



Satpal Singh Sidhu
Whatcom County Executive



MEMORANDUM

To: Whatcom County Council Members
From: Satpal Singh Sidhu, County Executive
Through: Tyler Schroeder, Deputy County Executive *TKS*
Subject: Economic Development Investment Board – Funding Recommendation for Drainage District #7
Date: April 24, 2023

At the last meeting of the EDI Board, the following recommendation was adopted by the Board and is being presented for confirmation by the County Council. If this recommendation of the Board is adopted by the Council, the administration will proceed with the preparation of an agreement with Drainage District #7, as well as a supplemental budget request for County Council review and approval.

Project	Atwood Road Culvert Replacement
Funding Request	\$300,000 Loan, \$200,000 Grant
Board Recommendation	\$250,000 Loan, \$250,000 Grant
Vote	9-0

The Administration has confirmed that sufficient fund balances are available for council approval of this request, and that the District's project qualifies for funding by State statute. The EDI funding application is attached for your review, along with EDI Board Meeting Notes, as you consider this recommendation at your meeting on May 9, 2023.

If you have any questions, please feel free to contact me at 778-5200.

Attachments: Drainage District #7 EDI Program application
 Draft Meeting Notes of EDI Board meeting of 3/29/2023
 Rural Sales Tax Fund Projected Cash Balances

#2022-01

RECEIVED

OCT 19 2022

**Whatcom County
Economic Development
Investments Program**

**WHATCOM COUNTY
EXECUTIVE'S OFFICE**

Application for Funding



Satpal Sidhu, Whatcom County Executive

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

Preliminary Information and Application

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

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

Preferential Project Types

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

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

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

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.

Whatcom County Economic Development Investment (EDI) Program
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FILLABLE FORM BEGINS HERE

Past Performance

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

If yes, provide project name and EDI grant/loan awarded: N/A

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:

N/A

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	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Project included on an adopted regional economic strategy ("CEDs" list).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Project included in the applicant's Comprehensive Plan.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Project included in the applicant's Capital Expenditure Plan or adopted budget.

COMMENTS:

We have confirmed this project location is on the Whatcom County 2022-2026 CEDS list. This project is also included in our comprehensive multi-phase plan and is included in our adopted budget.

THRESHOLD PROJECT SCORING

POINTS

Preferential Project Type

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

5

Preferential Project Terms

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

5

Preferential Project Amounts

<input checked="" type="checkbox"/> Within Dollar Limits	<i>5 points</i>
<input type="checkbox"/> 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.

Our project meets multiple project types.

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

PROJECT APPLICANT

Applicant Name: Whatcom County Drainage Improvement District 7
Applicant Address: 220 W. Champion St. #200 Bellingham, WA 98225
Applicant Contact Person: Tony Freeland
Applicant Email and Phone Number: Phone: (360) 650-1408 Email: tfreeland@freelandengineering.com

PROJECT TITLE

Atwood Road Culvert Replacement

PROJECT AMOUNT REQUESTED

\$ 600,000.00 EDI TOTAL - (Loan \$ 300,000.00 ; Grant \$ 200,000.00)
\$ 100,000 (16.6%) 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: 30 (years)

PROJECT LOCATION: 7084 Atwood Road

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

PROJECT DESCRIPTION
(one page limit)

The founding primary purpose for DID #7 was to increase the farm-ability of agricultural lands within its boundary.

To accomplish its responsibilities DID #7 has authority to levy acreage taxes on all properties within its boundary. The current acreage only assessment rate generates about \$20,000 annually on a per acre basis. DID 7 Supervisors have approved a tax assessment method to increase funds that will allow us to generate more money for permitting, box culverts, channel dredging, beaver trapping, beaver dam removal and mitigation and enhancement for any disturbance of aquatic habitat in fish bearing waters. Also to include budgeted funds for loan and interest payments.

Many properties in the district have been converted from agriculture to urban/residential, commercial, and light industrial. This conversion requires a much different drainage scenario than agriculture lands. Because of the inadequate drainage these properties experience periodic damaging flooding from overflowing ditches, rain, and melt. This poor drainage is also hindering future development and job creation by making the land undesirable for businesses to purchase this land and bring jobs to this area. This project would enhance the business climate by making the industrial parks and community a more desirable place to invest in.

The city of Ferndale has annexed properties within the DID for urban, commercial and industrial growth. The I-5 light Industry area east of I-5, the Grandview and Delta Circle industrial parks west of I-5, the proposed Love's truck stop property, Ferndale urban, Northgate business park developments all are at the head waters of DID #7 and are expected to add considerable more rapid flow into the lower areas and into an already inadequate drainage system.

We have broken the immediate needs of DID #7 into phases. All phases have the same goal to create a better drainage outlet for business and community enhancement with an overarching goal of creating more jobs. This will be done by replacing an undersized culvert, easement relocation, stream realignment and dredging.

PHASE ONE: Increasing the size of the Atwood culvert will encourage community vitality by improving the drainage for industrial business land that will result in more jobs in the area. This will also keep the local residential land and homes free from flood water. Currently the Atwood culvert and streams flood every year, causing damage and polluted runoff to inundate local property.

