

APP #2019-05
CITY OF LYNDEN

RECEIVED

OCT 23 2019

JACK LOUWS
COUNTY EXECUTIVE

Whatcom County
Economic Development
Investments Program

Application for Funding



Jack Louws, 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 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.

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.

Whatcom County Economic Development Investment (EDI) Program

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

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.

Past Performance

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

If yes, provide project name and EDI grant/loan awarded: Lynden Water Treatment Plant (2012)

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: Documentation of review of Suspended and Debarred Contractor. The contractor in question was past vendor and not actually suspended or debarred but the required document was not in the project file.

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

THRESHOLD PROJECT CRITERIA

Evidence of Planning

YES	NO
<u>X</u>	_____
<u>X</u>	_____
<u>X</u>	_____

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: _____

THRESHOLD PROJECT SCORING

POINTS

Preferential Project Type

10

<u>X</u>	Jobs In Hand	<i>10 points</i>
___	Build It And Jobs Will Come	<i>5 points</i>
___	Community Enhancement	<i>2 points</i>

5

Preferential Project Terms

___	Loan Only	<i>10 points</i>
<u>X</u>	Loan/Grant	<i>5 points</i>
___	Grant Only	<i>2 points</i>

5

Preferential Project Amounts

<u>X</u>	Within Dollar Limits	<i>5 points</i>
___	Outside Preferred Dollar Limits	<i>0 points</i>

20

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.

PROJECT APPLICANT

Whatcom County Economic Development Investment (EDI) Program

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

Applicant Name: City of Lynden

Applicant Address: 300 4th Street, Lynden, WA

Applicant Contact Person: Steve Banham, Public Works Director

Applicant Email and Phone Number: banhams@lyndenwa.org (360) 354-3446

PROJECT TITLE

Lynden West Front Street Arterial Improvement

PROJECT AMOUNT REQUESTED

\$3,000,000 EDI TOTAL - (Loan \$ 2,000,000; Grant \$1,000,000)

\$ 330,000 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: 20 (years)

PROJECT LOCATION: Front Street, from Duffner Creek to Tromp Road

PROJECT DESCRIPTION

(one-page limit)

This project will replace an existing 1,900-feet of sub-standard roadway with the construction of a City standard all-weather commercial arterial street and sewer and storm utilities. The project will provide commercial transportation access to about 100 acres of Lynden’s growing commercial services regional (CSR) and industrial (IBZ) zoned land and ultimately provide future access to another 140 acres of the City’s adjacent western Urban Growth Area (UGA).

To provide for continued economic vitality and growth in this area, West Front Street needs to be improved to City all-weather arterial standards. This will include 44 feet of paved travel surface allowing for two 11-foot travel lanes, a 12-foot center turn lane and 5-foot striped urban shoulders – ideal for commercial vehicle access. Also needed to provide for this growth and establishment are utilities – water is existing, but sewer and storm will be extended with this project and utility easements provided for private utilities.

Whatcom County Economic Development Investment (EDI) Program

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

This project will directly serve as primary access to a new 124,000 square foot business park (Front Street Station) which is in the process of finalizing permits. This facility is on schedule to be completed in 2020 – making this project an urgent need! A new U.S. Postal Mail Distribution Center is currently under construction just east of the project which would benefit from this project. Also, within this zone are the following existing and growing industries that can grow and prosper as a result of this construction:

1. Lynden Door. This road serves as an alternative southern access for the Lynden Door Campus. They are a major producer and distributor of residential, commercial, institutional and industrial doors and hardware in the western States and Providences (10,000 doors per day).
2. Scholten Equipment. One of the four major suppliers of Kubota Tractor suppliers west of the Mississippi River. This includes agricultural, heavy construction and residential tractors.
3. Oxbo International. A World-wide manufacturer and supplier of automated agricultural harvesting equipment.
4. Preferred Freezer. Improvements to West Front Street create a more robust transportation network in the west Lynden industrial area. Future phases of roadway construction in this area of the City will also serve Preferred Freezer. Recently sold to Lineage Logistics, this 478,000 square foot cold storage facility provides over 12 million cubic feet of freezer space and 28 dock doors at its location on Main Street just north of the planned Front Street improvements.

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

<u>Funding Source</u>	<u>Amount</u>	<u>Planned/Applied For</u>		<u>Secured</u>	
Federal Dollars	\$ <u>N/A</u>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Yes <input type="checkbox"/>	No <input type="checkbox"/>
State Dollars	\$ <u>N/A</u>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Local Dollars	\$ <u>330,000</u>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
EDI Funding	\$ <u>3,000,000</u>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Yes <input type="checkbox"/>	No <input type="checkbox"/>
TOTAL	\$<u>3,330,000</u>				

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

The “Front Street Station” business park will be constructed in phases and will act as an incubator for new small businesses and industries. The first phase of construction is estimated to cost \$4.5M and the total for all three phases is \$14.5M. There is a strong need for this type of space and the park will

Whatcom County Economic Development Investment (EDI) Program

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

include 5 separate buildings with as many 48 spaces for new businesses to establish and grow. All of these will pay traffic impact fees to the City of Lynden; which will be used to offset the EDI loan debt. Lynden Door has recently invested millions of dollars for new plant equipment and building expansion on the south end of their campus.

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

This project will construct and/or provide all necessary public facilities while also providing private utilities needed to service the area. These improvements include:

Transportation: Reconstruct West Front Street to a 44-foot wide all-weather arterial street providing access for all modes of transportation. The all-weather street is essential for any form of industrial or commercial truck use in the area. This will be greatly enhanced with the center turn lane. Currently, West Front is improved to County rural standards with two 10-foot wide chip seal driving lanes and no pedestrian or multi-modal facilities. Because of inadequate road base it regularly sustains frost-heave damage after extended cold weather.

Storm Drainage: Provides curb and gutters and properly sized storm piping will be installed to convey all storm water from both the street and properties to the West Lynden Regional Stormwater Facility. This facility was constructed in the early 2000's by forward thinking local businessmen planning for future growth.

