



Whatcom County Economic Development Investment Program

APPLICATION FOR FUNDING

INTRODUCTION

The Washington State Legislature authorizes Whatcom County to retain a portion of sales and use tax to finance public facilities ([RCW 82.14.370](#)). The goal of the legislation is to improve the economy of Whatcom County by stimulating and creating ongoing private sector jobs and housing opportunities. The Economic Development Investment (EDI) Program provides financing through grants and low-interest loans, or a combination of both, to eligible applicants with qualifying proposals. **Please review [EDI Program Guidelines](#) before applying for funds.**

Applications will be printed and used as an exhibit for awarded contracts. If more information is needed complete answer(s) on a separate piece of paper.

Eligible Applicants:

- Local government entities (county, cities, Port, P.U.D., water and sewer districts, and other special purpose districts)
- The EDI funding award process must adhere to all applicable purchasing policies.

Eligible Activities:

- New construction
 - Repair, reconstruction, replacement, rehabilitation, or improvement to existing facilities
 - Planning costs directly related to an actual construction or improvement project
 - Finance personnel in economic development offices
-

THRESHOLD ELIGIBILITY CRITERIA

Please check all that apply:

1. Evidence of Planning

- ☐ Project included on an adopted Comprehensive Economic Development Strategy ("CEDS" list)
- ☒ Project included in the applicant's Comprehensive Plan
- ☒ Project included in the applicant's Capital Expenditure Plan or adopted budget

2. Project Type (Select One)

- ☐ Jobs in Hand Project: Public infrastructure that directly supports immediate job creation with private sector commitment

☒ Build It and Jobs Will Come Project: Public infrastructure that creates conditions for future job creation without specific private commitment

☒ Community Enhancement Project: Public improvements that enhance business climate or community assets

3. Project Terms (Select One)

Loan Only

☐

Loan/Grant Combination

☐

Grant Only (limited availability) ☒

Application Deadline:

Applications are due by June 30 for consideration in the next fiscal year. The EDI Board will review applications in August. Executive Office will present Board recommendations to County Council via the budget process September through December. After council approval, letters of intended award may be issued. The Whatcom County budget is adopted by December 31, annually.

PART 1: APPLICANT INFORMATION

Applicant Name:

Maple Falls Water Cooperative

Applicant Type:

Local Government **

☒

Housing Provider

☐

Economic Development Office (*skip to part 9*)

☐

****Maple Falls Water Coop is a public Type A public water system. Whatcom County Executive Office states legal counsel confirms qualification for EDI program.**

Applicant Address: __Maple Falls Water Coop c/o Alan Shurman _PO Box 2004 Maple Falls WA 989266

Contact Person: __Alan Shurman

Title: __Board Member

Email: __ashurman@peoplepc.com **Phone:** _360 599-9748 (land line)

Past Performance: Has your organization received EDI Program funding in the past? Yes ☐ No ☒

If yes, list project name(s) and EDI grant/loan amount(s):

Has your jurisdiction received any audit findings from the Washington State Auditor in the past 10 years?

Yes ☐ No ☒

If yes, please explain: [Click or tap here to enter text.](#)

PART 2: PROJECT INFORMATION

Project Title:

Maple Falls Water Coop Water Storage Tank Replacement

Project Location and Parcel #:

Property ID: 146479 Geo ID: 4006303943280000 7997 Silver Lake Rd Maple Falls WA 989266

Project Description (500 words maximum): *Please describe the project, including specific infrastructure to be built or improved, expected timeline, and how it meets the goals of the EDI program.*

See attached

Loan Request: \$_____ If requesting a loan, term requested: _____ years

Grant Request: \$ 555,300

Total EDI Funds Requested: \$555,300

Local Match Amount: \$61,700 (10% of EDI request minimum preferred) **Coop total project cost \$617,000)**

Source(s) of match:

Existing reserve funds and Project surcharge added to monthly membership fees

PART 3: PROJECT BUDGET AND FUNDING SOURCES

Complete the public project budget and status of funds:

Is funding 100% complete if EDI funds are approved? Yes ☒ No ☐

If no, please explain:

| Funding Source | Amount | Planned/Applied For | Secured |
|----------------|------------------|---|---|
| Federal | \$ | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| State | \$ | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| Local | \$ | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| Private | \$61,700 | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| EDI Request | \$555,300 | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| TOTAL | \$617,000 | | |

Private Investment: If applicable, describe the amount of outside (private) funding committed to the project (e.g., plant and equipment):

Private dollars will be collected from Coops customers via project surcharge added to the monthly member fee.