PHASE TWO: Currently part of the ditch is not located on the county easement, it encroaches in private residential land. The current owner is willing to work with us to grant a new easement to rechannel the ditch away from buildings and inundated areas. This will eliminate the need for expensive litigation over the current location of the ditch.

PHASE THREE: Without addressing these needs existing and future developments will continue to be hampered by poor drainage and new business developments will not be able to use designated lands for their purposes. This will hamper the economic development of the areas.

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BASIC PROJECT INFORMATION

1. Complete the public project budget and status of funds below. If EDI funds are approved is funding 100% complete? Yes No

Please explain:

We have detailed estimates and feel very comfortable completing this project with the amount of funding we are requesting.

<u>Funding Source</u>	<u>Amount</u>	<u>Planned/Applied For</u>		<u>Secured</u>	
Federal Dollars	\$ <u>0</u>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
State Dollars	\$ <u>0</u>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Local Dollars	<u>1 100,000.00</u>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
EDI Funding	\$ <u>500,000.00</u>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
TOTAL	\$ <u>600,000.00</u>				

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

I-5 Industrial Park Association is committed to providing \$100,000.00

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

Pre-cast concrete culvert. See attachment for estimates and site map

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

50 year plan was never intended to be what it is now. The local growth rate plan is not supported with such a small culvert. Increasing the size of the culvert and eventually rerouting the stream will encourage community vitality by keeping the local residential land and homes free from flood water. Currently the Atwood culvert and streams flood every year, causing damage and polluted runoff to inundate local residential and industrial property. Please refer to the current Ferndale growth plan to see the rate of growth is not supported by the undersized existing infrastructure.

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

	In Process	Date Completed
Preliminary Engineering	_____	2022 _____
Environmental Review	_____	2022 _____
Design Engineering	_____	2022 _____
Right-of-Way	_____	2022 _____
Construction Permits	2023 _____	_____
Environmental Permits	2023 _____	_____
Bid Documents	2023 _____	_____
Award Construction Contract	2023 _____	_____
Begin Construction	2023 _____	_____
Project Operational	2023 _____	_____
_____	_____	_____

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

Washington Department of Fish and Wildlife - HPA Permit
 Whatcom County Planning - Land Disturbance Permit
 Nooksack Salmon Enhancement Association - Mitigation

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

Whatcom County Drainage Improvement District 7 will maintain the culvert. Annual assessments will be amended to fund the debt service on the loan and maintenance costs.

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, currently changing tax assessment matrix to increase tax pool, Project will improve property for future businesses to develop land witch will increase the tax assessment pool. New tax assessment matrix available upon request.

Whatcom County Economic Development Investment (EDI) Program

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

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

Whatcom County Drainage Improvement District No. 7 is not eligible for these funding programs..

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).

15 Industrial Center is an existing light industry business park that requires these improvements. The park's association has committed to \$100,000 in matching funds and agreed to an increase in tax assessments to cover the loan's debt service and associated maintenance.

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

15 Industrial Center is an existing light industry business park that has all infrastructure in place to construct buildings for commercial and industrial use. The drainage improvements are needed to address frequent flooding that occurs on properties in the park.

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).

	In Process	Date Completed
Environmental Review	X _____	_____
Construction Permits	X _____	_____
Environmental Permits	X _____	_____
_____	_____	_____

Whatcom County Economic Development Investment (EDI) Program

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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?

Light Industrial and manufacturing is the type of economic development this project will attract which will add to the rapid development within the seven existing surrounding industrial parks.

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*	12	2	10	\$80	N/A
Technical/Prof	3	1	5	\$70	
Office/Clerical	15	1	5	\$40	
Production	8	2	5	\$45	
Sales	3	4	5	\$50	
Skilled Crafts	280	2	70	\$68	
Others					
Totals	321	12	100	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.

- a. Projected annual gross payroll for all job classifications \$ 44,345,600 current \$58,042,400 projected
- b. Describe fringe benefits the company offers to regular full time employees?
(health insurance, retirement plans, etc.) Health insurance and retirement benefits of \$10,508,816 is provided.

Whatcom County Economic Development Investment (EDI) Program

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

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

Economic development strategy is to strengthen and sustain the regional economy. Its intent is to bring together the public and private sectors in the creation of an "economic roadmap" to diversify and strengthen the regional economy by integrating the Region's human resources and its capital-improvements planning in the service of economic development. This project will do just that, bring the private and public sectors together.

~~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?~~

This project will only improve the natural surrounding environment, public health and quality of life. yearly this area is inundated with water from under sized culverts and ditches. Well water will be improved and water will stop inundating the septic drainage fields causing public health concerns from sewerage, roadway and parking lot runoff.

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?

Currently flooding water comes over the roadway creating safety issues. This project would address and fix this issue.

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.

The outcomes of this project will be quantifiable and visually obvious. This project will increase the ability to develop commercial property that would provide family wage jobs, create drainage capacity for future industrial zones, increase quality of stream habitat stream habitat for salmon and other wildlife, increase water flow, control local flooding, alleviate the seeping sewage from drainage fields.

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: 10-18-22





Freeland and Associates, Inc.