Sewer: Installs sanitary sewer along the West Front Street corridor allowing future development of the adjoining commercially-zoned properties to their highest and best uses.

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

West Front Street acts as a primary access to about 100 acres of Lynden's prime commercial/industrial zoned properties located to the west of the Guide Meridian. The route links Birch Bay Lynden Road (Fed Route 8152) to SR-539. Birch Bay Lynden Road is a primary route to I-5 to the west. SR-539 (Guide Meridian) is the primary freight connection to the Lynden/Aldergrove border crossing into Canada. This area is a growing commercial and industrial area of Lynden. West Front Street will, in the future, provide an arterial access point for the City's western Urban Growth Area (UGA). That UGA is also intended to accommodate regional industrial and commercial demands.

The route provides an alternative southern access to Lynden Door. Lynden Door produces more than 10,000 doors per day requiring an average of 17 semi-trucks daily for shipment of outbound product and 12 loads daily of raw materials. Lynden Door is a primary producer and distributor of residential, commercial, institutional and industrial hardware in the western States and Providences. Lynden Door currently employs 550 and plans to add 60 more in 2020; and 100 within the next 2 years.

The regional and State-wide importance of West Front Street was recognized in the classifying of West Front Street as a **Federally Functional Classified** street by FHWA, based on the recommendations of the Whatcom Council of Governments and WSDOT. WSDOT's reasoning for this and FHWA's

Whatcom County Economic Development Investment (EDI) Program

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

concurrence is that the route “will provide safe and efficient passenger, and commercial vehicle access to the growing West Lynden Commercial/Industrial area”.

However, to properly provide adequate services, West Front Street needs to be improved to arterial standards; which is not feasible without outside funding assistance.

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	_____	<u>June 2019</u>
Environmental Review	_____X_____	_____
Design Engineering	_____X_____	_____
Right-of-Way	_____X_____	_____
Construction Permits	_____X_____	_____
Environmental Permits	_____X_____	_____
Bid Documents	_____X_____	_____
Award Construction Contract	_____X_____	_____
Begin Construction	_____X_____	_____
Project Operational	_____X_____	_____
_____	_____	_____

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

Yes.

The Port of Bellingham provided funding for preliminary engineering work through their small City environmental program.

FHWA, WSDOT and Whatcom Council of Governments all participated in classification of this street as a Federally Functional route.

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

The City of Lynden will continue to maintain this public street and utilities. This project will have no impact on utility rates.

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?

Yes, to both questions. Front Street Station, a 124,000 square foot business Park with 5 buildings is scheduled to submit construction plans in December 2019. Phase 1 construction is planned to be operational for the Summer of 2020. This will contribute construction sales tax, impact fees payment, retail sales taxes, increased property taxes, and utility fees and taxes.

Whatcom County Economic Development Investment (EDI) Program

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

Expanding commercial industrial growth in this area will contribute Traffic Impact Fees which will be used to service this loan. New construction, increased retail sales, and increased property values would all be sources of revenue to the City general fund, which funds street expenses.

Lynden Door: Is a primary producer and distributor of residential, commercial, institutional and industrial hardware in the western States and Canadian Provinces. Lynden Door currently employs 550 with plans for an additional 60 employees in 2020 and a total of 100 additional employees within the next 2 years. This growth will result in collection of additional traffic impact fees.

Scholten Equipment is one of the four major suppliers of Kubota Tractor west of the Mississippi River. This includes agricultural, heavy construction and residential tractors.

Oxbo International is a world-wide manufacturer and supplier of automated agricultural harvesting equipment. Their equipment is used to harvest a large percentage of the raspberries and blueberries harvested in Whatcom County.

-
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 Councilmanic Bonds, Revenue Bonds, or other source(s).

The City has used a Port of Bellingham Small City Economic funding program to complete preliminary engineering design. The City used the Stormwater Utility funds to acquire both stormwater treatment and quantity in the West Lynden Regional Stormwater facility. The City formed a Transportation Benefit District in 2012. Lynden also collects transportation impact fees for street improvement like this one in an Arterial Street Fund (302). Both of these local transportation funding sources will be used for match and to repay the loan portion of this request.

-
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).

Front Street Station: A 124,000 square foot business park which will includes 5 separate buildings has gone through technical review and is scheduled to submit construction plans in December 2019. Phase 1 construction is planned to be operational in 2020. Front Street Station will provide opportunities for a diverse mix of business and industry including light manufacturing and warehousing together with professional offices and a retail frontage. As spaces will be available for lease it will provide valuable incubator spaces for local industries, research and development firms, or as a point of service for Canadian companies looking to locate within the United States.

While Front Street Station is the private development most immediately supported by the public facility project, nearby industries are also beneficiary of a more robust transportation network. These include:

Lynden Door: A primary producer and distributor of residential, commercial, institutional and industrial and hardware in the western States and Canadian Provinces. Lynden Door currently employs 550 with plans for an additional 60 employees in 2020 and a total of 100 additional employees within the next 2 years.

Whatcom County Economic Development Investment (EDI) Program

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

Scholten Equipment: One of the four major suppliers of Kubota Tractor supplier west of the Mississippi River. This includes agricultural, heavy construction and residential tractors.

Oxbo International: A world leader in specialty harvesters, Oxbo International continues to provide innovative solutions to agri-business from their location in West Lynden. In addition to their international influence, their equipment is used to harvest a large percentage of the raspberries and blueberries in Whatcom County.

U.S. Postal Mail Distribution Center: This federal facility is currently under construction on Duffner Drive just east of the project and will provide consistent government sector jobs within the West Lynden industrial area.

Preferred Freezer: This cold storage facility provides 12.6 million cubic feet of freezer space and 28 dock doors at its location on Main Street just north of the planned Front Street improvements. It's connected to an international network of food storage facilities.

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

- a. This substandard street provides the only access to West Front Street Station; and the street and utilities need to be completed for this private development to stay on schedule for opening in 2020. Without the funding assistance provided through the EDI program, this necessary, important and financially viable project may not occur.
- b. Lynden Door is expanding to meet current demands along with future growth. Without these transportation and utility improvements to West Front this "Regionally Significant" business could be impacted.
- c. Provides access to the City's western UGA to accommodate future commercial and industrial growth.

