



Lynden West Front Street Arterial Improvement

Whatcom County Council
EDI Presentation
January 28, 2020

Whatcom County Economic Development Investment (EDI) Program

Revolving Loan and Grant Program to Encourage Creation or Retention of Private Sector Jobs

- 1. Who is eligible to apply:** [Local](#) general or special-purpose [governments](#) and higher education.
- 2. What projects are covered:** [Construction of publicly-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.



City of Lynden EDI Request

- *Project Type:* Jobs in Hand
- *Project Terms:* Grant/Loan
- *Loan:* \$2,000,000
 - 20-year term
 - 1% interest rate
 - Will use Traffic Impact Fees
- *Grant:* \$1,000,000
- *City Match*:* \$330,000
 - * Street, Water, & Sewer Utility Funds

Current EDI Fund Balance is: >\$10M

Economic Development

This project is part of the adopted Whatcom County's Comprehensive Economic Development Strategy (CEDS)



Support Ag-related Industries



Diversified Business/Industrial Base



Create & Retain Living Wage Jobs

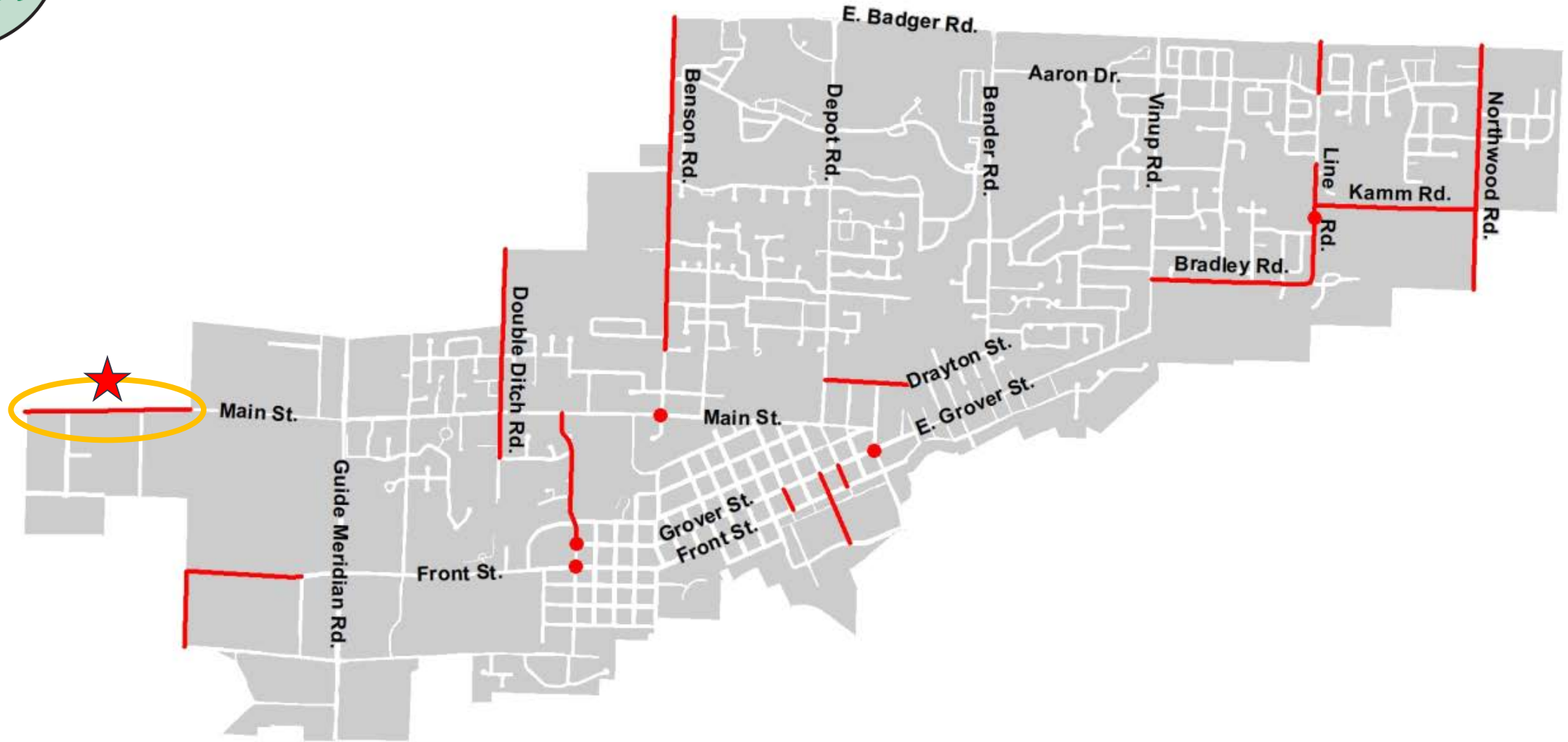


Employee Access & Quality of Life



Impact Fee Funded Street Improvements

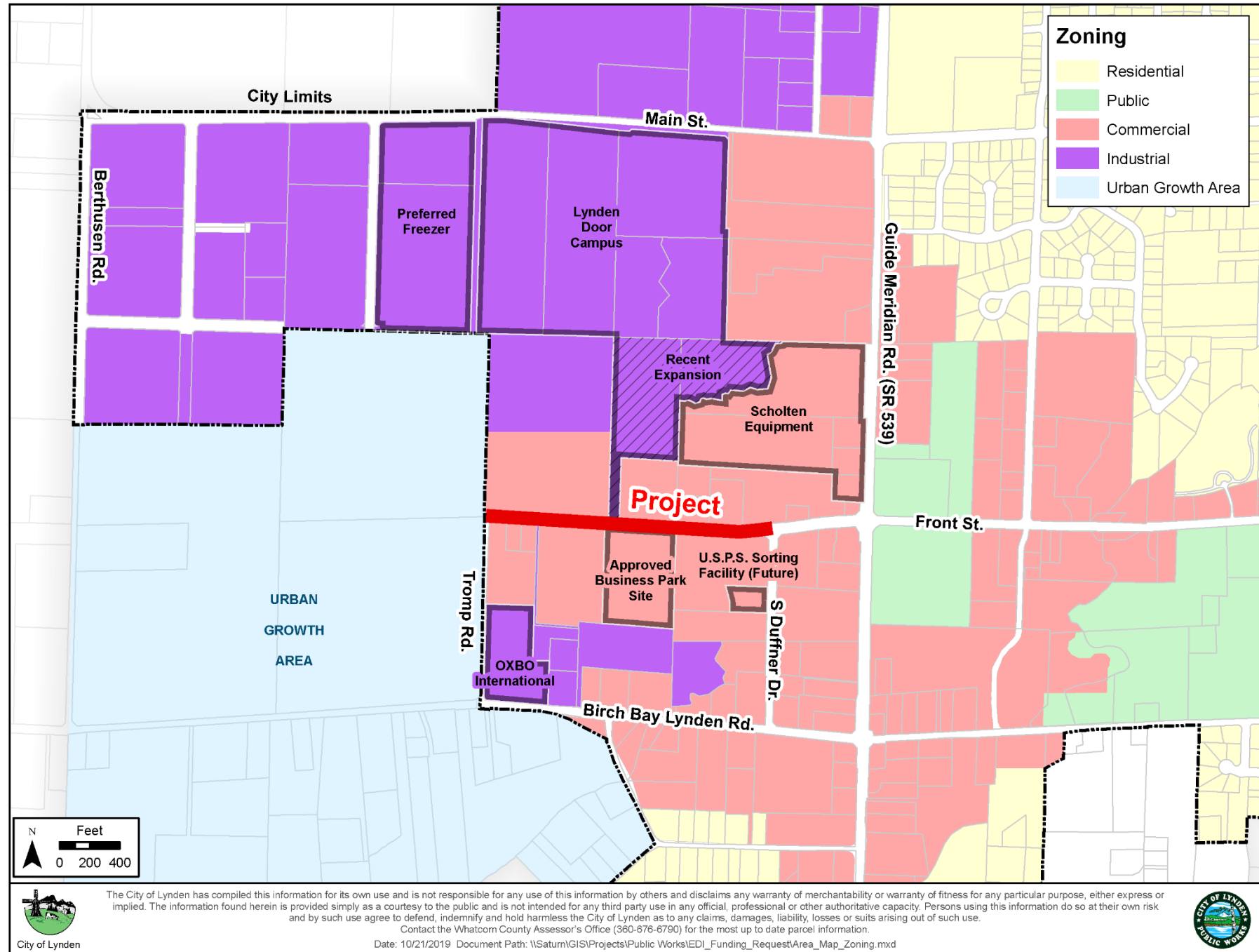
City Transportation Plan



Area Zoning

➤ Commercial

➤ Industrial



Project Site Location

Business Activity:

- New Business Park (application submitted)
- USPS Mail Sorting Facility (under construction)
- Preferred Freezer
- Lynden Door
- Scholten Equipment
- OXBO International



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



City of Lynden

The City of Lynden has compiled this information for its own use and is not responsible for any use of this information by others and disclaims any warranty of merchantability or warranty of fitness for any particular purpose, either express or implied. The information found herein is provided simply as a courtesy to the public and is not intended for any third party use in any official, professional or other authoritative capacity. Persons using this information do so at their own risk and by such use agree to defend, indemnify and hold harmless the City of Lynden as to any claims, damages, liability, losses or suits arising out of such use. Contact the Whatcom County Assessor's Office (360-878-8790) for the most up to date parcel information.

Date: 1/10/2020 Document Path: \\Saturn\GIS\Projects\Public Works\EDI_Funding_Request\Area_Map_Revised_Logos.mxd



Approved Business Park – “Front Street Station”

Project will provide:

- Light Industrial, Warehousing, Professional Offices, and Retail Frontage
- 124,000 square foot business park in 5 separate buildings
- Incubator spaces for small businesses and industries
- Opportunities for a U.S. Presence for Canadian Companies

Project status:

- Development agreement in place with the City of Lynden
- Construction Starts Spring 2020

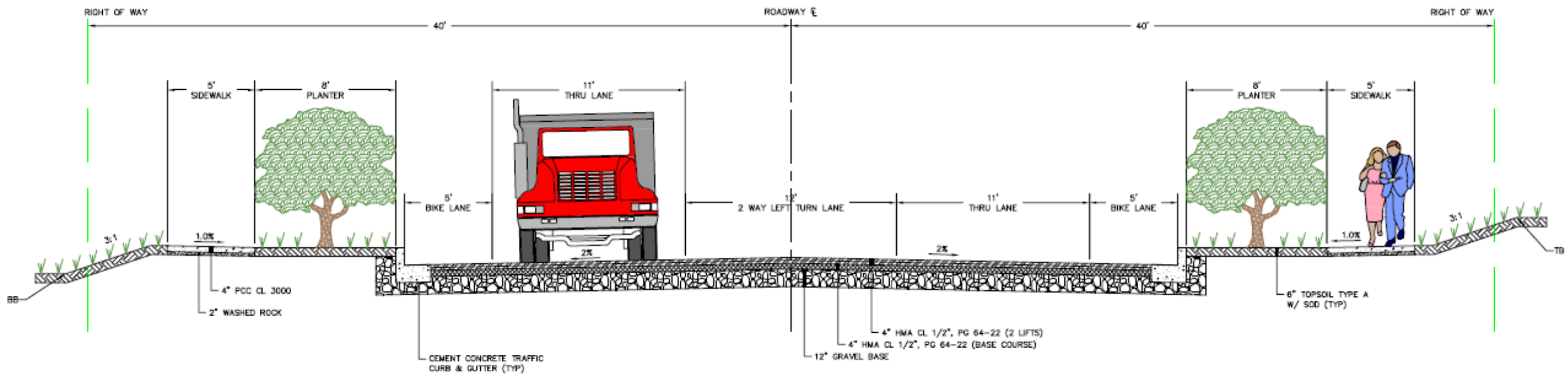
Project Contributions

- *Participation in Regional Stormwater ULID (West Lynden Pond)*
- *Dedication of Right-of-Way for Arterial Street*
- *Impact fees for this project to help pay for roadway construction*
- *200-250 new jobs at buildout*
- *Economic development within the West Lynden area will spur additional growth*



Existing Road Condition (Old County Road)





WEST FRONT STREET ATERIAL IMPROVEMENTS

NTS



City of Lynden Request

Questions?

- *Project Type:* Jobs in Hand
- *Project Terms:* Grant/Loan
- *Loan:* \$2,000,000
 - 20-year term
 - 1% interest rate
 - Will use Traffic Impact Fees
- *Grant:* \$1,000,000
- *City Match*:* \$330,000
 - * Street, Water, & Sewer Utility Funds