220 W. Champion St., Suite 200
Bellingham, Washington
(360) 650-1408

**Atwood Road Culvert Replacement
Engineer's Estimate**

Construction

1. Mobilization	\$55,000
2. Erosion Control	\$5,000
3. Clearing	\$15,000
4. Stream Realignment	\$15,000
5. Culvert	\$380,000
	<hr/>
<i>Subtotal</i>	\$470,000
<i>WSST (8.8%)</i>	\$41,360
Total Construction	<hr/> \$511,360

Engineering

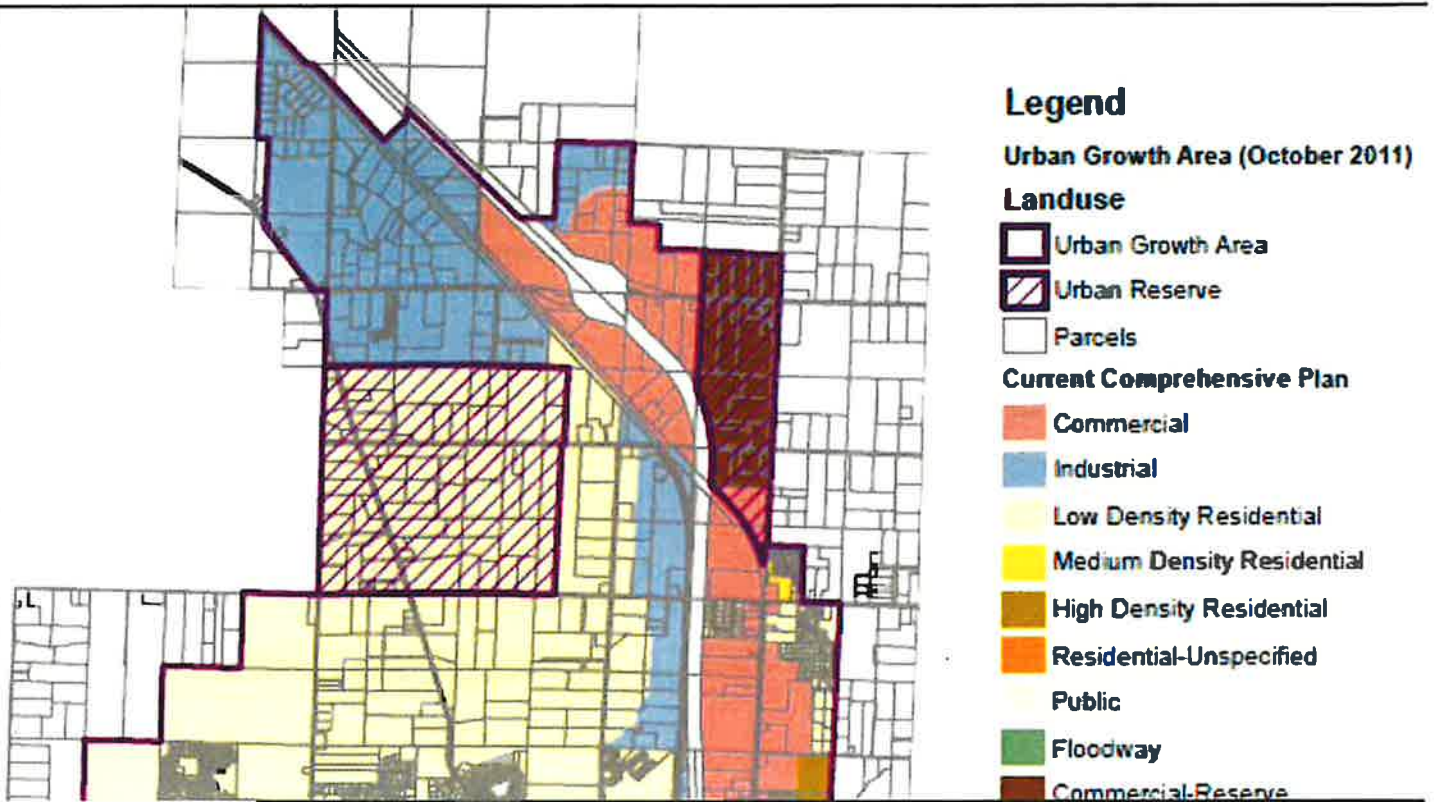
1. Surveying	\$5,000
2. Engineering	\$35,000
3. Critical Area Report	\$15,000
	<hr/>
Total Engineering	\$55,000

Permitting

1. WSWF HPA	\$15,000
2. Whatcom County Land Disturbance Permit	\$15,000
	<hr/>
Total Permitting	\$30,000

Total Project \$600,000

MAP 1, FERNDALE URBAN GROWTH AREA



Allison Winterburn

Subject: FW: Standing and flooding water

From: Chloe Pattenaude <chloepattenaude@gmail.com>
Date: May 11, 2022 at 1:11:14 PM PDT
To: Chris Pattenaude <bigasschev@aol.com>
Subject: Standing and flooding water