11. 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).

Front St Station Business Park	In Process	Date Completed
Environmental Review	<u> X </u>	<u>December, 2020</u>
Construction Permits	<u> X </u>	_____
Environmental Permits	<u> X </u>	_____
Development Agreement	<u> X </u>	<u>Nov 18, 2019</u>
 Lynden Door	 In Process	 Date Completed
Environmental Review (future campus expansion)		<u>August, 2019</u>
Construction Permits (additional 100,000 sf on existing campus)		<u>October 16, 2019</u>
Environmental Permits	<u> X </u>	_____
_____	_____	_____
 US Postal Sorting Facility	 In Process	 Date Completed
Environmental Review	_____	<u>August, 2019</u>
Construction Permits	<u> X </u>	<u>Issued Aug 2019</u>

Whatcom County Economic Development Investment (EDI) Program

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

Environmental Permits _____

August, 2019

12. 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 West Lynden area is zoned to accommodate a wide variety of business and industry in a location that is easily accessible to the general public as well as the truck routes of the Guide Meridian and the Birch Bay Lynden Road (I-5 corridor). Once improved, the transportation network in this area will be able to support the traffic needs for these types of uses. Additionally, large land parcels make the area more attractive to business and industry development.

With roadway improvements the area will be poised to attract regional commercial establishments which require a retail contact with the public, professional offices, research and development, business incubator spaces, storage and warehousing, or light manufacturing. The area also has access to property which is zoned to accommodate a variety of industrial uses such as manufacturing and trucking.

With infrastructure and zoning in place, the City will continue to emphasize public/private coordination and expedited permit review to quickly respond to market demands.

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

Occupation	Current Jobs Retained** (In FTEs)	# Of Jobs Created Year 1 (In FTEs)	# Of Jobs Created by Year 5 (In FTEs)	Hourly Wage of current or new position	Local Occupational Hourly Wages***
Mgmt./Admin*	40	49	73	\$50.00	N/A
Technical/Prof	71	93	157	\$45.00	
Office/Clerical	66	81	110	\$30.00	
Production	386	451	634	\$30.00	
Sales	0	18	48	\$25.00	
Skilled Crafts	88	121	208	\$40.00	
Others	33	51	107	\$18.00	
Totals	684	864	1337	N/A	N/A

* Indicate Management positions in annual salary.

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

Whatcom County Economic Development Investment (EDI) Program

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

*** This column will be populated with data from the state before application is distributed and revised annually.

- a. Projected annual gross payroll for all job classifications **\$50,000,000**
- b. Describe fringe benefits the company offers to regular full-time employees?
(health insurance, retirement plans, etc.) **fringe benefits estimated at 32% of gross**

-
14. How does this project support the economy of Whatcom County and how does it fit into a county-wide economic development strategy?

The County's Comprehensive Economic Development Strategy (CEDS) plan seeks to facilitate the retention and creation of living-wage jobs and to foster a stable and diversified regional economy, all for the intended outcome of maintaining, and ultimately improving the quality of life in the Region. The West Lynden area plays a key role in the economy of Lynden and Whatcom County's regional strategy.

Diversification: One of the most compelling elements of development within the West Lynden area is the diversification of industry. Although Lynden Door provides a large number of manufacturing positions, their move toward automation has required a growing need for skilled technicians and higher wage jobs. Although known ubiquitously as Lynden Door, the entity is actually comprised of six different industries (LLCs) that focus on a variety of production and distribution aspects, including engineering and distribution. The manufacturing that occurs in West Lynden has already spread to diversified job creation at other locations in Whatcom County. Beyond manufacturing the area boasts on-going research and development in the harvester industry at Oxbo; sales and service at Scholten Equipment, and government sector positions at the U.S. Postal Service sorting facility. Development of Front Street Station promises additional diversification of living-wage jobs by providing an excellent location for skilled trades, research and development, and wholesale distribution. Front Street Station also promises to be a prime location for Canadian companies to gain a foothold in the United States and introduce new job opportunities and growth in Whatcom County.

Access and Quality of Life: West Front Street is an arterial street that connects to the backbone of the City of Lynden and runs perpendicular to the Guide Meridian. It is infrastructure that will not just serve and be visible to industrial users, like a remote frontage road, but it will be an extension of the City's thriving downtown and Historic Business District which are also located on Front Street. It provides better (lower speed) access to Birch-Bay-Lynden Road for commercial trucks. It also will ultimately serve the Urban Growth Area to the west. This highly visible access and aesthetic improvement contribute to the quality of life and sense of pride for those who invest, work, shop, or bank in the area.

Agriculture: Lynden is uniquely positioned to provide the industrial and commercial needs directly related to agriculture. Local successful businesses such as Preferred Freezer, Oxbo International, and Scholten Equipment have clear ties to the local agriculture industry. Whatcom County growers/producers benefit from having dealers and services locally. Front Street Station is a creative reuse of property not in agricultural production – an abandoned and tilled gravel pit.

Whatcom County Economic Development Investment (EDI) Program

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

15. 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?

This project will construct new stormwater facilities that comply with the current water quality standard. This project will include City sanitary sewer service to help protect the watershed from fecal contamination that might occur with poorly maintained onsite septic systems. The project will provide protection to the Duffner Creek critical area at the east end.

16. 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 current road is narrow without bike and pedestrian facilities or street illumination. Because it is not all weather it has sustained repeated damaged during harsh winters, leading to road damage that can damage vehicles. This project will construct an arterial street designed for safe movement of commercial traffic and safe bike and pedestrian facilities. It will be constructed to all-weather standards and properly illuminated.

17. 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.