PART 4: PROJECT DETAILS

A. PUBLIC INFRASTRUCTURE INFORMATION

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

Replacement of one decommissioned water storage tank with associated access road and pipeline improvement as Phase One of two-phase replacement of two community water storage tanks

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

This project will restore adequate water storage and fire flow capacity, enabling the system to meet current fire code and building standards for both residential and commercial zones. Without these improvements, development in Maple Falls has been restricted due to insufficient infrastructure. Completing this project removes a critical barrier to growth and supports long-term community vitality and private investment.

3. List all permits and environmental reviews required for the public project and detail their status:

| Activity | In Process (Date) | Completed (Date) |
|-------------------------|-------------------|-------------------------------|
| Preliminary Engineering | | 12/19/2024 |
| Environmental Review | 12/1/2025 | Click or tap to enter a date. |
| Design Engineering | 07/01/2025 | |

| Activity | In Process (Date) | Completed (Date) |
|-----------------------------|-------------------|-------------------------------|
| Right-of-Way | N/A | Click or tap to enter a date. |
| Construction Permits | 6/18/2025 | Click or tap to enter a date. |
| Environmental Permits | 6/18/2025 | Click or tap to enter a date. |
| Bid Documents | 12/1/2025 | Click or tap to enter a date. |
| Award Construction Contract | 12/30/2025 | Click or tap to enter a date. |
| Begin Construction | 4/1/2026 | Click or tap to enter a date. |
| Project Operational | 10/30/2026 | Click or tap to enter a date. |

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

Whatcom County – Permitting Department of Health – Small Water System Management Program

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

Infrastructure is maintained by the Maple Falls Water Cooperative (MFWC) under direction of the Board. Customers of the MFWC in this service area will pay charges to the MFWC to recover MFWC's costs. The grant component will reduce project costs paid by membership.

6. 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?

The Maple Falls Water Coop has a revenue stream from membership. The improved water distribution system will ensure a continued revenue stream for loan repayment. Residential and business growth will reduce individual membership costs of loan repayment by a small amount.

7. What other revenue sources are available for this project and have they been considered? (Including forming a Local Improvement District (LID or ULID), issuing Councilmatic Bonds, Revenue Bonds, or other source(s))

The State Drinking Water State Revolving Fund is a potential source. This is a less desirable funding source due to a higher loan interest rate, our project's low priority ranking, and limited grant availability.

PART 5: ECONOMIC IMPACT (FOR NON-HOUSING PROJECTS)

Complete this section for Jobs in Hand, Build It and Jobs Will Come, and Community Enhancement projects.

1. 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 E):

No specific long-term private sector project is proposed if this project occurs; however, without the project, development in the area is either not viable or very limited.

2. Explain why the private development requires the proposed public improvement(s):

Business activity and housing development require a safe and reliable water supply and the water supply for fire system must be upgraded to meet current building and fire codes necessary to support new construction.

3. What is the status of the associated private development review and permits? List all permits required and give the current status: **No associated private development review or permits other than Project Permits******

| Permit/Review | In Process (Date) | Completed (Date) |
|-------------------------|-------------------------------|-------------------------------|
| Environmental Review | Click or tap to enter a date. | Click or tap to enter a date. |
| Construction Permits | Click or tap to enter a date. | Click or tap to enter a date. |
| Environmental Permits | Click or tap to enter a date. | Click or tap to enter a date. |
| Others (specify): _____ | Click or tap to enter a date. | Click or tap to enter a date. |

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

The project will enable expansion of retail outlets, increased demand for services, food establishments serving the local and tourist population, and housing development as well as increased demand for existing housing. Outreach via social media and presence at local and regional events are planned.