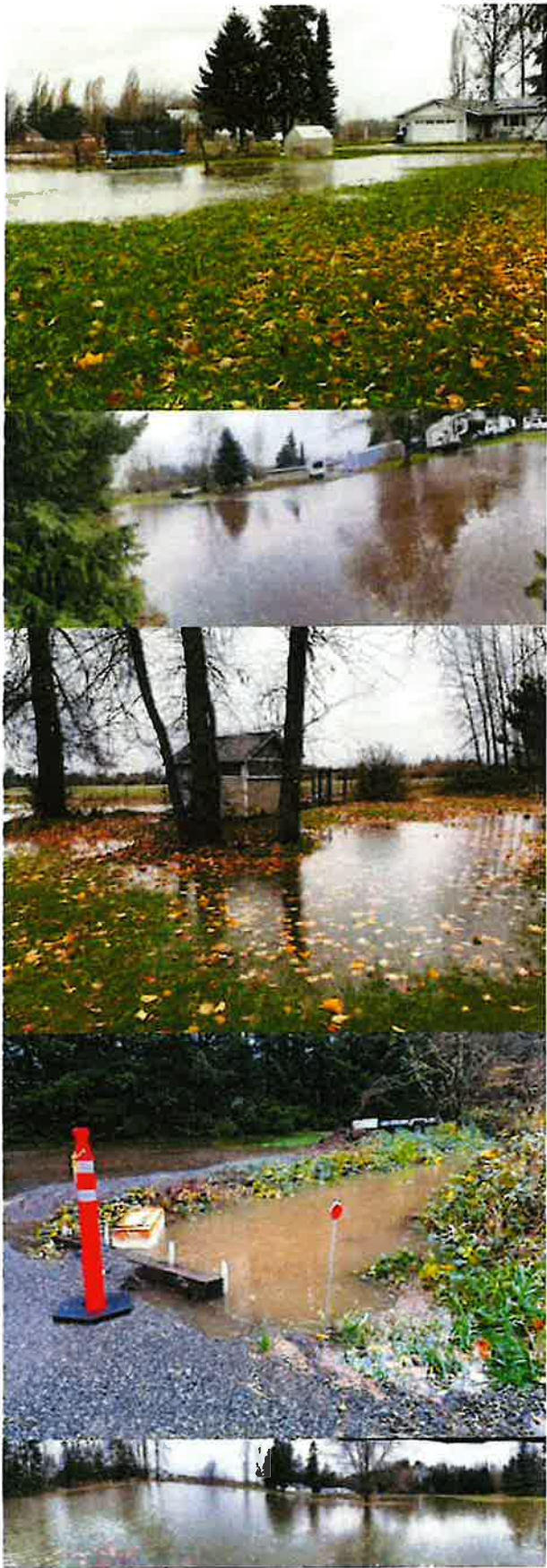
To whom this may concern,

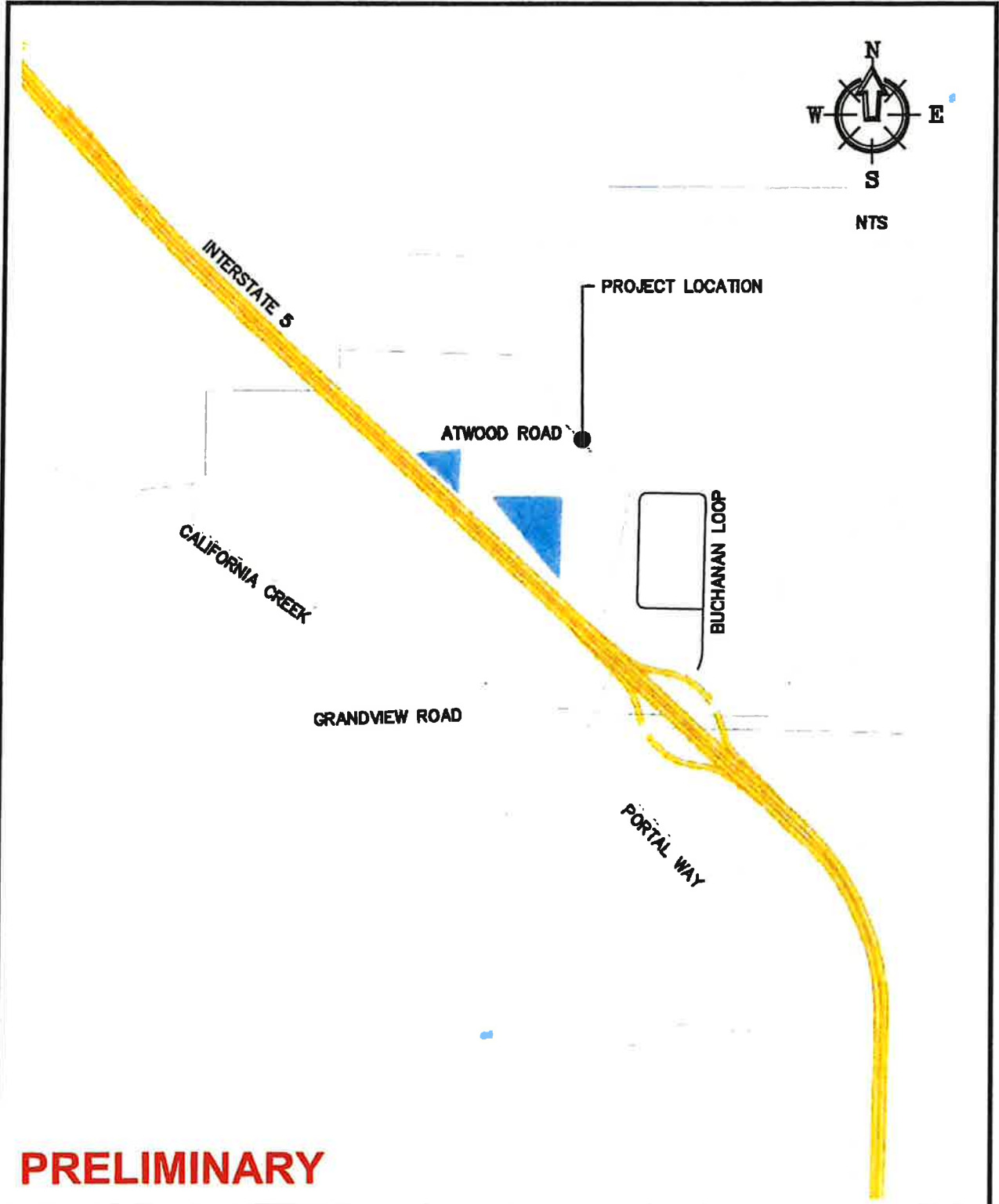
I am writing this letter in regards to the industrial development that is going on in Ferndale, WA. Our property 7080 Atwood Rd. Ferndale, WA 98248 was here long before any of the industrial development. It has always had adequate drainage when it was just farm land but since the industrial development upstream has begun to occur we have been inundated by flood waters. The water floods our Well Head, saturates our entire property and septic field. We and our neighbors have grave concerns that the Toxic pollutants from the run off of the parking lots and industrial improvements are and will ruin our drinking water and land. We are in full support and look forward to working with the county water and Drainage to rectify the flooding problems. Attached are photos from this past winter of the water in our front and back yard which we have never seen until the industrial improvements were done.