- Increased Vehicle Use (traffic counts)
- New Business Start-ups (business licenses)
- Canadian Businesses establishing a U.S. presence (business licenses)
- New Construction Sales Tax Revenue (sales tax revenue)
- Increased assessed valuation (property tax revenue)
- 1,900-feet of new Arterial Street and Sidewalk added to inventory

Whatcom County Economic Development Investment (EDI) Program

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

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 10/22/2019

Attachment A



423 Front Street
Lynden, WA 98264
Phone: (360) 354-3687

Called By:	City of Lynden				
For:	WEST FRONT STREET PRELIMINARY DESIGN 300 4th Street Lynden, WA 98264				
By:	PRELIMINARY ENGINEER'S ESTIMATE				
Date:	Luis Ponce, P.E. March 27, 2019				
Item No.	Item Description	Quantity	Unit	Unit Price	Amount
Schedule A - Roadway and Storm					
1	Mobilization	1	LS	\$ 150,000.00	\$ 150,000.00
2	SPCC Plan	1	LS	\$ 1,000.00	\$ 1,000.00
3	Project Temporary Traffic Control	1	LS	\$ 10,000.00	\$ 10,000.00
4	Flaggers	2,250	HR	\$ 60.00	\$ 135,000.00
5	Other Traffic Control Labor	225	HR	\$ 60.00	\$ 13,500.00
6	Clearing and Grubbing	1	LS	\$ 14,000.00	\$ 14,000.00
7	Removal of Structures and Obstructions	1	LS	\$ 6,000.00	\$ 6,000.00
8	Roadway Excavation Incl. Haul	7,800	CY	\$ 15.00	\$ 117,000.00
9	Water	100	M GAL.	\$ 100.00	\$ 10,000.00
10	Shoring or Extra Excavation Class B	8,400	SF	\$ 1.00	\$ 8,400.00
11	Dewatering	1	LS	\$ 140,000.00	\$ 140,000.00
12	Gravel Base	10,900	TON	\$ 12.00	\$ 130,800.00
13	Crushed Surfacing Top Course	1,700	TON	\$ 50.00	\$ 85,000.00
14	HMA Cl. 1/2" PG 64-22	2,800	TON	\$ 85.00	\$ 238,000.00
15	Planing Bituminous Pavement	250	SY	\$ 25.00	\$ 6,250.00
16	Corrugated Polyethylene Storm Sewer Pipe 8 In. Diam.	400	LF	\$ 60.00	\$ 24,000.00
17	Corrugated Polyethylene Storm Sewer Pipe 24 In. Diam.	700	LF	\$ 70.00	\$ 49,000.00
18	Corrugated Polyethylene Storm Sewer Pipe 36 In. Diam.	850	LF	\$ 80.00	\$ 68,000.00
19	Catch Basin Type 1	9	EA	\$ 1,700.00	\$ 15,300.00
20	Catch Basin Type 2 48 In. Diam.	4	EA	\$ 3,500.00	\$ 14,000.00
21	Catch Basin Type 2 60 In. Diam.	5	EA	\$ 5,000.00	\$ 25,000.00
22	Adjustments to Finished Grade	1	LS	\$ 5,000.00	\$ 5,000.00
23	ESC Lead	10	DAY	\$ 100.00	\$ 1,000.00
24	Street Cleaning	75	HR	\$ 150.00	\$ 11,250.00
25	High Visibility Silt Fence	3,700	LF	\$ 5.00	\$ 18,500.00
26	Erosion/Water Pollution Control	1	EST	\$ 5,000.00	\$ 5,000.00
27	Seeded Lawn Installation Incl. Topsoil	3,000	SY	\$ 10.00	\$ 30,000.00
28	Landscape Restoration	1	EST	\$ 10,000.00	\$ 10,000.00
29	Cement Conc. Traffic Curb and Gutter	3,800	LF	\$ 20.00	\$ 76,000.00
30	Cement Conc. Driveway Entrance	350	SY	\$ 75.00	\$ 26,250.00
31	Cement Conc. Sidewalk	2,700	SY	\$ 45.00	\$ 121,500.00
32	Cement Conc. Curb Ramp Type Perpendicular A	2	EA	\$ 1,500.00	\$ 3,000.00
33	Mailbox Support, Type 1	5	EA	\$ 400.00	\$ 2,000.00
34	Permanent Signing	1	LS	\$ 5,000.00	\$ 5,000.00
35	Paint Line	8,200	LF	\$ 0.50	\$ 4,100.00
36	Plastic Stop Line	30	LF	\$ 25.00	\$ 750.00
37	Plastic Crosswalk Line	200	SF	\$ 25.00	\$ 5,000.00
38	Plastic Traffic Arrow	10	EA	\$ 200.00	\$ 2,000.00
39	Pothole Existing Underground Utility	10	EA	\$ 500.00	\$ 5,000.00
40	Repair Existing Public and Private Facilities	1	EST	\$ 10,000.00	\$ 10,000.00
Total Schedule A					\$ 1,601,600.00

Schedule B - Water					
41	Gravel Base	1,200	TON	\$ 12.00	\$ 14,400.00
42	PVC Pipe for Water Main 8 In. Diam.	250	LF	\$ 75.00	\$ 18,750.00
43	PVC Pipe for Water Main 12 In. Diam.	1,400	LF	\$ 60.00	\$ 84,000.00
44	Connect to Existing Water Main	2	EA	\$ 2,800.00	\$ 5,600.00
45	Blowoff Assembly	5	EA	\$ 1,200.00	\$ 6,000.00
46	Gate Valve 8 In.	12	EA	\$ 1,500.00	\$ 18,000.00
47	Gate Valve 12 In.	15	EA	\$ 2,500.00	\$ 37,500.00
48	Hydrant Assembly	4	EA	\$ 5,500.00	\$ 22,000.00
49	Service Connection 3/4 In. Diam.	3	EA	\$ 1,000.00	\$ 3,000.00
Subtotal Schedule B					\$ 209,250.00
Sales Tax Schedule B (8.7%)					\$ 18,204.75
Total Schedule B					\$ 227,454.75

