vaccine, not for any other vaccine (the blue bars are unchanged).

Of course, when I looked at the data, I attributed it to the vaccine killing people. But according to our science communicator, I'm wrong. Drew said it was COVID that caused these deaths.

OK, we can quibble about the cause, but the implications are the same...

## Put on your critical thinking hat

Time for some critical thinking...



**All the 15,000 Americans in VAERS who died HAD THE COVID vaccine!**

And Drew says they died *from* COVID.

The background death rate in VAERS from COVID was miniscule in 2020.

When the vax rolled out in 2021, it skyrocketed.

Yet the death rate from all other vaccines in the same period (2021 onwards) remained the same. Those people got COVID too.

This can only mean one thing: it was the COVID vaccine that caused people to die from COVID in record numbers *after* they got the vaccine. That is the only difference between the people in the red bar vs. the blue bar.

## **VAERS URF**

For new readers, VAERS is underreported by a factor of at least 41 which I've written about many times.

So 15,000 excess deaths in America is over 600,000 people. That's a huge number of deaths.

## **Also on this call**

Dr. Eugene Gu in a COVID Twitter Space earlier yesterday, dismissed anecdotal evidence as untrustworthy, arguing that only large trials should be the basis of treatment decisions.

Now, it appears this was not the case.

I asked what he would do if he vaccinated 20 patients and 10 of them died a week later. Would he halt the vaccine? After all, it is only 10 patients and 10 is a small number!

Dr. Gu said he would not. The audience was stunning.

I said if I were a doctor, I wouldn't wait to talk to my peers... 10 deaths in 20 patients within a week is very unlikely if the vaccine is safe. It should be an immediate halt; no calls to peers required. It is very unlikely the vaccine could be safe with this

observation.

Later, Dr. Gu admitted that this sort of anecdotal data can change his treatment decisions. Even numbers as small as 10 cases, if confirmed by several of his peers, would cause him to act in a way that is opposite to what the large trials claim.

So this is good. Both sides agree that anecdotal data, even as small as just 10 cases, can cause a doctor to change their treatment decisions.

## **The full recording (nearly 7 hours)**

Dr. Gu joins at 2:23. Drew Comments comes in at 5:32:00 (i.e., five and a half hours into it).

[Audio only](#) (392K)

[Audio and video](#) (easier to see who is talking but a 2.1G download)

## **Summary**

I'm glad we had the conversation because it looks like we were able to find common ground: do not take the vaccine.

If you believe me, those people in VAERS died from the COVID vaccine. So you shouldn't take it.

If you believe Drew, the only way you can interpret the VAERS data is that the vaccine dramatically increases your risk of dying from COVID so you should not take it.

So we just differ on how we believe the vaccine will kill you.

**Share**

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# In secret vaccine contracts with governments, Pfizer took hard line in push for profit, report says

By [Adam Taylor](#)

October 19, 2021 at 12:08 p.m. EDT

The coronavirus vaccine developed by Pfizer and BioNTech has proved a success. First to receive emergency use authorization in the United States, the Pfizer shot has become the world's most popular, with 3.5 billion doses purchased. Sales could double in 2022, according to projections.

But the rapid proliferation of the vaccine, under contracts negotiated between the company and governments, has unfolded behind a veil of strict secrecy, allowing for little public scrutiny of Pfizer's burgeoning power, even as demand surges amid new negotiations for one of the world's most sought-after products.

A report released Tuesday by Public Citizen, a consumer rights advocacy group that gained access to a number of leaked, unredacted Pfizer contracts, sheds light on how the company uses that power to "shift risk and maximize profits," the organization argues.

The Manhattan-based pharmaceutical giant has maintained tight levels of secrecy about negotiations with governments over contracts that can determine the fate of populations. The "contracts consistently place Pfizer's interests before public health imperatives," said Zain Rizvi, the researcher who wrote the report.

Public Citizen found common themes across contracts, including not only secrecy but also language to block donations of Pfizer doses. Disputes are settled in secret arbitration courts, with Pfizer able to change the terms of key decisions, including delivery dates, and demand public assets as collateral.

