

App. #2019-03
CITY OF BLAINE

RECEIVED

JUN 10 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 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 publically-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.

Past Performance

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

If yes, provide project name and EDI grant/loan awarded: Blaine Boardwalk

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; X No. If yes, provide details:

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THRESHOLD PROJECT CRITERIA

Evidence of Planning

YES NO

X _____

X _____

X _____

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

17

Jobs In Hand *10 points*

Build It And Jobs Will Come *5 points*

Community Enhancement *2 points*

5

Preferential Project Terms

Loan Only *10 points*

Loan/Grant *5 points*

Grant Only *2 points*

5

Preferential Project Amounts

Within Dollar Limits *5 points*

Outside Preferred Dollar Limits *0 points*

27

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: City of Blaine

Applicant Address: 1200 Yew Avenue, Blaine

Applicant Contact Person: Ravyn Whitewolf, Public Works Director

Applicant Email and Phone Number: rwhitewolf@cityofblaine.com

PROJECT TITLE

Gateway Regional Stormwater & Wetland Facility

PROJECT AMOUNT REQUESTED

\$ 2,650,000 EDI TOTAL – (Loan \$1,766,666; Grant \$883,333)
\$ 350,000 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: _____ (years)

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PROJECT DESCRIPTION

(one page limit)

The City is developing a regional storm water & wetland facility for the Gateway Industrial/Commercial area. The service zone is bordered by H Street, Odell Road, Pipeline Road, and SR 543. The facility will consolidate stormwater from many commercial and industrial properties into one location and provide developable parcels with stormwater connections for off-site detention instead of encumbering multiple properties with significant on-site systems; allowing these commercial/industrial entities to more fully and efficiently use the entire square footage of their property for businesses operations. With the closure of the City airport approximately 20 additional acres of property was made available for development in the Gateway Zone (mixed use) to the approximately 345 total acres in the Manufacturing District.

The city has been planning the facility for about 10 years and it is included in the Whatcom County CEDS project list. The timing for the project is now here, with planned developments coming together to utilize this available property. Without this regional stormwater project, individual parcels will be required to mitigate for their stormwater impacts individually. This will require the use of high value property for these purposes creating several independent, costly, private systems. In addition, many of these parcels contain small, low quality wetlands that pose significant development challenges and restrictions. This project includes a Regional Wetlands area that would provide collective mitigation enhancing an existing wetland that supports a large bird population.

This project will complement other projects the city has performed since 2009 (closure of municipal airport) to enhance the District and make it more attractive for private development. These improvements include: Boblett Street Project, Boblett Court (industrial access), Circuit 16/17 Loop Improvements (provides redundant three phase industrial grade power to the region), sewer & water system upgrades, and economic analysis. Storm water is the last remaining service which does not address the commercial/industrial needs on a comprehensive basis. Not only will the facility create jobs in construction, it will allow for the maximum growth potential of these properties where high-paying family-wage jobs are most prevalent.

The project consists of the following elements:

- *Design (currently at 80%)*
- *Permitting*
- *Construction*
 - *Regional pond*
 - *Conveyance system (10% of the conveyance was installed as part of earlier projects)*
 - *Trail Corridor that will tie to Skallman Park and part of Blaine Athletic Field Trail.*

All other utilities are available to and the creation of this regional storm water facility would complete the City utilities needed for the future development of all these properties.

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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

<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	\$ 350,000	Yes ___	No ___	Yes <input checked="" type="checkbox"/>	No ___
EDI Funding	<u>\$2,650,000</u>	Yes ___	No ___	Yes ___	No ___
TOTAL	\$3,000,000				

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

The City of Blaine, as part of the development of the Gateway Binding Site Plan, has taken steps to establish a Local Improvement District to fund the construction of the regional storm facility. The Gateway District has attracted Chuckanut Bay Foods as a new business and the expansion of two other Blaine Businesses (Jobs in Hand). The Gateway District still has land available with SR543 frontage for sale (Build It and They Will Come). These properties, as well as available adjacent properties will all have use of the Gateway Regional Storm Facility.