Schedule C - Sewer					
50	Shoring or Extra Excavation Class B	25,300	SF	\$ 0.50	\$ 12,650.00
51	Gravel Base	5,400	TON	\$ 12.00	\$ 64,800.00
52	Manhole 48 In. Diam. Type 1	5	EA	\$ 4,000.00	\$ 20,000.00
53	Manhole Additional Height 48 In. Diam. Type 1	18	LF	\$ 300.00	\$ 5,400.00
54	PVC Sanitary Sewer Pipe 6 In. Diam.	350	LF	\$ 40.00	\$ 14,000.00
55	PVC Sanitary Sewer Pipe 8 In. Diam.	1,900	LF	\$ 40.00	\$ 76,000.00
Subtotal					\$ 192,850.00
Sales Tax Schedule C (8.7%)					\$ 16,777.95
Total					\$ 209,627.95

Schedule D - Lighting					
56	Luminaire with Base	13	EA	\$ 2,500.00	\$ 32,500.00
57	2" Conduit	1,700	LF	\$ 30.00	\$ 51,000.00
Total					\$ 83,500.00

Subtotal Schedules A, B, and C (Including Sales Tax)					\$ 2,038,682.70
Contingency to Construction Estimate (15%)					\$ 305,802.41
Engineering (20%)					\$ 468,897.02
Right of Way Take	65,000 SF		\$ 6.00		\$ 390,000.00
Total Schedules A, B, C, D, and ROW (Including Sales Tax)					\$ 3,286,882.13

The lighting estimate does not include any contract the city may need to acquire with Intolight.

This estimate was prepared without a complete design and shall therefore be considered preliminary and subject to change due to actual quantities of work incorporated into the project and changes in unit prices over time.

Attachment C

August 28, 2019

The Honorable Scott Korthuis
Mayor, City of Lynden

RE: Applying for EDI Funding for West Front Street improvements/widening

Mr. Mayor,

We are the owners of property on the south side of West Front Street, just west of Duffner Creek (2111-2119 West Front Street).

We understand that Lynden will need a Right-of-Way (ROW) to accomplish the necessary widening and upgrading the street to an all-weather road.

With the acceptance of Front Street Station Development Agreement, submitted to the planning department, we grant the frontage property and utility easement to the City of Lynden for this project.

It is our intent to develop our property into approximately 122,000 square feet of industrial and retail/office space for future businesses who desire to locate in North Whatcom County, and Lynden specifically.

Based upon nationally accepted empirical data for number of persons employed per square foot of new space, we estimate a lower limit of 305 new jobs and a potential upper limit of 488 persons. Both of these are significant numbers of new jobs in the City of Lynden.

We have attached a rendering of our development – Front Street Station – along with an aerial showing where our property is located.

We must state the urgency of this request. We will need sewer and stormwater services for this project to continue. We anticipate starting on construction before year end, and completion by about June 1, 2020, and we will need the proposed underground work to be finished by then.

It is our fervent hope that the City of Lynden will be successful in securing the necessary funding through the EDI funds from the County of Whatcom.

Respectfully,

Don and Sally Korthuis


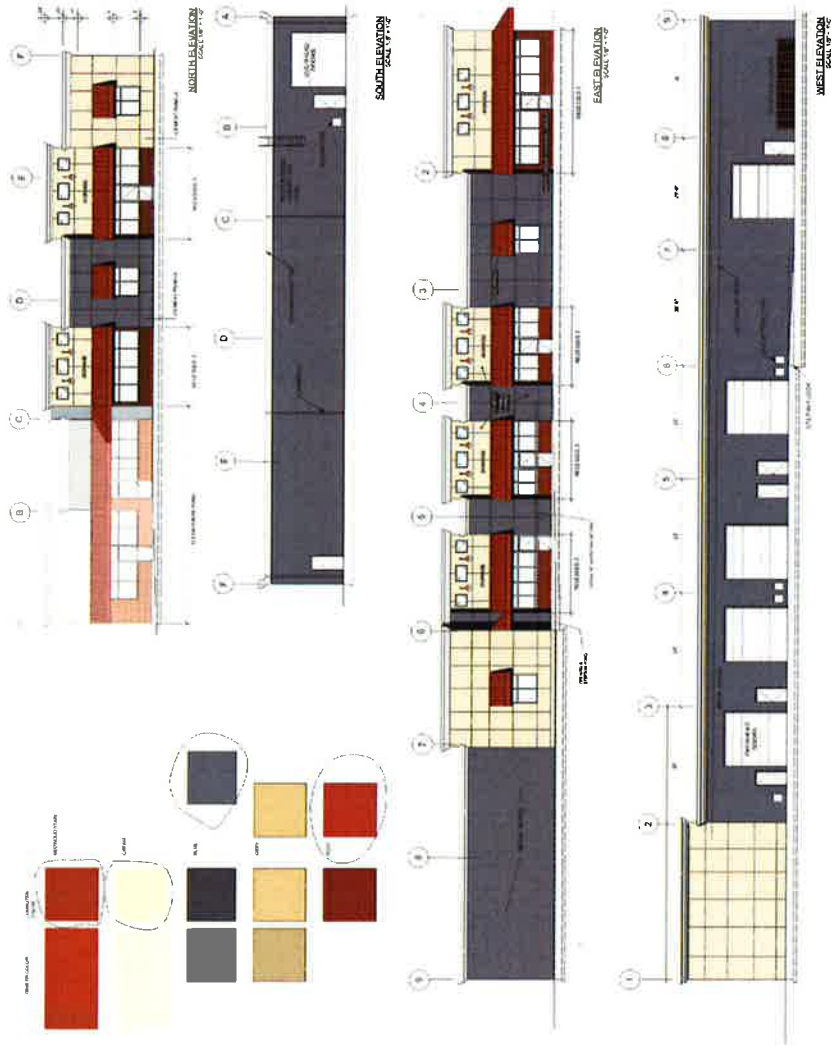
A handwritten signature in blue ink that reads "Sally M. Korthuis". The signature is written in a cursive style and is positioned below the typed name "Don and Sally Korthuis".