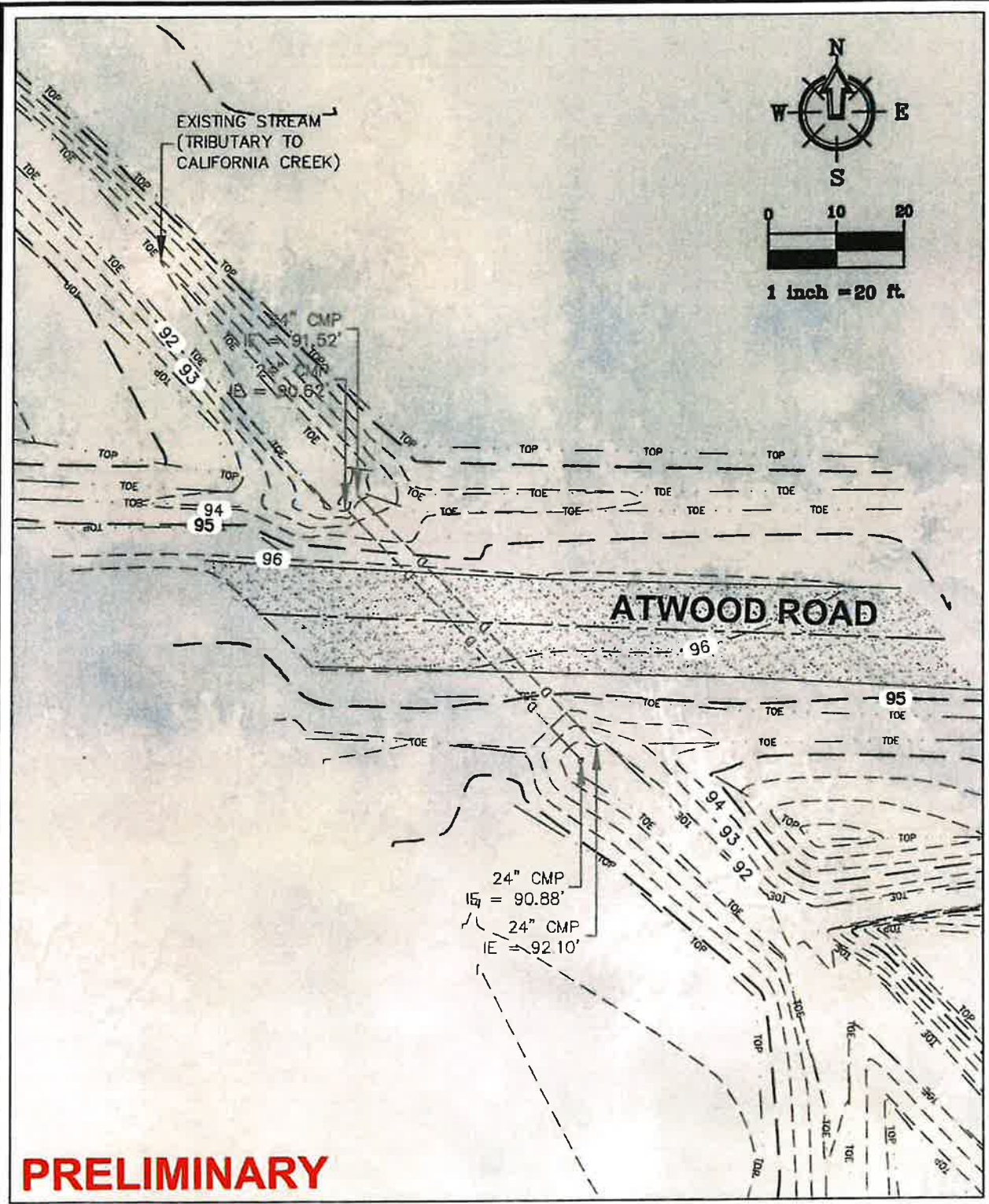
Sincerely,
Christopher and Chloe Pattenaude
7080 Atwood rd
Ferndale, WA 98248
360.739.5708