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

The project includes the design and construction of a Stormwater "wet" pond to treat quality and mitigate quantity of storm water leaving the Gateway Manufacturing District in the City of Blaine. The District consists of a number of small (2-7 acre) sites that are fully serviced with city utilities. The Gateway Regional Storm Facility will support development of over 30 acres of industrially-zoned property once part of the Blaine Municipal Airport. This project provides for a storm water facility and associated conveyance piping to mitigate storm water impacts so that these parcels can efficiently develop. The facility will provide flow control and water quality treatment required for converting the area from its existing condition to industrial/manufacturing.

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

The project makes more land available for development by eliminating small, individual Stormwater facilities or expensive underground facilities. In addition, the project incorporates a trail element which is desperately needed in the area. The maintenance access road and Stormwater conveyance from Boblett

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Street will be topped with a public trail that will also surround the entire pond. The multi-modal trail is a planned extension of the Blaine Athletic Trail that starts at the Blaine School District Campus on Boblett Street and Boblett Court. The extension from Boblett Court to Pipeline Road will be built as part of the project. In addition, this trail network will tie in to the existing Skallman Pond Park which is directly adjacent to the pond. After the project is complete, the City will be filling the temporary pond (in use since 2011) in order to expand the park, so that the pond and park become an amenity for the area and not just an infrastructure improvement. Finally, the project includes a Regional Wetlands area that would provide tourism opportunities to expand upon the annual Wings Over Water Festival.

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

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

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

No.

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

These facilities will be owned, operated and maintained by the City of Blaine.

This project will not impact utility rates within the City. However, as new development occurs, new revenue will be created for the Stormwater utility in the form of monthly fees with existing rates. These fees will actually offset the additional maintenance the city will need to perform so that rates don't have to be impacted.

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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The City will be forming a local improvement district to pay back the EDI loan. The project will be spurring indirect revenues in the form of property tax and business and occupation tax that could be used to pay for the park/trail portions of the project.

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 is pursuing a Local Improvement District to pay back the EDI loan. Other sources of revenue that have been explored include a CERB Private Partner Grant (State) and an EDA Grant (Federal). The CERB grant is infeasible because while the project will be creating jobs, the jobs don't exceed the State median wage requirement. Because the EDA grant is Federal, the additional requirements and timelines make the grant infeasible. The city has considered revenue and general obligation bonds, but do not feel it is appropriate to impact the rate payers for a project that has such specific beneficiaries. In discussions with county officials, the EDI grant/loan was determined to be the best fit for the project.

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).

All of the developers that are purchasing or have purchased property in the Gateway District have signed a no-protest to formation of Local Improvement District and are looking forward to construction of improvements.

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

Blaine has adopted the most current version of the Department of Ecology Stormwater Management Manual for Western Washington. The Manual requires all projects that create or modify impervious surface mitigate for those improvements. Without the project, each development would require individual detention and treatment of Stormwater to comply. This would reduce the area available for development or require expensive underground structure. By utilizing a regional approach, permitting timelines are reduced, development areas are maximized and uncertainty eliminated, making the area more attractive to new development.

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).

	<u>Permit</u>	<u>In Process</u>	<u>Date Completed</u>
<i>Mercer</i>	--	--	<i>2011 Construction Complete</i>
<i>Chuckanut Foods</i>	--	--	<i>2018 Construction Complete</i>
<i>IK Trucking</i>	<i>Civil Plans</i>	X	
<i>Yorkston</i>	<i>Civil Plans</i>	X	
<i>*Unknown</i>			

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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?

The beauty of the Gateway District is that the zoning allows for a broad range of uses. Because it is adjacent to SR543 (Truck Route), it provides easy access for the trucking industry. Three of the uses that have selected to locate in the District relate to the trucking industry: one for inspection, the others for parking/retail and repair of trucks. Chuckanut Bay Foods, which recently completed construction, located in the district because of the easy access to the Manufacturing District, where refrigeration/storage is available. The City is actively listing the remainder of the district for sale with a local real estate broker. As part of the sale to Yorkston Fuel, the city traded a portion of the land in order to have SR543 exposure. We are hoping this last parcel for sale will include a combination of retail, medical and/or lodging.