EXHIBIT B
Site Plan
FSS Development Agreement

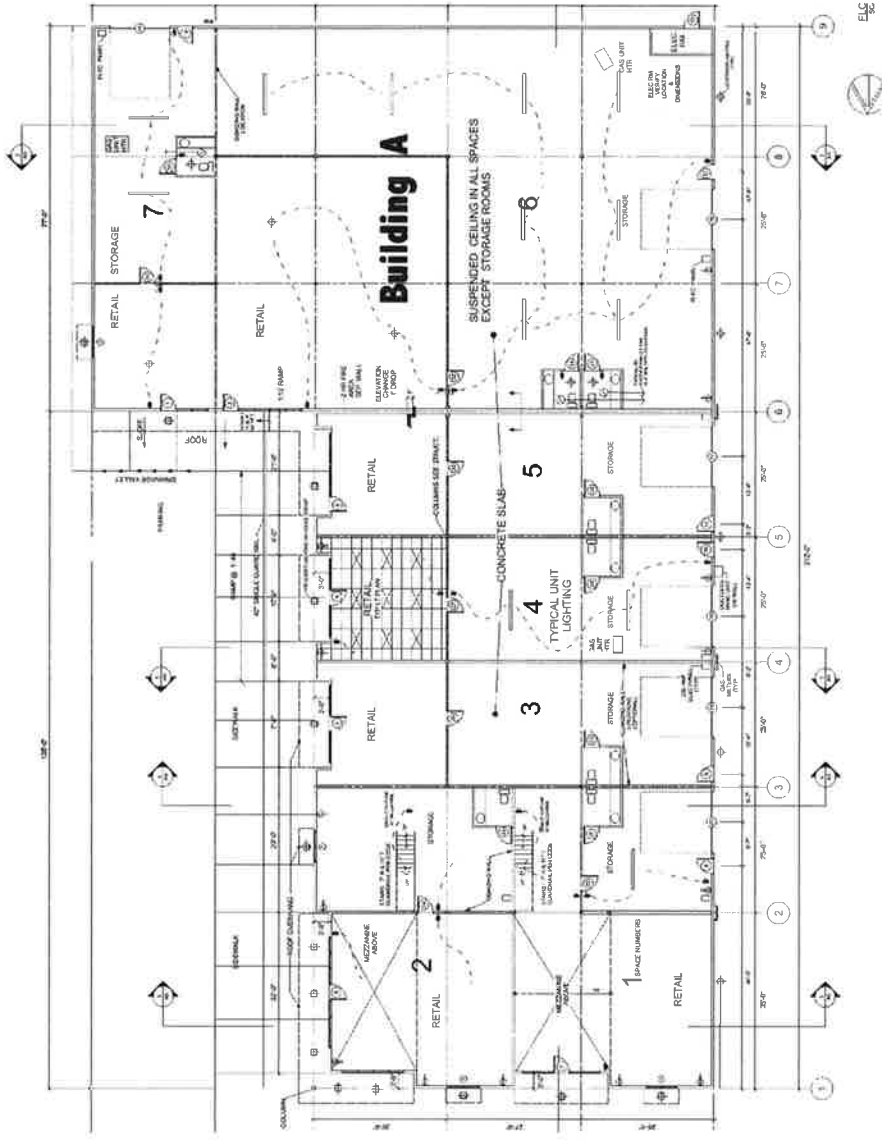
PARKING
 TOTAL PARKING SPACES 227
 REQUIRED ADA ACCESSIBLE 2% OF TOTAL (227) = 5 SPACES
 ADA ACCESSIBLE STALLS PROVIDED = 6



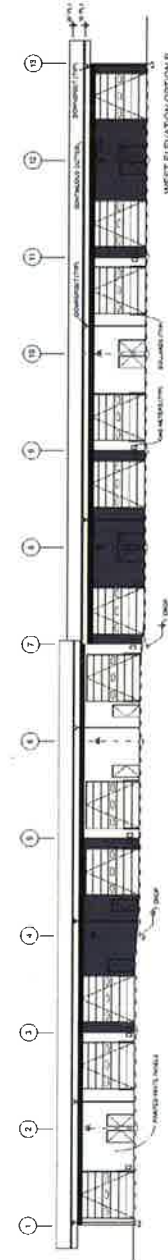
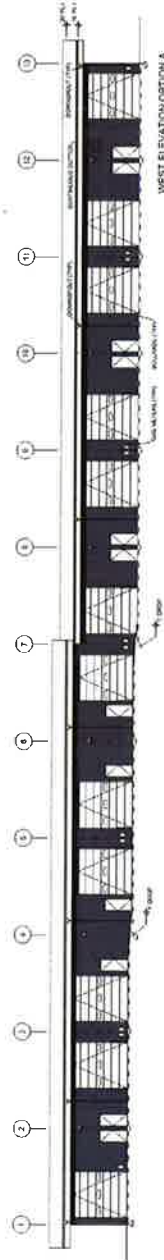
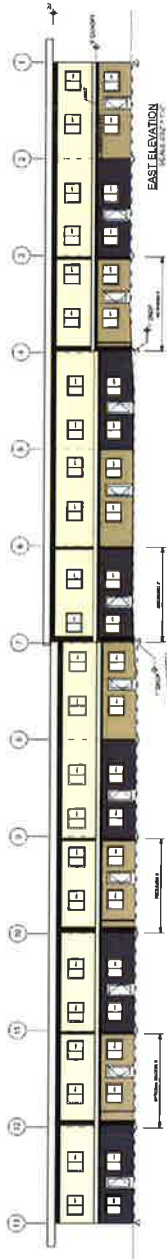
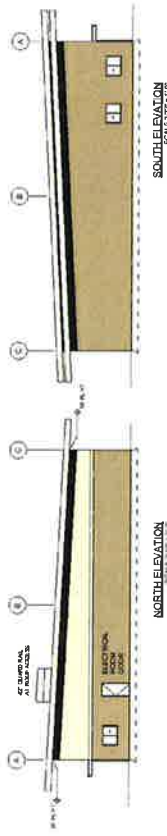
EXHIBIT C
Estimated Gross Floor area map
FSS Development Agreement
Building A – 2119 Front St.