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

****See Attachment for details****

| Occupation | Current Jobs Retained* (FTEs) | Jobs Created Year 1 (FTEs) | Jobs Created by Year 5 (FTEs) | Hourly Wage | Local Occupational Hourly Wage** |
|------------------------|-------------------------------|----------------------------|-------------------------------|-------------|----------------------------------|
| Management/Admin*** | 1/3 | | | \$28 | \$28 |
| Technical/Professional | 2 | | | \$26-45 | \$26-45 |
| Office/Clerical | 1/3 | | | \$28 | \$28 |
| Production | 3 | | | \$24-74 | \$24-74 |
| Sales | | | | | |
| Skilled Crafts | | | | | |

| Occupation | Current Jobs Retained* (FTEs) | Jobs Created Year 1 (FTEs) | Jobs Created by Year 5 (FTEs) | Hourly Wage | Local Occupational Hourly Wage** |
|------------------|-------------------------------|----------------------------|-------------------------------|-------------|----------------------------------|
| Others (specify) | | | | | |
| Totals | 5 2/3 | | | N/A | N/A |

*Retained jobs are defined as jobs that would otherwise be lost from the county without this project.

**This column will be populated with current data from the state.

***Indicate Management positions in annual salary.

Projected annual gross payroll for all job classifications:

\$463,665

PART 6: COMMUNITY BENEFIT AND IMPACT METRICS

1. What is the project's projected amount of NEWLY generated revenue for Whatcom County? For example, does the project generate sales tax, property tax, personal property tax, etc.?

Expected new revenue includes sales and property taxes from housing and business development and sales tax from increased retail and other business activity.

2. What will the effect of this project be on the natural environment – does the project address any issues related to public health, pollution, or quality of life?

There are no adverse environmental impacts. The safe water delivery will directly enhance public health for the community as well as safety from improved fire flow capability.

3. Does this project address any existing issues related to public safety and/or does it increase public safety in the future or address a potential future public safety issue?

The project will immediately improve public safety by providing adequate water flow for fire suppression and a healthy, safe domestic water supply.

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

Increased water delivery reliability will be measured by Coop methods in place. Increased Coop membership by population growth in the service area is measured. Purchase of additional available shares is measured. Demonstrated adequate fire flow in the event of fire will be monitored with the Whatcom Fire Department.

5. If the project involves broadband infrastructure, describe how it will expand access to affordable and reliable internet for Whatcom County businesses.

PART 7: LOAN REPAYMENT CAPACITY

Complete this section if requesting a loan or loan/grant combination.

1. Describe your proposed loan repayment source(s):

Monthly membership payments for loan repayment if required

2. For housing providers, explain how the loan terms requested align with the expected affordability period and financial structure of your housing development:

3. Describe any factors that could impact your ability to repay the loan and how you plan to mitigate these risks:

Economic downturn could negatively impact member's ability to make monthly payments. Distributing payments over time and among all members will mitigate risks. Population and business growth will decrease per-member costs.

PART 8: Personnel in economic development (ED) offices

Agency Name: _____

Address: _____

Geographic location served by your agency:

Is your agency a Membership Organization? Yes ☐ No ☐

Amount of funding requested:

Personnel proposal: *(include specifics of #FTEs, hours worked, specific tasks to be performed and how the county benefits)*

| |
|--|
| |
|--|

REQUIRED ATTACHMENTS

Please attach the following documents to your application:

- Exhibit A. Engineered cost estimates
- Exhibit B. Site Map
- Exhibit C. Project Timeline
- Exhibit D. Commitment letters from other funding sources (if available)
- Exhibit E. For Jobs in Hand projects: Private partner contingency agreement

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 Official:

Date: June 27 2025

Title: **Board Member, Maple Falls Water Coop**

SUBMISSION INSTRUCTIONS

Applications are due by June 30. Submit completed applications with all attachments to:

Whatcom County Executive's Office
Attn: EDI Program
311 Grand Avenue, Suite 108
Bellingham, WA 98225

Or email to: [Email Address]

For questions, contact: [Contact Information] Alan Shurman 360 599-9748 cell: 360 220-4702
ashurman@peoplepc.com PO Box 2004 Maple Falls WA 98266

For County Use Only:

Date Received: _____

Application Complete: Yes ☐ No ☐

Date to EDI Board: _____

Part 2 - Project Description:

The Maple Falls Water Cooperative seeks Economic Development Investment (EDI) grant funding from Whatcom County to construct a critical water infrastructure upgrade for the rural community of Maple Falls. The Maple Falls Water Coop is a Type A nonprofit public water system supplying water to residents and businesses in Maple Falls. Located along SR-542 in East Whatcom County, Maple Falls serves as an increasingly attractive residential alternative to higher-cost areas like Bellingham. The community's service area includes Residential Rural (RR) zoning and all of Maple Falls Small Town Commercial (STC) zoning, and has seen steady demand due to its affordability and proximity to recreational destinations.