Sharon Castillo, a spokeswoman for Pfizer, said that confidentiality clauses were "standard in commercial contracts" and "intended to help build trust between the parties, as well as protect the confidential commercial information exchanged during negotiations and included in final contracts."

Both Pfizer and Moderna, another U.S. company that developed a vaccine using breakthrough mRNA technology, are facing pressure from critics who accuse them of building a "duopoly." Although Pfizer did not accept government

from the United States. It opposed an intellectual property waiver that could have meant the sharing of its technology.

Experts who reviewed the terms of contracts with foreign governments suggested that some demands were extreme. In contracts reached with Brazil, Chile, Colombia and the Dominican Republic, those states forfeited “immunity against precautionary seizure of any of [their] assets.”

“It’s almost as if the company would ask the United States to put the Grand Canyon as collateral,” said Lawrence Gostin, a professor of public health law at Georgetown University.

The company rejected that logic. “Pfizer has not interfered and has absolutely no intention of interfering with any country’s diplomatic, military, or culturally significant assets,” Castillo said. “To suggest anything to the contrary is irresponsible and misleading.”

Some contract demands appear to have slowed vaccine rollouts in countries. At least two countries walked away from negotiations and publicly criticized the company’s demands. However, both later reached agreements with Pfizer.

Aspects of the contracts are not uncommon, including the reliance on arbitration courts and clauses designed to give companies legal protections. Pfizer’s price for its vaccine, as low as \$10 per dose in Brazil, appeared to be lower than some competitors’ prices.

“Pharma companies have concerns,” said Julia Barnes-Weise, director of the Global Healthcare Innovation Alliance Accelerator. “One of them is, especially for a not-yet-approved vaccine, that they could be held liable for any injury that that vaccine seems to have caused.”

## Secret contracts

Pfizer has formalized 73 deals for its coronavirus vaccine. According to Transparency International, a London-based advocacy group, only five contracts have been formally published by governments, and these with “significant redactions.”

“Hiding contracts from public view or publishing documents filled with redacted text means we don’t know how or when vaccines will arrive, what happens if things go wrong and the level of financial risk buyers are absorbing,” said Tom Wright, research manager at the Transparency International Health Program.

Much of what is known about Pfizer’s contracts has come out in leaks, often through journalism from local outlets or international ones, including the [Bureau of Investigative Journalism](#).

Public Citizen analyzed an unredacted draft agreement between the company and Albania, as well as unredacted final documents from Brazil, Colombia, the Dominican Republic, Peru and the European Commission. Redacted

details.

The contract reached with Brazil prohibits the government from making “any public announcement concerning the existence, subject matter or terms of [the] Agreement” or commenting on its relationship with Pfizer without the prior written consent of the company.

“This is next-level stuff,” said Tahir Amin, an intellectual property lawyer who co-founded I-Mak, a nonprofit global health organization.

Pfizer exerted control over the supply of vaccine doses after contracts were signed. The Brazilian government was restricted from accepting donations of Pfizer doses or making its own donations. Pfizer also included clauses in contracts with Albania, Brazil and Colombia that it could unilaterally change delivery schedules in the case of shortages.

In contracts with Brazil, Chile, Colombia, the Dominican Republic and Peru, governments were required to sign a document that says each “expressly and irrevocably waives any right of immunity which either it or its assets may have or acquire in the future.” The first four also were required to waive immunity against “precautionary” seizure of their assets.

Public Citizen found contracts that required governments “to indemnify, defend and hold harmless Pfizer’ from and against any and all suits, claims, actions, demands, damages, costs and expenses related to vaccine intellectual property.”

## An opaque giant

Pfizer has not experienced the same level of public scrutiny as Moderna, which has been accused of price-gouging and delaying deliveries. Analytics firm Airfinity this week predicted Pfizer will sell \$54.5 billion worth of coronavirus vaccine next year, almost twice the value of Moderna’s sales.

One official from a country in the midst of negotiations with Pfizer, who was not authorized to speak on the matter, said that the country found Pfizer difficult to negotiate with but reliable in the delivery of vaccine doses.

Like Moderna’s, Pfizer’s vaccine has been found to be highly effective against the delta variant of the coronavirus and to provide long-lasting immunity. From the leaked documents, Pfizer appears to have offered lower prices for its vaccine to poorer countries that had less leverage.