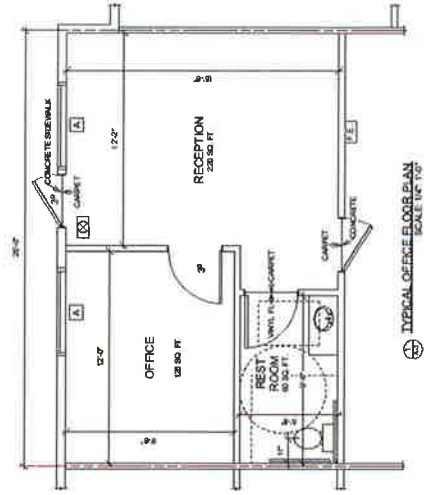
**Building A – 2119 Front St.
Floor plan**



Building B – 2117 Front St.

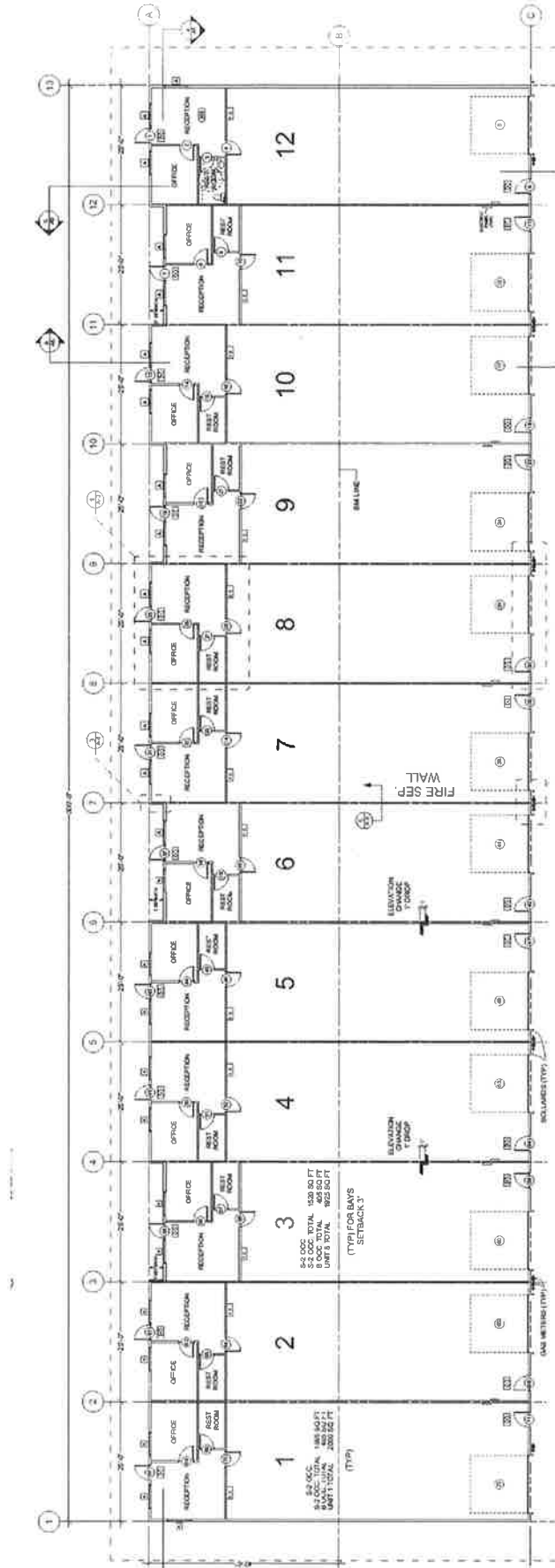


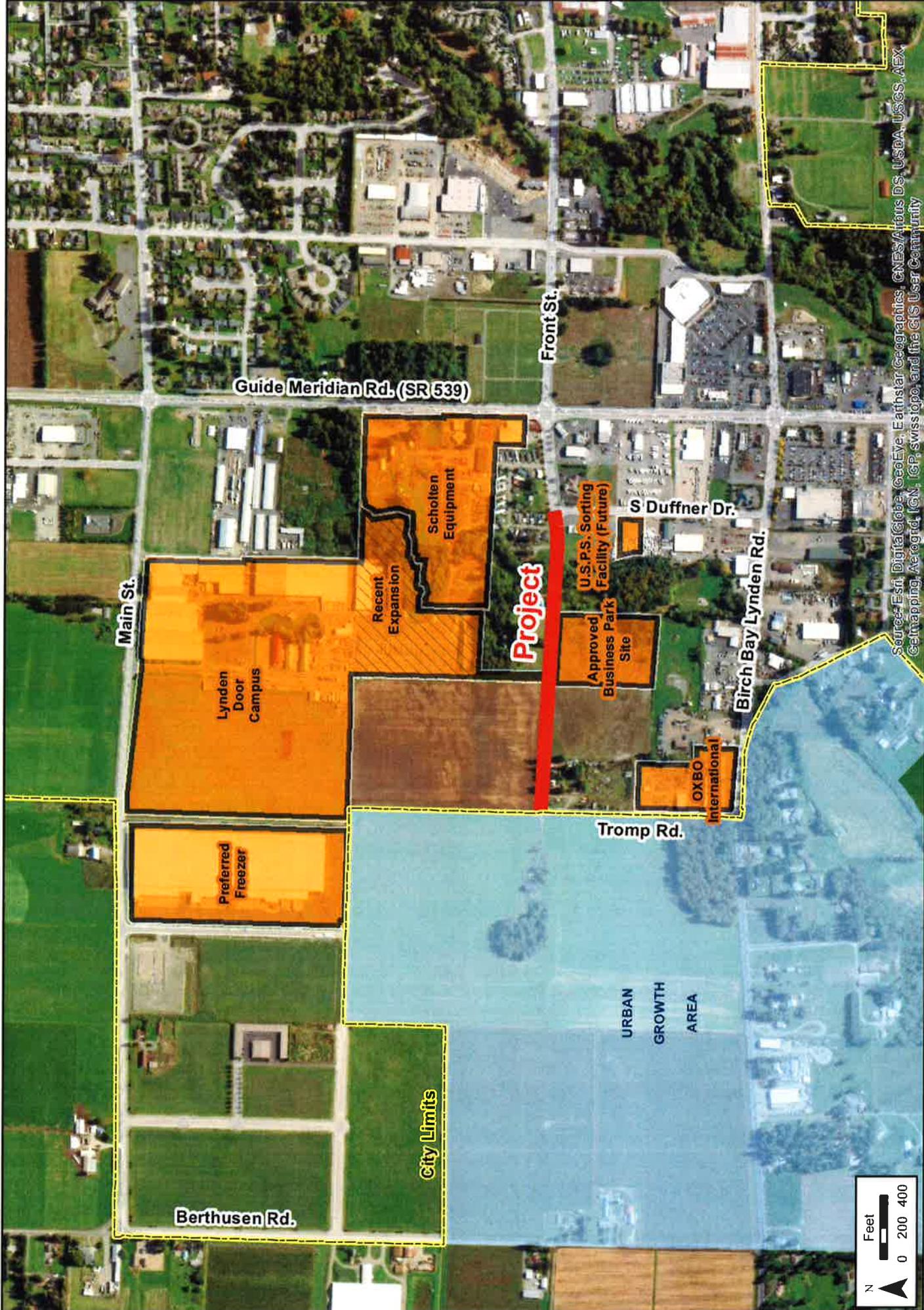
COLORED ELEVATIONS
SCALE 1/8" = 1'-0"