PRELIMINARY

ATWOOD ROAD BOX CULVERT DRAINAGE IMPROVEMENT DISTRICT NO. 7 PROPOSED: BOX CULVERT PURPOSE: ROAD STREAM CROSSING	VICINITY MAP WHATCOM COUNTY WASHINGTON 98248 SEC 6, T 39 N, R 2 E	APPLICANT: DRAINAGE IMPROVEMENT DISTRICT NO. 7	
		REFERENCE #:	
		WATERWAY: CALIFORNIA CREEK	
		DATE: 5/23/2022	PAGE: 1 Of 8



ATWOOD ROAD BOX CULVERT






DRAINAGE IMPROVEMENT DISTRICT NO. 7
PROPOSED: BOX CULVERT
PURPOSE: ROAD STREAM CROSSING

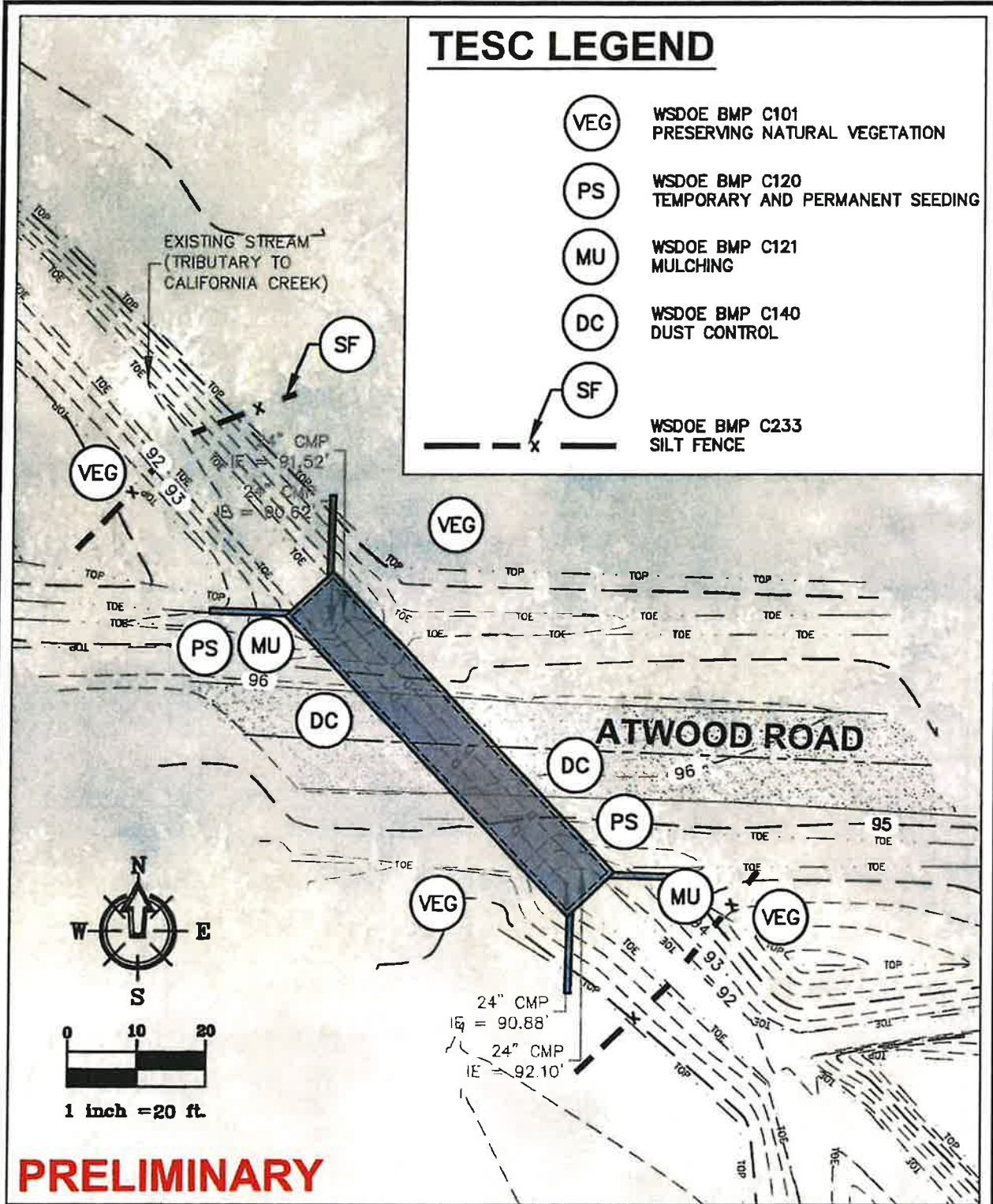
