



Building Sale Starts A Series Of Positive Local Outcomes

Tenant Taking Over At Vacant Building As Camp Prime Time Gets Money

By Randy Luvaas Managing Editor

It's more than your average win-win situation — more like a win-win-win-win ... and maybe more.

Yakima businessman Joe Mann recently purchased the former Shooter's Supply building at 12th Avenue and Tieton, adding to his collection of commercial properties in and around downtown. He already has a tenant, Sign Craft, which will move there and expand its business.

And money from the building sale goes to Camp Prime Time to help its work with families of seriously ill or developmentally disabled children.

"(Building owner) Don Manning donated the building to us, allowing us to sell it for the proceeds," said Prime Time board member Betty Jo Murray of Banner Bank. "We've been gifted with stocks before and things like that, but we've never received a building before." The money will help Prime Time complete its "three or four year project" to expand and renovate the lodge of the camp, located near White Pass. "We should be able to complete it this summer," Murray said.

The Shooter's Supply place has about 3,200 square feet of space, said Mann, who will be filling it quickly with a business tenant after it sat empty for about four years. He is also close to signing tenants in a couple of his other downtown buildings and looking at more possible acquisitions. Mann owns two Ron's Coin & Collectible stores in Yakima.

Brad Harris of Sign Craft is looking forward to opening in the new spot in perhaps a month, leaving the space he has used at 108 W. Mead Ave. in Yakima. "We share that building with another sign shop, so that isn't ideal," he said. "It's time to move on. And the new place (on Tieton Drive) will give us a lot of visibility." His company specializes in carved three-dimensional wooden monument signs, but also does more typical sign-shop things like banners, decals, vehicle graphics and so on. "The carving is our specialty," he said. "We're one of only a couple shops here doing that." Besides wooden signs, he also carves high-density aluminum, foam and plastics. He began the sign shop in 2000. His brother, Tony, owns Sunscreen Printing, a newer business that does screen-printed and digital-printed T-shirts. "We want to expand that by having more exposure," he said. "All it has now is word-of-mouth customers. People don't know it exists." They come from a line of printers and sign makers: Their late father, Ken, started Sunscreen Printing, which later was changed to Solar Graphics. "We picked up the Sunscreen name in his memory," Harris said.

Perhaps the biggest winners in all this are the volunteers who run Camp Prime Time and the kids and families who get to camp there each summer. "We serve over 1,000 campers a year from June to October, and it's all done by volunteers," Murray said. "The camp is free for them." The \$1.5 million lodge renovation will fix up the 60-year-old lodge at the mountain retreat.

"When we purchased the camp in 1986, many of the buildings, including the lodge, were in very poor condition and had not been maintained for years," said camp director Diane Eilmes. "We saw this as a challenge but knew, with the help of volunteers and businesses, the camp could be made into a perfect setting for our special campers to enjoy the outdoors."

Improvements include:

- providing handicapped-accessible restrooms ;
- doubling the square footage of the playroom;
- adding a second story which will strengthen the structure, as well as provide space for volunteers' quarters and a caretaker's apartment;
- renovating the entire facility to make it handicapped accessible; and
- eliminating serious structural deficiencies.