TYPICAL OFFICE FLOOR PLAN
SCALE 1/4" = 1'-0"

**Building B – 2117 Front St.
Floor plan**





Sources: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aergrid, IGN, IGP, Swisstopo, and the GIS User Community



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 (360-676-6790) for the most up to date parcel information.

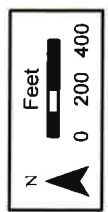
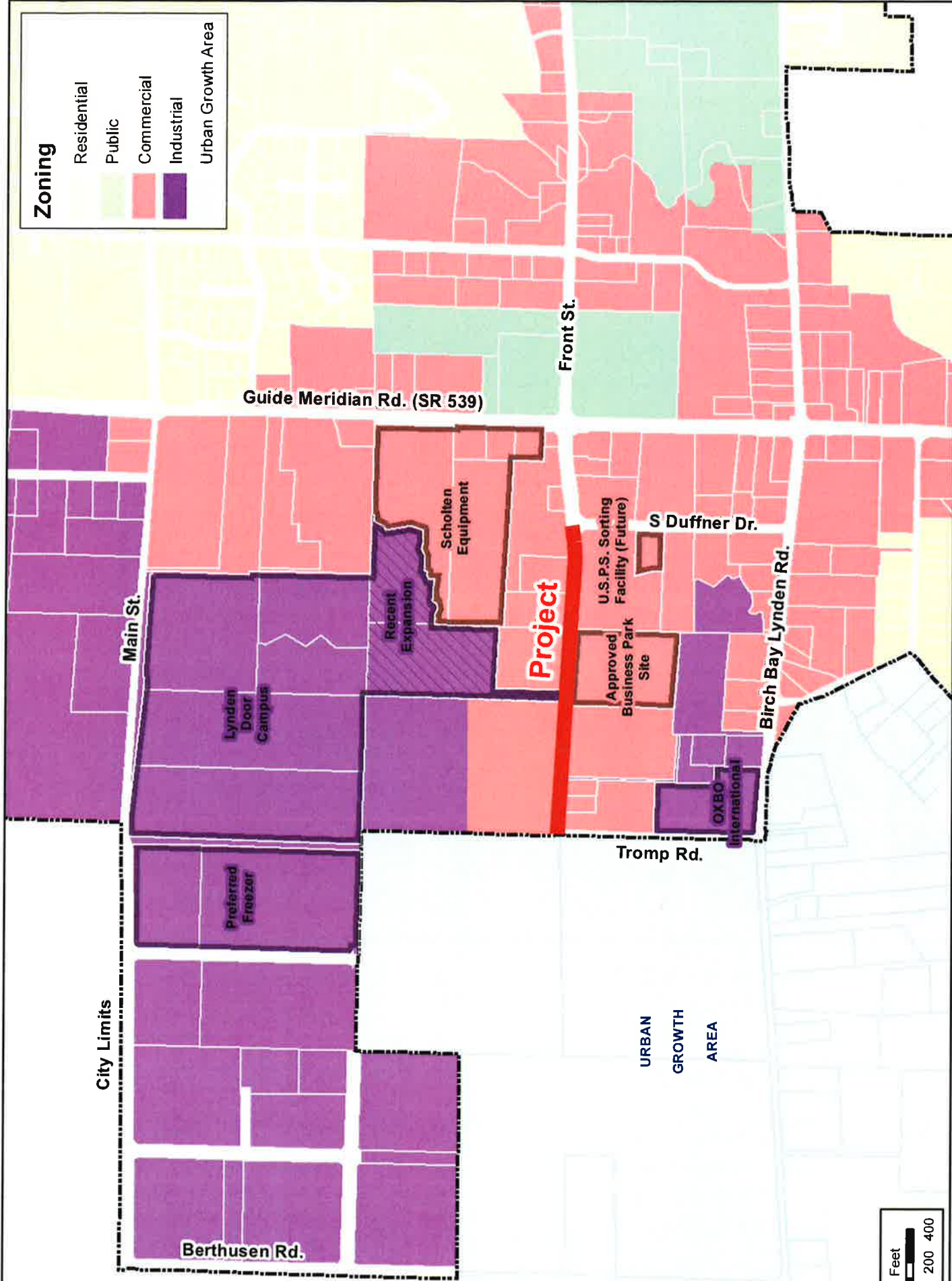
Date: 10/22/2019 Document Path: \\Saturn\GIS\Projects\Public Works\EDL_Funding_Request\Area_Map.mxd



City of Lynden

Zoning

- Residential
- Public
- Commercial
- Industrial
- Urban Growth Area



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 (360-676-6790) for the most up to date parcel information.

Date: 10/22/2019 Document Path: \\Saturn\GIS\Projects\Public Works\EDL_Funding_Request\Area_Map_Zoning.mxd