Castillo said that Pfizer had committed to a tiered pricing approach, with wealthier nations paying about the cost of a takeout meal per dose and lower-middle-income countries offered prices at a not-for-profit price. Some 99 million doses had reached low- and lower-middle-income countries so far, and the company expects “substantial increase in shipments to these countries through the end of the year.”

company has little control, including the use of new, unapproved vaccines in partner countries where the company has little oversight over storage and distribution. Pfizer may have been worried about opportunistic lawsuits, Barnes-Weise said.

Some countries, including the United States, have laws that provide indemnification to vaccine manufacturers, but most do not.

However, Transparency International argued that at least four contracts or drafts it examined went “much further” than other vaccine developers, with “more of the risk onto national governments, and away from the developer, even if missteps are made by the developer or supply chain partners, and not just if there is a rare adverse effect of the vaccines.”

Suerie Moon, co-director of the global health center at the Graduate Institute of International and Development Studies in Geneva, said that restrictions on donations were “appalling” and “counter to the goal of getting vaccines as quickly as possible to those who need them.”

Castillo said Pfizer is not currently pursuing legal action against any government related to its coronavirus vaccine.

At least two countries that initially backed out of negotiations with Pfizer later returned. In January, Brazil publicly said Pfizer was insisting on “unfair and abusive” contractual terms, pointing to the confidentiality clauses. Just months later, Brazil signed a \$1 billion contract with the drug giant for 100 million doses. Public Citizen says that the signed contract, later leaked, contained many of the provisions that Brazil once opposed.

Argentina also rejected early negotiations with Pfizer, with the country’s former health minister publicly saying the company “behaved very badly” and was making demands that did not comply with Argentine law. The country later agreed to purchase 20 million doses. The unredacted contract has not been released.

Covax, a World Health Organization-backed vaccine-sharing initiative, has purchased only a relatively modest 40 million doses directly from Pfizer, with reports of disputes during subsequent negotiations. Covax later reached an agreement with the United States for Washington to buy and redistribute 500 million Pfizer doses to low-income countries through Covax.

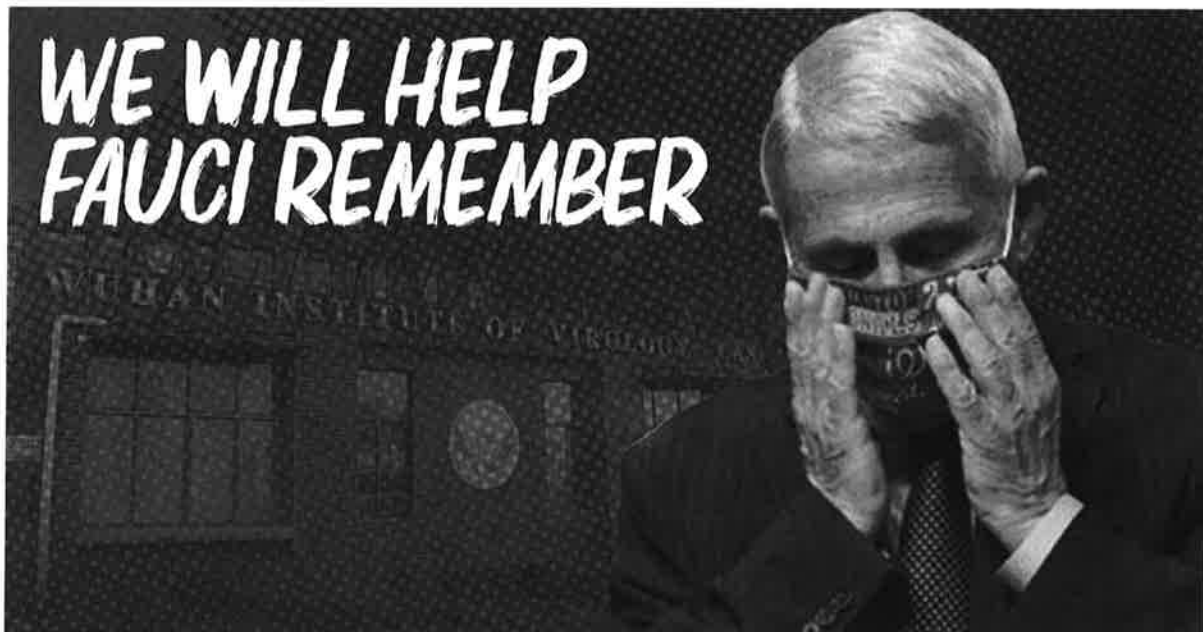
In its report, Public Citizen called on the U.S. government to use its leverage to force Pfizer to take a different approach, including requiring the company to share technology and intellectual property so that other manufacturers can produce the vaccine.