This project addresses the urgent need to replace a decommissioned 30,000-gallon water reservoir—originally built in 1967 and removed from service due to concrete failure—with a new 47,000-gallon reinforced concrete tank. The existing single functioning tank is insufficient to meet Whatcom County Fire Marshal fire flow standards, and the lack of redundancy poses serious risks to public safety and system reliability. The community has no water storage during required tank maintenance. The replacement tank will restore critical capacity and provide compliant fire flow and operational flexibility. Additionally, 225 feet of water main along the access road will be upsized from 8" to 12" to support future system demands. Use of all other existing system infrastructure is maintained.

The Maple Falls Water Coop currently serves 121 shareholder households and businesses and is a designated Disadvantaged Community by the Washington State Office of Drinking Water. Total project costs are estimated at \$617,000. The Coop is seeking grant support to minimize community debt, but could repay a loan portion over time through member revenues.

Beyond meeting health and safety requirements, this project directly supports economic development in a historically underserved area. Upgraded fire flow and storage capacity will enable commercial development within the STC-zoned core of Maple Falls, currently constrained by inadequate infrastructure. Future opportunities include retail, food services, and recreation-based businesses that leverage Maple Falls' position as a gateway to Mount Baker. Improved water infrastructure will also support affordable housing development in the region, aligning with Whatcom County's Comprehensive Plan priorities.

This project represents the first phase of a broader system upgrade that includes replacing the Coop's second aging 53,000-gallon tank in the future. Together, these improvements will enable long-term growth, bringing total storage to 126,000 gallons and supporting projected buildout of up to 324 ERUs.

No negative environmental impacts are expected. The project qualifies as a replacement-in-kind under SEPA and complies with all applicable state and local regulations. All construction will occur on an existing site with a WA State DNR easement.

In summary, the Maple Falls Reservoir Replacement project will restore safe, reliable water service, unlock commercial and residential development potential, and create lasting economic and public safety benefits for an underserved yet growing community.

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

Job types and numbers provided by Wilson Engineering. Hourly wage/annual salary data are averages for Washington State from publicly available data. These are likely existing positions. Wilson Engineering estimates 1/3 FTE for all worker's time on this project.

- Engineering - 3 surveyors \$41/hr \$124,000, 2 engineers \$45/hr \$104,000 1 drafter \$26/hr \$71,000/yr
- General Contractor (site work, water line, etc.) - 1 project manager \$74/hr \$154,000, 1 foreman \$35/hr \$94,000, 2 laborers \$24/hr \$48,000/yr, 1 truck driver \$32/hr \$97,000/yr 1 equipment operator \$30/hr \$68,000/yr
- Tank Subcontractor - 1 foreman \$35/hr \$94,000, 2 laborers \$24/hr \$48,000/yr.
- Management/Admin: 1 \$28/hr, \$87,000/yr

Engineering

- Surveyors: \$124,000
- Engineers: \$69,333
- Drafter: \$23,666

General Contractor

- Project Manager: \$51,333
- Foreman: \$31,333
- Laborers: \$32,000
- Truck Driver: \$32,333
- Equipment Operator: \$22,667

