

Whatcom County  
Economic Development  
Investments Program

Application for Funding



Satpal Sidhu, Whatcom County Executive

**Whatcom County Economic Development Investment (EDI) Program**  
*Revolving Loan and Grant Program to Encourage Creation or Retention of Private Sector Jobs*

**Preliminary Information and Application**

*Note: The intent of this Program is to be consistent with State law, RCW 82.14.370*

- 1. Who is eligible to apply:** Local general or special-purpose governments and higher education.
- 2. What projects are covered:** Construction of publically-owned infrastructure, facilities, and related improvements, which enable or encourage the creation or retention of private sector businesses and jobs in Whatcom County consistent with EDI Program Policy Objectives.
- 3. What activities are fundable:** New construction, refurbishment, replacement, rehabilitation, renovation or repair. Demolition is allowable if tied to construction. Soft costs allowed within scope of construction budget. No land acquisition except right-of-way included in a construction project.
- 4. What can you use the funds for:** Transportation (roads, bridges, rail), utility services (water, sewer, storm, energy, telecom) and public buildings or structures.
- 5. Other Limitations:** Planning/feasibility only projects are not eligible. Minimum local match is 10% of EDI request. EDI Board will make recommendations to the County Council which makes the final decision.

**Preferential Project Types**

**First Preference – “JOBS IN HAND PROJECTS”** – These types of projects will allow for the immediate creation and/or retention of jobs by providing public infrastructure that directly supports jobs. A perfect example would be a private business that will build or move into a facility and hire employees if a road is built or if water/sewer lines are extended to the site. These types of proposals would include a commitment by the private sector employer to create jobs and provide private investment.

**Second Preference – “BUILD IT AND JOBS WILL COME PROJECTS”** – These types of projects will construct public infrastructure but are not associated with a specific commitment from a private business to locate and/or create jobs. A perfect example would be the construction of roads and utility infrastructure to serve a new business park that would benefit multiple businesses.

**Third Preference – COMMUNITY ENHANCEMENT PROJECTS”** – These types of projects generally improve the physical appearance or create community assets to enhance the business climate. Examples would be boardwalk, streetscaping, downtown structures, and other publicly-owned facilities that make a community or region more attractive to existing or future businesses.

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## **Preferential Project Terms**

**First Preference – EDI LOAN** – Due to the preferred revolving nature of EDI funds, proposals that are loan only will receive higher scoring. Loan terms and interest rate structure matches the Public Works Trust Fund program. The county will maintain discretion to modify such as including a deferral period.

**Second Preference – LOAN/GRANT COMBINATION** – The preferred combination of grant funds and loan funds is 1/3 grant, 2/3 loan.

**Third Preference – EDI GRANT** – Due to the “one-shot” nature of grants, projects of equal scoring requesting a grant only will be scored lower than another similar project requesting a loan/grant mix.

## **Preferential\* Project Amounts (Guidelines)**

**JOBS IN HAND PROJECTS** - \$1,000,000 limit if grant only. \$2,000,000 limit if combination of grant and loan. \$3,000,000 limit if loan only.

**BUILD IT AND JOBS WILL COME PROJECTS** - \$500,000 limit if grant only. \$1,000,000 limit if combination of grant and loan. \$1,500,000 limit if loan only.

**COMMUNITY ENHANCEMENT PROJECTS** - \$250,000 limit if grant only. \$500,000 limit if combination of grant and loan. \$750,000 limit if loan only.

\*Based on compelling reasons, the EDI Board and County Council may consider exceptions.

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FILLABLE FORM BEGINS HERE

**Past Performance**

Have you received EDI Program funding in the past? \_\_\_\_\_; Yes \_\_\_\_\_ No

If yes, provide project name and EDI grant/loan awarded: \_\_\_\_\_

If yes, EDI Program staff and/or the EDI Board may conduct an audit to review performance measures against projected outcomes, such as job creation projections.