14. 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*	8	1	4	Unknown*	
Technical/Prof	12	4	10	Unknown*	
Office/Clerical				Unknown*	
Production	90	20	60	Unknown*	
Sales	2	3	4	Unknown*	
Skilled Crafts	8	Unknown	Unknown	Unknown*	
Others –					
Totals	120	28	78	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.

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

PLEASE NOTE: Numbers listed are for only 2 of the properties that will benefit from the project. We anticipate many more jobs will be created from the remaining properties when they develop; however, that information was not available at the time of this application.

a. Projected annual gross payroll for all job classifications

**This information is exempt from disclosure to the extent permitted by RCW 42.17.*

b. Describe fringe benefits the company offers to regular full time employees?

(health insurance, retirement plans, etc.) *Medical, Sick, Vacation, Holiday*

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

*Blaine's Comprehensive Plan (Chapter 3, Economic Development) Goal 4 includes the development of clean manufacturing facilities and business parks in the Manufacturing and Gateway zoning districts. Policy 4.3 of the plan states that "The City supports developing the infrastructure necessary to support the development and expansion of manufacturing facilities and business parks and will act as a partner to seek funds and develop infrastructure improvement programs." **This proposal facilitates the expansion of Blaine's Manufacturing District by the development of the Gateway District.***

*The principal purpose of the Comprehensive Economic Development Strategy (CEDS), written with the goal "to strengthen and sustain the regional economy...is to facilitate the retention and creation of living-wage jobs and to foster a stable and diversified regional economy." **This proposal supports the economy of Whatcom County by facilitating the creation of new family-wage jobs and further diversifies the regional economy by tapping into Blaine's strengths (border proximity, access to busiest truck crossing in the country) with new businesses that want to take advantage of those assets.***

*The Whatcom County Comprehensive Plan describes economic vitality as "public and private action designed to achieve.... job retention, job creation,.... public and private capital investment and business and community capacity-building to allow businesses or community groups to do the job themselves. **This funding proposal supports economic vitality (part of a county-wide economic strategy), by facilitating the development of new or expanded businesses in Blaine's Manufacturing District, building of public-private partnerships and creation/retention of family-wage jobs in Whatcom County.***

16. 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?

The project will improve the natural environment by enhancing adjacent wetlands, incorporation of a new trail, and enhancement of an existing park. Because the regional pond will treat as well as detain pollution-generating Stormwater from the District, water quality in adjacent Cain Creek will be improved. The enhancement of area wetlands will also improve the quality of life for our citizens who live and work in Whatcom County because of its natural beauty. In addition, the project will also include an athletic trail that will tie into the neighboring park. Furthermore, the stormwater facility itself will have a trail around the perimeter and will invite citizens to enjoy and nearby workers and employees to take a break.

17. 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?

There are no issues with public safety that will be helped or hindered because of our project.

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.

All requirements of the DOE Stormwater Management Manual for Western Washington and the Clean Water Act will be met by the project. In so doing, it will also create efficiencies and maximize square

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footage of developable property, reduce costs for all parties, and reduce uncertainty for new owners. Ultimately, the success of the project will be measured by the new businesses coming to Blaine.

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

6/10/19

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EDI Technical Advisory Committee PROJECT SCORING SHEET

S = Strong
M = Medium
W = Weak

3 pts 2 pts 1 pt
S M W

ECONOMIC IMPACT

___	___	___	Develops economic development infrastructure
___	___	___	Retains or grows existing businesses
___	___	___	Spurs additional private sector investment
___	___	___	Will create new jobs
___	___	___	Will retain existing jobs
___	___	___	Provides above average wages
___	___	___	Promotes community revitalization
___	___	___	Will have significant local impact
___	___	___	Will have significant regional impact
___	___	___	Project will likely result in lasting benefit to the local community
___	___	___	Project will likely result in lasting benefit to the regional community