Tank Subcontractor

- Foreman: \$31,333
- Laborers: \$32,000

Management/Admin: \$29,000

Total: \$463,665

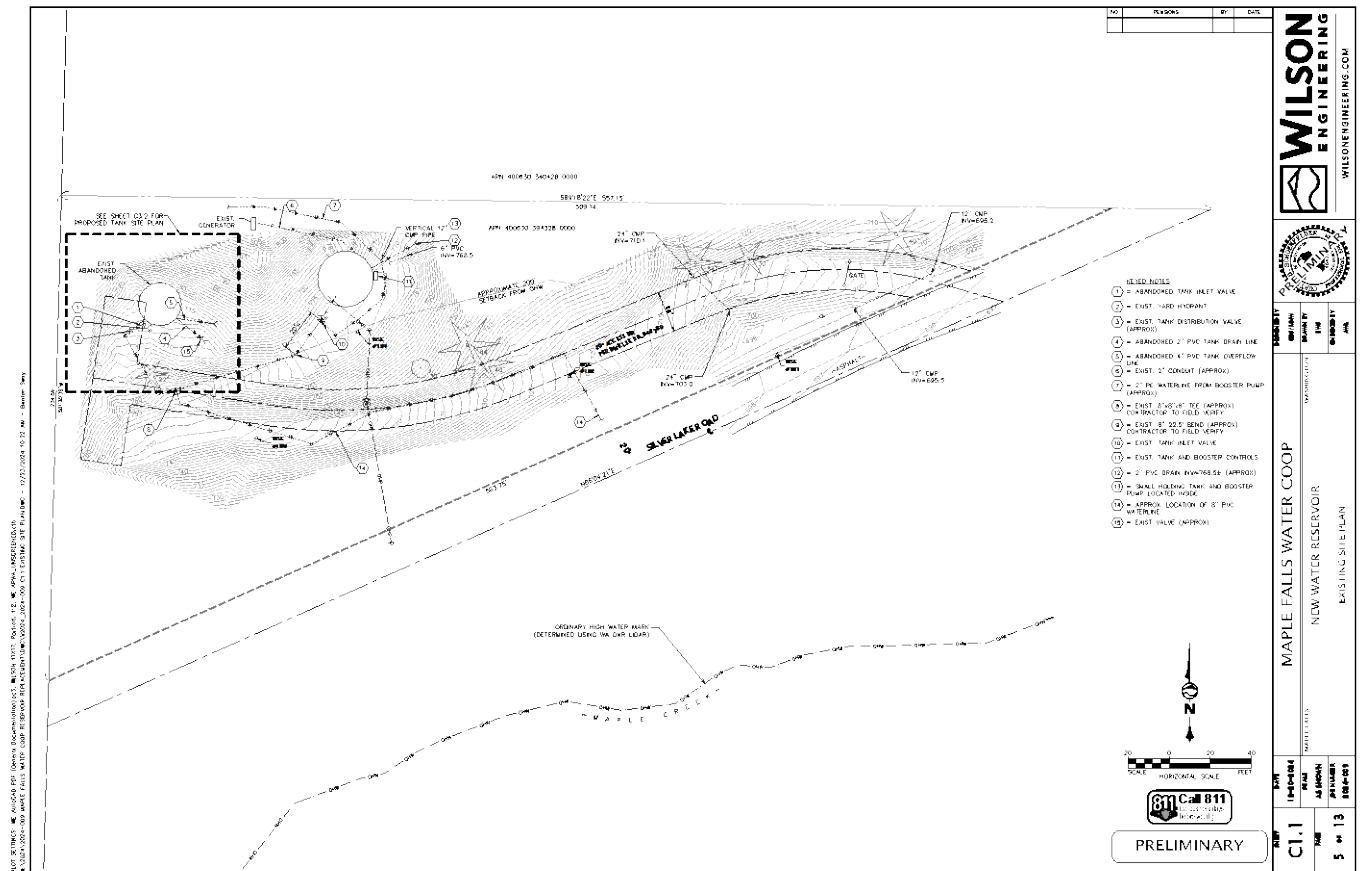
Exhibit A: Engineered Cost Estimates

Maple Falls Water Cooperative West Tank Replacement Preliminary Cost Estimates

by: Mark Wu, PE and Curt Schoenfelder, PE, Wilson Engineering LLC
9/23/2024 rev 12/17/2024
Wilson Job No.: 2024-009