EXISTING CONDITIONS

WHATCOM COUNTY
 WASHINGTON 98248
 SEC 6, T 39 N, R 2 E

APPLICANT: DRAINAGE IMPROVEMENT DISTRICT NO. 7
 REFERENCE #:
 WATERWAY: CALIFORNIA CREEK
 DATE: 5/23/2022 PAGE: 2 Of 8

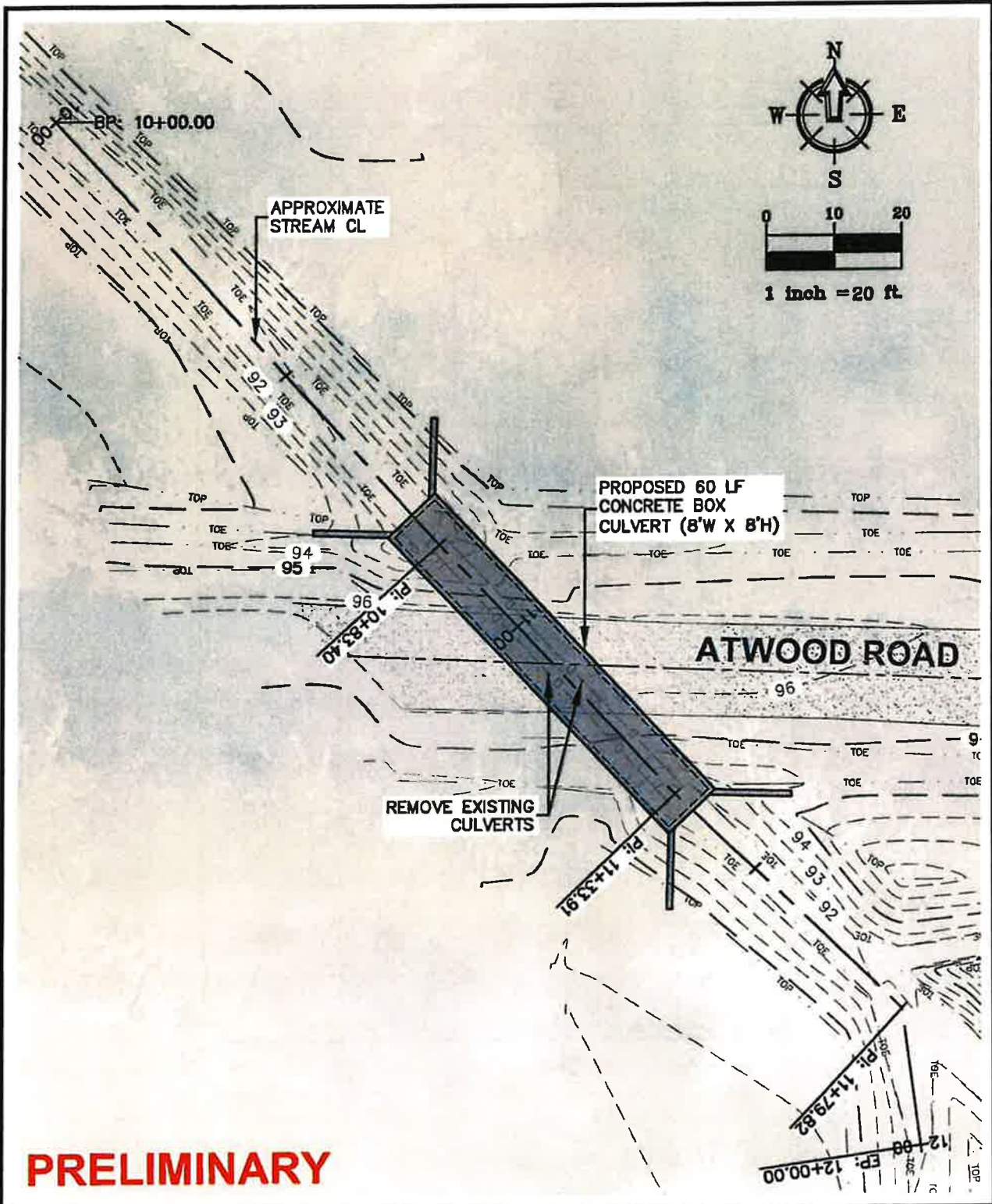
TESC LEGEND

-  WSDOE BMP C101
PRESERVING NATURAL VEGETATION
-  WSDOE BMP C120
TEMPORARY AND PERMANENT SEEDING
-  WSDOE BMP C121
MULCHING
-  WSDOE BMP C140
DUST CONTROL
-  WSDOE BMP C233
SILT FENCE