3 pts 2 pts 1 pt
S M W

ENVIRONMENT AND QUALITY OF LIFE

___	___	___	Protects and/or improves the natural environment
___	___	___	Supports the sustainable use of environmental resources
___	___	___	Provides significant contribution to improved health or quality of life
___	___	___	Will contribute to public safety, public health, or aesthetic improvements to community
___	___	___	Reduces pollution – water, wastewater, or storm drainage

3 pts 2 pts 1 pt
S M W

SAFETY AND PUBLIC SUPPORT

___	___	___	Project improves safety
___	___	___	Project addresses a current safety issue
___	___	___	Project is supported in approved local plans

3 pts 2 pts 1 pt
S M W

FISCAL CONSIDERATIONS

___	___	___	Project budget is well thought out and reasonable
___	___	___	Match funds in hand and sufficient
___	___	___	Is there a demonstrated need for financing
___	___	___	Source of loan repayment demonstrated
___	___	___	Asking for both grant and loan

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PROJECT SCORING

S = Strong
M = Medium
W = Weak

3 pts 2 pts 1 pt
S M W

PROJECT READINESS

___	___	___	Level of completion – engineering and design
___	___	___	Detailed schedule provided
___	___	___	Extent to which permits, approvals and other authorizations are met
___	___	___	Time period over which private investment will occur and jobs created

___ ___ ___ **Total Number of Boxes Checked**

x3 x2 x1 Multiplied By Associated Points

___ ___ ___ **TOTAL SCORING POINTS**

_____ **TOTAL OF ALL SCORING POINTS (Max 81, Mid 54 and Minimum 27)**

Bonus Points:

___ Add: 100 points if Project is “Jobs In Hand”
 ___ Add: 50 points if Project is “Build It and Jobs Will Come”
 ___ Add: 25 points if Project is “Community Enhancement”

___ Add: 100 points if Request is Loan Only
 ___ Add: 50 points if Request is Loan/Grant Combination
 ___ Add: 25 points if Request is Grant Only

_____ **GRAND TOTAL OF ALL SCORING POINTS (Max 281, Mid 154, Minimum 77)**

SCORING ASSESSMENT

Scoring Range of Points

281 points to 170 points	=	Compelling Application – funding should be strongly considered
169 points to 125 points	=	Moderate Application – funding might be considered
Less than 125 points	=	Weak Application – funding should not be considered



City of Blaine

1200 Yew Ave, Blaine, WA

Bus (360) 332-8820

FAX (360) 332-1724

Gateway Regional Pond

Engineers Estimate

Prepared by:

Ravyn Whitewolf, P.E.

Public Works Director

6/10/2019

DESIGN and PERMITTING			\$350,000
CONSTRUCTION			
Pond			\$1,943,120
Trail			\$50,381
Storm Conveyance			\$96,180
Mitigation			\$60,900
Subtotal	\$2,150,581		
Sales Tax			\$187,101
Total Construction			\$2,337,682
CONSTRUCTION ENGINEERING			\$250,000
CONTINGENCY			\$62,000

TOTAL		\$2,999,682
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Local		\$350,000.00
Balance	\$2,649,681.55	
EDI		
Loan	2/3	\$1,766,454.36
Grant	1/3	\$883,227.18

Funding Needed: \$2,650,000

Public Works
1200 Yew Ave, Blaine
(360)332-8820

GATEWAY REGIONAL POND



Project Goals

- Storm water treatment for water quality and flow control.
- Habitat creation with wetland enhancements.
- Maximizes use of available land, facilitating development.
- Job creation in hand for various uses.
- LID commitments in hand from land owners developing the properties in the area.
- Multi-modal trail around perimeter and connecting to trail system.



REGIONAL SOLUTION TO STORM WATER MANAGEMENT MADE POSSIBLE

The Blaine Manufacturing District consists of a number of small (2-7 acre) sites that are fully serviced with city utilities. The Gateway Regional Storm Facility will support development of over 30 acres of industrially-zoned property once part of the Blaine Municipal Airport. This project provides for a storm water facility and associated conveyance piping to mitigate storm water impacts so that these parcels can efficiently develop. The facility will provide flow control and water quality treatment required for converting the area from its existing condition to industrial/manufacturing. The city has been planning the facility for about 10 years and it is included in the Whatcom County CEDS project list. The timing for the project is now here, with planned developments coming together to utilize this available property.