Has your jurisdiction received any audit findings from the Washington State Auditor in the past 10 years?  
\_\_\_\_\_ Yes; \_\_\_\_\_ No. If yes, provide details:

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**THRESHOLD PROJECT CRITERIA**

*Evidence of Planning*

YES NO  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Project included on an adopted regional economic strategy (“CEDS” list).  
 Project included in the applicant’s Comprehensive Plan.  
 Project included in the applicant’s Capital Expenditure Plan or adopted budget.

COMMENTS:

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**THRESHOLD PROJECT SCORING**

POINTS

*Preferential Project Type*

_____	<input type="checkbox"/> Jobs In Hand	<i>10 points</i>
	<input type="checkbox"/> Build It And Jobs Will Come	<i>5 points</i>
	<input type="checkbox"/> Community Enhancement	<i>2 points</i>

\_\_\_\_\_ Preferential Project Terms

<input type="checkbox"/> Loan Only	<i>10 points</i>
<input type="checkbox"/> Loan/Grant	<i>5 points</i>
<input type="checkbox"/> Grant Only	<i>2 points</i>

\_\_\_\_\_ Preferential Project Amounts

<input type="checkbox"/> Within Dollar Limits	<i>5 points</i>
<input type="checkbox"/> Outside Preferred Dollar Limits	<i>0 points</i>

\_\_\_\_\_ TOTAL POINTS

**To proceed to other parts of the application and to receive EDI Board review, a proposed project must score 10 or more points on the above section.**

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**PROJECT APPLICANT**

Applicant Name: \_\_\_\_\_

Applicant Address: \_\_\_\_\_

Applicant Contact Person: \_\_\_\_\_

Applicant Email and Phone Number: \_\_\_\_\_

**PROJECT TITLE**

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**PROJECT AMOUNT REQUESTED**

\$ \_\_\_\_\_ EDI TOTAL - (Loan \$ \_\_\_\_\_; Grant \$ \_\_\_\_\_)

\$ \_\_\_\_\_ Local Match (10% of EDI request minimum)

**PROJECT TYPE**

\_\_\_ Jobs In Hand      \_\_\_ Build It And Jobs Will Come      \_\_\_ Community Enhancement

**PROJECT TERMS**

\_\_\_ Loan Only      \_\_\_ Grant/Loan      \_\_\_ Grant Only      If a loan, term requested: \_\_\_\_\_ (years)

**PROJECT LOCATION:** \_\_\_\_\_

**PROJECT DESCRIPTION**

(one page limit)

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**PROJECT DESCRIPTION**  
(one page limit)

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**BASIC PROJECT INFORMATION**

1. Complete the public project budget and status of funds below. If EDI funds are approved is funding 100% complete? \_\_\_Yes \_\_\_No

Please explain:

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<u>Funding Source</u>	<u>Amount</u>	<u>Planned/Applied For</u>		<u>Secured</u>	
Federal Dollars	\$ _____	Yes ___	No ___	Yes ___	No ___
State Dollars	\$ _____	Yes ___	No ___	Yes ___	No ___
Local Dollars	\$ _____	Yes ___	No ___	Yes ___	No ___
EDI Funding	\$ _____	Yes ___	No ___	Yes ___	No ___
TOTAL	\$ _____				

2. Describe the amount of outside (private) funding committed to the project (eg. Plant and equipment).

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3. Describe the public infrastructure being proposed. Include engineering estimates and a site map detailing the proposed improvements as Attachments A and B.

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4. Describe how these improvements will enhance or encourage community vitality and stimulate other private development in the area.



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5. List all permits and environmental reviews required for the public project and detail their status (completed, in-process, etc.)

	In Process	Date Completed
Preliminary Engineering	_____	_____
Environmental Review	_____	_____
Design Engineering	_____	_____
Right-of-Way	_____	_____
Construction Permits	_____	_____
Environmental Permits	_____	_____
Bid Documents	_____	_____
Award Construction Contract	_____	_____
Begin Construction	_____	_____
Project Operational	_____	_____
_____	_____	_____

6. Are any other public jurisdictions involved in this project? If so, in what way?

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7. Who will maintain the public facility/infrastructure to be completed with EDI funds? Will this project impact utility rates within the jurisdiction?

