

RYAN HOUSE PROJECT

HISTORY OF CREATIVE MITIGATION/FUNDING ENGAGEMENT

See project page at <https://connects.sumnerwa.gov/ryan-house> for more information about engagement and funding during the rehabilitation project 2019-2023. This history covers only the engagement with outside groups once the severity of the structural issues was discovered.

July 27, 2023—Meeting with Becky Wong (WJE), Jeronimo Roldan (DAHP), Maddie Levesque (DAHP), Carmen Palmer, Alisa O’Haver-Ayala and Drew McCarty. Invited but declined attendance: Michael Houser, DAHP’s National Register coordinator, and members of the Washington State Historical Society (WSHS). City/WJE emphasized difficulties of house and asked DAHP for creative ideas, advice how to save house or portion of house given costs, needs and deed restrictions. No solutions given other than simply desire to save the house.

September 2023—Meeting with Kris Arnold (formerly Sumner Historical Society), Carmen Palmer, Jason Wilson about condition of house and likely loss of structure. City requested similar meeting with Dale Loseth and current Historical Society, which request went un-answered.

September 18, 2023—City Council Meeting, open public meeting, in which Carmen Palmer outlined challenges, efforts, potential funding & what worked/didn’t work, and asked for any donations of private funds or other ideas. Following meeting, Palmer reiterated request for private funds/funding options in media including *The News Tribune* and KIRO Talk Radio (Felix Banel). City received no offers.

Fall 2023—City print newsletter features the project and loss of the house in full-page article, mailed to all residents plus stakeholders (legislators, partner chambers and businesses).

Fall 2023—City accepted comments regarding proposed demolition at Open House (in person), by phone, email and Sumner Connect. Any written comments received by email were shared with the public on Sumner Connects. The written comments spoke for or against the demolition but by this date, the City did not receive any donated funds or pledges.

October 9, 2023—Carmen Palmer requested a meeting with DAHP on October 16th to discuss process for Ryan heirs removing items per the deed. Maddie Levesque declined meeting since the City was proceeding under its Planned Action Ordinance, as her role was predominately focused on commenting on SEPA.

November 2023—Email from Dan Absher (Absher Construction) to Jason Wilson, offering a walk-through and independent feasibility review of the house. Wilson replied that the City would be open to an additional, review and recommended they start first with reviewing the existing documentation, including links to the ARG and WJE reports as well as the Building Official’s assessment. Absher replied that they’d review the documents and follow up if they could see a way to provide constructive help. No further response received.

March 14-15, 2024—Email conversation Carmen Palmer with Chris Moore (DAHP) about statements made in court by Mr. Bricklin and Kim Foster (Save Our Sumner) that DAHP and WA Trust both have funding that the City did not access for the Ryan House project and that Mr. Moore specifically identified missing opportunities. Mr. Moore replied that DAHP is advisory only and ran through a few suggestions, which Palmer followed up on and found either that the project was not eligible, or the funds were otherwise not available. (See April 18 assessment).

March 22, 2024—Email conversation Carmen Palmer with Jeronimo Roldan (DAHP), Maddie Levesque (DAHP), Nicholas Vann (DAHP), Jason Wilson (Sumner) regarding statement by attorney Mr. Bricklin (Save Our Sumner) that DAHP and Washington Trust both have funding that the City did not access for the Ryan

House project. Mr. Roldan replied that DAHP is advisory only and did not provide any further information of such missing funding opportunities.

April 18, 2024—Meeting of Nick Biermann (Save the Ryan House) & Chris Moore (DAHP), Carmen Palmer, Jason Wilson, Kassandra Raymond—Ran through all grants obtained or identified and why they worked or did not, given the various conditions and timelines on all the grants. City asked both if they had found any further options the City was missing. No suggestions given.

May 6, 2024—City Council Study Session open public meeting, Carmen Palmer reviewed the entire project, details, efforts including all funding identified and why it was or was not available to the Ryan House project. She reiterated that anyone knowing of missing funding sources or wanting to donate should contact the city. No responses. This meeting remains available on YouTube archive.

May 20, 2024—In response to complaint that City did not clearly ask for funding support with deadlines, Councilmembers Elfers and Bowman suggested a resolution outlining the City's invitation for private funding, the amount needed for a successful project (\$2.2 million) and the deadline needed (early December 2024). Comments received from Save the Ryan House, Felix Banel, and others were negative, criticizing amount, timeline, process and even length of the resolution itself. Some threatened legal action. Council voted down the resolution unanimously believing the intent of the resolution was being lost. In media coverage in *The News Tribune* and KIRO Radio, Palmer reiterated invitation for private funding.

May 23, 2024-Meeting with Nick Biermann (Save the Ryan House), Mayor Hayden, Councilmember Bowman, Jason Wilson, Carmen Palmer addressing funding needs and reiterating City's openness to accept private funding with or without the resolution.

May 29, 2024 – Email conversation Carmen Palmer with Jay Baersten (WSHS) regarding rules, uses of Heritage Capital Project Grant & project update.

October 24, 2024—APWA training of public works professionals from across the State, Carmen Palmer presented Ryan House as an example of difficult projects. One attendee mentioned the construction issues were common in the 1800s and reaffirmed that they created structural problems now.

December 18, 2024—Meeting with Nick Biermann (Save the Ryan House), Dale Loseth (SHS), Mayor Hayden, Councilmembers Bowman & Elfers, Jason Wilson, Carmen Palmer, Andrea Marquez, Drew McCarty, asking for any funding available for the house even though May resolution didn't pass. Advised by Loseth and Biermann that they wanted more time, wanted to explore control of the house, wanted the house phased and challenged cost estimates. Explained by City staff and elected officials why phasing doesn't work, restrictions of the deed and sources of cost estimates. City asked again if any funding available and both made references to potential donors but declined to give names or offer amounts.

2023-2024—numerous emails from Nick Biermann and Randall Adams to City of Sumner staff and officials. Biermann asks questions which were all or mostly all answered. Adams' questions were answered although most comments were criticisms, not inquiries. Staff repeatedly answer questions about the deed, restrictions on use of the house, how costs identified, City construction process. Also, repeated suggestions for different groups wanting control of the house and its use, often in violation of the deed. At no time did anyone offer funding. A few references were made of potential funders, but no actual amounts/funding were offered to the City. Any funding sources mentioned were already explored and either used or did not qualify.