Preliminary Cost Estimate - Maple Falls Coop West Tank Replacement

| Item Description | Quantity | Unit | Unit Price | Amount |
|--|----------|------|------------|------------|
| CONSTRUCTION | | | | |
| a. Mobilization (10%) | 1 | LS | \$ 42,903 | \$ 42,903 |
| b. Trench Safety Excavation Provisions | 1 | LF | \$ 4,000 | \$ 4,000 |
| c. Temporary Erosion and Sediment Control | | | | |
| Establish Clearing Limits / Orange Barrier Fencing | 550 | LF | \$ 6 | \$ 3,300 |
| Silt Fence | 450 | LF | \$ 13 | \$ 5,850 |
| Construction Entrance | 56 | SY | \$ 50 | \$ 2,778 |
| Check Dams | 5 | EA | \$ 700 | \$ 3,500 |
| d. Temporary Site Improvements for Construction and Demo | | | | |
| Misc Fill, Grading, Stabilization to Provide Access | 1 | LS | \$ 10,000 | \$ 10,000 |
| Demo Existing Tank, piping, appurts | 1 | LS | \$ 16,200 | \$ 16,200 |
| Remove trees, clear and grub | 1 | LS | \$ 5,000 | \$ 5,000 |
| e. Storage Tanks | | | | |
| Foundation Preparation, Excavation Stabilization, incl CSBC subgrade | 1 | EA | \$ 40,000 | \$ 40,000 |
| 47,000 Gallon Storage Tank (Tank and Appurts Only, installed) | 1 | EA | \$ 210,000 | \$ 210,000 |
| Overflow and Drain quarry spills discharge pads | 7 | TON | \$ 100 | \$ 685 |
| f. Site Utilities | | | | |
| New 4" DI Tank Inlet Line | 15 | LF | \$ 100 | \$ 1,500 |
| New 8" DI Tank Outlet Line, 8" DI connecting to existing tank line | 105 | LF | \$ 150 | \$ 15,750 |
| 6" DI Tank Drain Line | 30 | LF | \$ 125 | \$ 3,750 |
| 6" Gate Valve | 1 | EA | \$ 2,500 | \$ 2,500 |
| Sampling Station | 1 | EA | \$ 5,000 | \$ 5,000 |
| Connection to Existing Waterlines | 1 | EA | \$ 5,000 | \$ 5,000 |
| 8" Check Valve | 1 | EA | \$ 5,000 | \$ 5,000 |
| 8" Gate Valve | 1 | EA | \$ 3,000 | \$ 3,000 |
| 4" Gate Valve | 1 | EA | \$ 2,000 | \$ 2,000 |
| g. Waterline Improvements | | | | |
| New 12" DI Waterline along Access Road | 225 | LF | \$ 200 | \$ 45,000 |
| Connection to Existing Waterlines | 1 | EA | \$ 5,000 | \$ 5,000 |
| h. Site Surface Restoration | | | | |
| Access Rd surfacing, Quarry Spalls (2-4"), 6" thick, 12-ft wide | 179 | TON | \$ 75 | \$ 13,413 |
| Tank Site Gravel Access Pad, CSBC, assume 6" thick, 5' wide | 11 | TON | \$ 75 | \$ 807 |
| Misc site cleanup, topsoil, seeding | 1 | LS | \$ 10,000 | \$ 10,000 |
| i. Electrical, Telemetry, and Instrumentation | | | | |
| Tank floats, communication line connect to existing | 1 | LS | \$ 10,000 | \$ 10,000 |
| Subtotal | | | | \$ 471,936 |
| Contingencies | 20% | | | \$ 94,400 |
| Sales Tax | 8.8% | | | \$ 49,838 |
| Preliminary Estimated Construction Costs | | | | \$ 617,000 |



Maple Falls Water Coop Service Area and Nearby Water Systems

Exhibit C: Project Timeline

- Complete Project Report and Construction Plans, submit to DOH: May 2025
- Whatcom County Planning Permitting
- DOH Review Period (assume 3 months): June 2025
- Address DOH comments and final approval: November 2025
- SWSMP updates (by Coop) and Funding Procurement: January 2026
- Construction: summer-fall 2026

The new storage tank will share its footprint with the existing tank, which is currently decommissioned. As such, construction phasing will be as follows:

1. Site staging and pre-construction meeting – March 2026
2. Demolish existing decommissioned tank – April 2026
3. Site grading and utility work– May-July 2026
4. Construct new tank, test and disinfect – August – September 2026
5. Connect to existing water system, restoration – October 2026