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8. Will this project directly generate a revenue stream that could be used to repay an EDI loan? Will this project spur indirect revenues that could be used to repay an EDI loan? If no to either question – why?

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9. What other revenue sources are available for this project and have they been considered. This includes forming a Local Improvement District (LID or ULID), issuing Councilmatic Bonds, Revenue Bonds, or other source(s).
- Public Works Trust Fund grant applied, but not offered, Ecology SRF loans are paying for design and most of construction, Special Assessments for industrial zones and Pepin Subarea are being crafted to help service loans.
10. Describe the private development project that will be supported by this public facility project. If there is a committed private sector partner include Contingency Agreement (Attachment C).
11. Explain why the private development requires the proposed public improvement(s).
12. What is the status of the associated private development review and permits. List all permits required and give the current status (applied for, being reviewed, issued).

Please see answer to question 14.

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13. Describe the type of industry or economic activity the public development will attract. What is the strategy to attract industry to the project site?

14. List the number of projected jobs, by type, to be retained and/or created by the private entity.

### **West Lynden Development Update-Spring 2024**

Recent planning estimates project that between 388 and 944 new industrial jobs will add to the Lynden UGA by 2045. Today, the City of Lynden has the following industrial projects underway or pending for the West Lynden Industrial District and Industrial Business Zone.

Alliance Freeze Dry. \$40M 220,000 sqft freeze dried pet food processing plant at 675 Redwood. Fully permitted and under construction. 77 employees.

Lynden Door Trucking. 35,000 sqft mechanic shop at 8317 Guide Meridian. SEPA completed, civil and bldg Permits submitted. 2024 start. 10 employees.

Open Windows. Finished window pane manufacturing facility at 2301 Main Street. Building application received, plan check fee paid, review in process. 10 employees.

Premier Packing. 194,000 sqft frozen fish processing plant at 603 Curt Mayberry. SEPA review concluded and Conditional Use granted. Building application pending. 50 new employees.

Berry Hill. \$20M frozen berry processor at 602 Redwood. On hold. 40 employees.

BC Frozen Foods. Frozen produce processor at 2084 Main Street. Preapplication.

Structure Craft. Wood beam manufacture at Alderwood. Preapplication.

Everblue, Inc. Blueberry processor at 2263 Main Street. Preapplication.

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15. How does this project support the economy of Whatcom County and how does it fit into a county-wide

The proposed project makes way for 1) anticipated placement of food processors and other industrial users in north Whatcom County and 2) meeting present and future (nitrogen) discharge requirements for the Nooksack River and ultimately Puget Sound. Additional benefits accrue from more efficient process components, lower energy costs, and lower maintenance costs associated with aging/obsolete system components.

16. What will the effect of this project be on the natural environment – does the project address any issues

This project (1) adds nitrogen removal to the process train at Lynden's Wastewater Treatment Plant, ensuring maximum wastewater quality entering the Nooksack watershed, and (2) reduces energy use by approximately \$534,000 kWh with associated benefits to the region's carbon emissions. Public health and quality of life benefits result from a safe, reliable and resilient system for collecting and treating municipal sewage.

17. Does this project address any existing issues related to public safety and/or does it increase public safety

The project results in a much more robust and resilient municipal wastewater system that must operate continuously during all weather, including flooding, extreme low temperatures, and other natural and human-caused disasters. Public safety benefits accrue to operators, emergency responders, and, ultimately, the public in the way of assured public health results.

18. Describe specific quantifiable measures of the outcomes, other than purely jobs, that will demonstrate project success. Describe how you will measure this and explain what you expect to show as progress toward the outcome.

Meet projected 2046 flow. Discharge monitoring

Meet projected 2026 loading. Discharge monitoring.

Meet projected 2026 Ecology NPDES permit standards for discharge. Required monthly testing.

Removal of nitrogen. Monthly testing

## Application for Funding – Certification

I HEREBY CERTIFY THAT THE INFORMATION GIVEN IN THIS APPLICATION TO WHATCOM COUNTY FOR INVESTMENTS IN ECONOMIC DEVELOPMENT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Signature of Responsible Public Official: \_\_\_\_\_



Date 5/7/24