“The global community cannot allow pharmaceutical corporations to keep calling the shots,” Rizvi said. “The Biden administration can step up and balance the scales.”

**From:** team@childrenshealthdefense.org,  
**To:** we4the4people@aol.com,  
**Subject:** Fauci: Gone . . . but not forgotten.  
**Date:** Thu, Dec 29, 2022 12:04 pm

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Dear Kimberlee,

In just a few days, Dr. Anthony Fauci will retire from the NIH after a 50+ year reign as one of history's most despotic and dangerous predators.

While Dr. Fauci may be stepping down . . . *Children's Health Defense is stepping up our campaign to hold him — and the government agencies he commandeered and corrupted — accountable.*

**We need your help now more than ever. Please make a generous year-end tax-deductible donation today.**

For weeks, the bought and braindead mainstream media has been ushering the NIAID chief out the door in a hail of bootlicking superlatives — dubbing him “a national hero,” “a superb administrator and scientist,” “a dedicated public servant” . . . and the guy who “saved more lives than anyone else.”

**But you know who the real Tony Fauci is: a ruthless businessman and the**

architect of NIH's metamorphosis from the world's premier science and health agency into a servile sock puppet for Big Pharma.

When asked recently by a reporter about the prospect of future investigations into him and his agency, Dr. Fauci said he has "nothing to hide at all . . . nothing that I could not explain clearly to the country and justify."

Yet during a recent court-ordered sworn deposition, when asked about his role in censoring truthful information about COVID, its origins and the vaccines, ***Dr. Fauci invoked some variation of "I don't recall" nearly 200 times.***

In the coming months, CHD will help Dr. Fauci "recall."

**We will remind him how he tried to cover up his involvement in reckless gain-of-function experiments** at the Wuhan lab in China — experiments that credible scientists believe led to the creation of the deadly SARS-CoV-2 virus.

We will remind Dr. Fauci how he lied to the world about masks and social distancing, lockdowns, and natural immunity.

**We will help him recall how his COVID policies subverted the Constitution he swore to uphold . . . and propelled America down a slippery slope toward a grim future as an authoritarian surveillance state.**

We will remind Dr. Fauci of his role in suppressing effective treatments for COVID while promoting deadly, ineffective vaccines.

***And we will jog his memory about America's grotesque COVID-19 body counts — the world's highest — that accumulated in the wake of his cold-blooded focus on industry profits over public health.***

Thirteen months ago we launched the campaign to expose Dr. Fauci and break his cult-like hold on the media and public with my bestselling book, "The Real Anthony Fauci."

After millions read the book, we turned it into a documentary . . . which reached many more.

**Our efforts to educate the public, combined with our relentless fist fights on the legal front, are succeeding . . . we are chipping away at the image of the man behind the "In Fauci We Trust" yard signs and "St. Fauci" votive candles.**

But we still have our work cut out for us.

**I won't rest until we hold Dr. Fauci accountable for his historic role as the**



**leading architect of “agency capture”** — the corporate seizure of America’s public health agencies by the pharmaceutical industry.

You have my word. But I need your help.

**Please make a generous year-end tax-deductible donation today.**

Thank you.

For our children’s future,



Robert F. Kennedy, Jr.