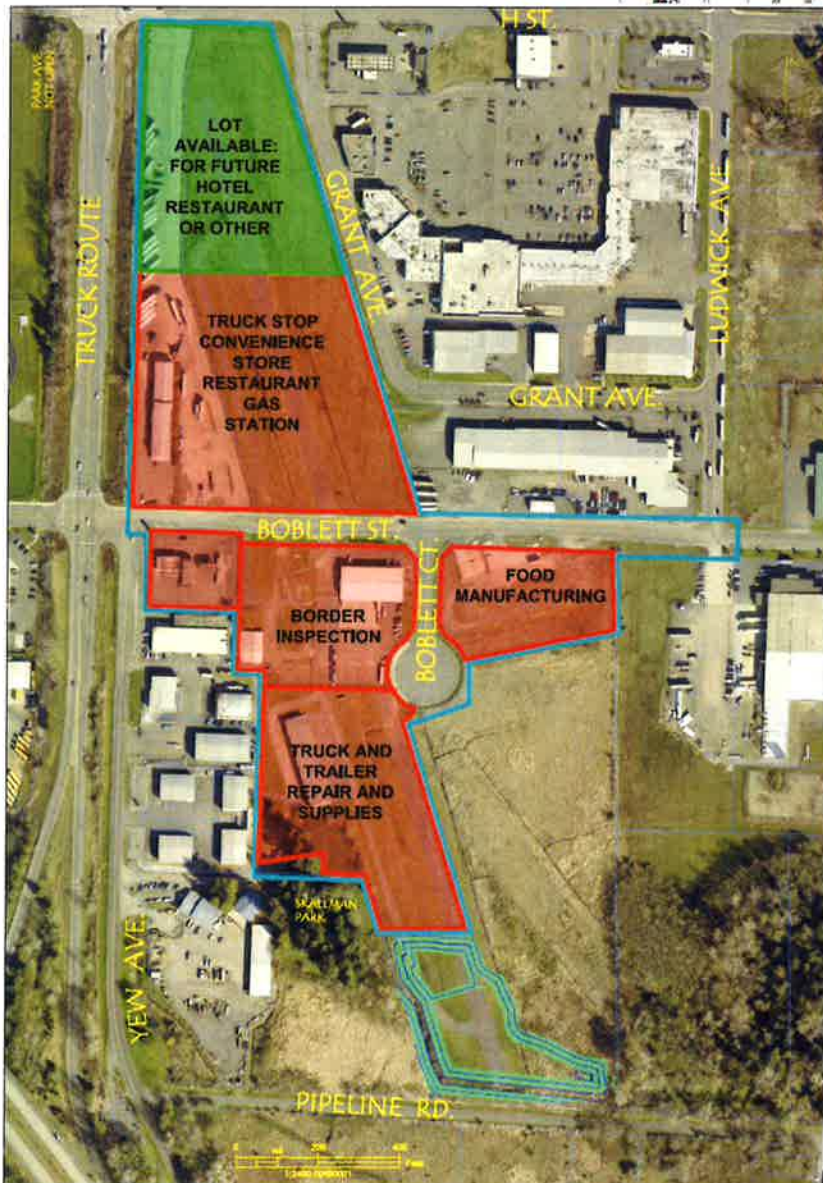


PROJECT FACILITATES JOB CREATION

The project facilitates job creation by maximizing development of properties within the Gateway District, formally the site of the Blaine Municipal Airport. The city acquired the airport in 2008 with the specific purpose of selling it for development. The city council has authorized purchase and sale agreements for border inspection services, food manufacturing, truck stop with convenience store and restaurant, and a truck and trailer repair and supply company. One parcel remains for sale, and could include a motel or restaurant.

Contact: Ben Kuiken, P.E. bkuiken@cityofblaine.com

VICINITY MAP



CONTRIBUTING DRAINAGE AREA