Chairman, Children’s Health Defense

*P.S. We have a once-in-a-generation opportunity to expose Anthony Fauci and to end the dangerous and deadly submission of the government to Big Pharma. Please support this work with a generous year-end donation today. Thank you.*

**Children’s Health Defense**

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**Subject:** Top experts are warning the world

**Date:** Wed, Dec 28, 2022 9:02 pm

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Stop World Control

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**International lawyers and top level experts warn humanity for the  
greatest threat our world has ever faced: the establishing of a  
tyrannical world dictatorship.**



The experts who reveal this dangerous agenda come from the World Health Organization, the United Nations, the British and US military, and other world leading entities. They presented their evidence before a group of eleven international attorneys, and a judge, during historic Grand Jury proceedings.

**Their information unveils a criminal plot to submit the entire world to totalitarian control, under the guise of pandemics, and other orchestrated crises.**

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# GRAND JURY

## EVIDENCE ①

Lawyers, a judge and top level experts from the WHO, United Nations, Royal Navy, US military, CDC & Pfizer reveal evidence of an agenda for world tyranny, executed under the guise of the COVID-19 pandemic



WITH A JUDGE  
& 11 LAWYERS  
FROM AROUND  
THE WORLD

EXPERTS  
FROM THE  
FOLLOWING  
ORGANIZATIONS:



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For decades independent investigators have been warning humanity about this nefarious agenda, but they were disregarded as "conspiracy theorists". Now, for the first time in history, insiders from the world's leading organizations come forward to provide undeniable evidence for the agenda of tyrannical world domination.

**This evidence is summarized in "The Grand Jury Evidence 1" which you can download.**

We strongly encourage you to share this critical document with your contacts. Send it also to people who have influence in your community: local government officials, school directors, hospital staff, law enforcement officers, local newspapers, religious leaders, etc.

**You can easily find their contact info online.**

It is critical that the local authorities in health care, politics, judiciary, schools, churches, etc. are informed about what is threatening humanity.

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# Top experts from the WHO & UN reveal evidence for an agenda of world domination by financial elites



UNITED NATIONS

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**OFFICIALS** from the World Health Organization, United Nations, British Intelligence Services, U.S. and U.K. military, Center for Disease Control, and other expert witnesses presented evidence during Grand Jury legal proceedings with 11 international lawyers and a judge, for an official agenda of world domination by financial elites. This agenda is covertly executed through orchestrated pandemics, fabricated climate change, and other manufactured crises.

**THE EXPERTS** show how mind control, psychological manipulation and hypnosis techniques are used in news media to shape the opinions and behavior of the public. The information is backed up with official documents issued by the governments and the named organizations.

**THE EVIDENCE** is presented during six Grand Jury legal proceedings, that each last six hours. Easy-to-read summaries are being created, so these extremely important revelations can reach a greater audience. The first summary can be downloaded for free at the website below:



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Posted by ClarkCountyToday.com (https://www.clarkcountytoday.com/author/for-clarkcountytoday-com/)

Date: Thursday, December 29, 2022



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Sen. Lynda Wilson is cosponsor of Senate Bill 5063; the legislation is known as the Bipartisan Approach to Legislative Authority Necessary in Continuing Emergencies. ...

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(https://www.clarkcountytoday.com/news/military-vaccine-mandate-overturned-but-unvaxxed-



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A prominent physician in Australia – formerly president of the Australian Medical Association and a member of Parliament – has delivered explosive testimony to Parliament, declaring that she and her w ...

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Elizabeth Hovde of the Washington Policy Center shares that the governor's dealings with COVID-19 seem more political than about public health. ...

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A report by Republicans on the House Permanent Select Committee on Intelligence concludes there are "indications" the COVID-19 pandemic is tied to China's biological weapons research program at the Wu ...

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[bioweapons-program/](https://www.clarkcountytoday.com/news/gop-report-ties-covid-origins-to-chinas-bioweapons-program/)

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Elizabeth Hovde of the Washington Policy Center is hopeful the bill and others will ensure lawmakers openly discuss how the mandate brings no demonstrable public health benefit while taking away peopl ...

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A 25-year-old former college football player died after suffering a heart attack while jogging. ...

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Twitter CEO Elon Musk hinted Wednesday he has unearthed messages from Dr. Anthony Fauci's team urging Twitter to censor anyone who didn't comply with the federal government's official narrative on COV ...

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