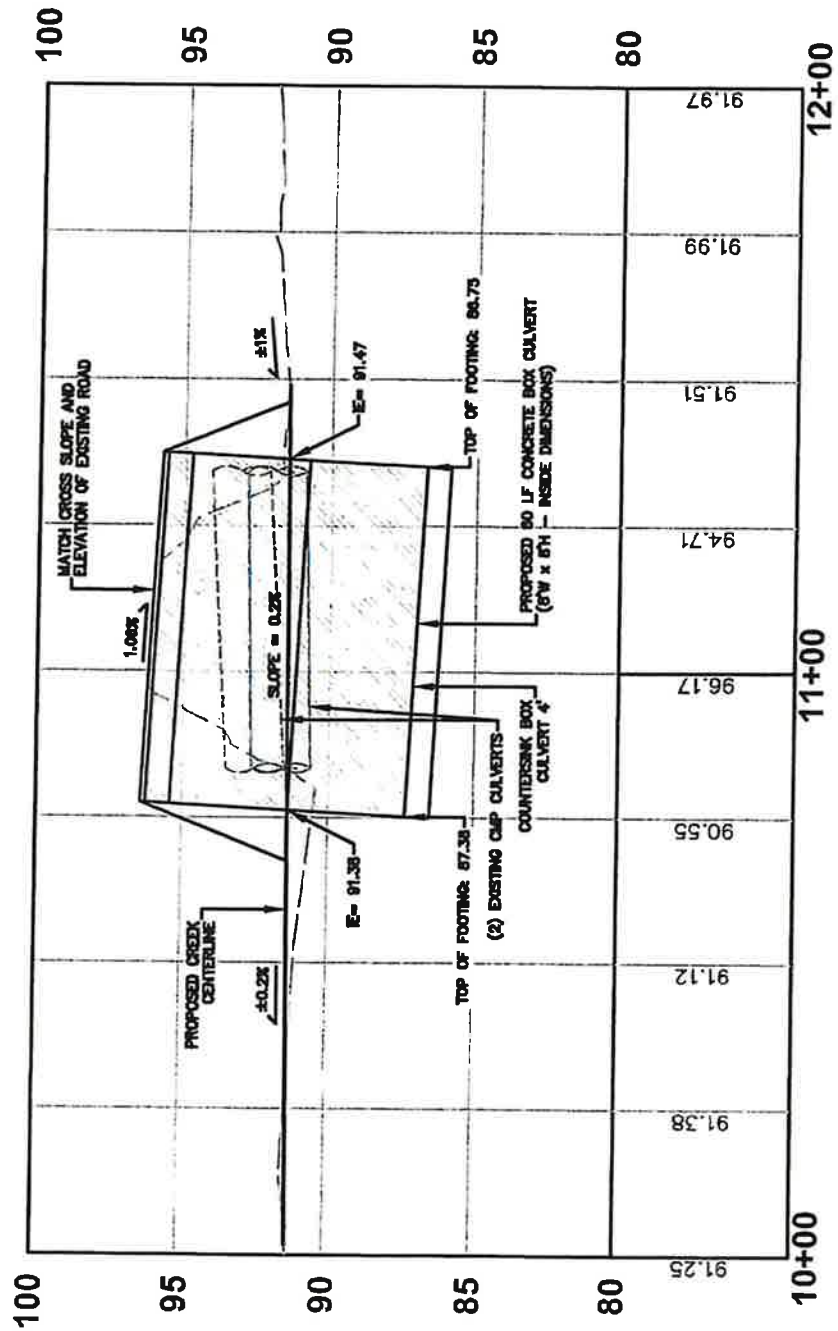
PRELIMINARY

ATWOOD ROAD BOX CULVERT DRAINAGE IMPROVEMENT DISTRICT NO. 7 PROPOSED: BOX CULVERT PURPOSE: ROAD STREAM CROSSING	TESC PLAN WHATCOM COUNTY WASHINGTON 98248 SEC 6, T 39 N, R 2 E	APPLICANT: DRAINAGE IMPROVEMENT DISTRICT NO. 7 REFERENCE #:	
		WATERWAY: CALIFORNIA CREEK	
		DATE: 5/23/2022	PAGE: 3 Of 8



PRELIMINARY

ATWOOD ROAD BOX CULVERT DRAINAGE IMPROVEMENT DISTRICT NO. 7 PROPOSED: BOX CULVERT PURPOSE: ROAD STREAM CROSSING	SITE PLAN WHATCOM COUNTY WASHINGTON 98248 SEC 6, T 39 N, R 2 E	APPLICANT: DRAINAGE IMPROVEMENT DISTRICT NO. 7 REFERENCE #:	
		WATERWAY: CALIFORNIA CREEK	
		DATE: 5/23/2022	PAGE: 4 Of 8



PRELIMINARY

ATWOOD ROAD BOX CULVERT

DRAINAGE IMPROVEMENT DISTRICT NO. 7
PROPOSED: BOX CULVERT
PURPOSE: ROAD STREAM CROSSING

BOX CULVERT SECTION A

WHATCOM COUNTY
 WASHINGTON 98248
 SEC 6, T 39 N, R 2 E

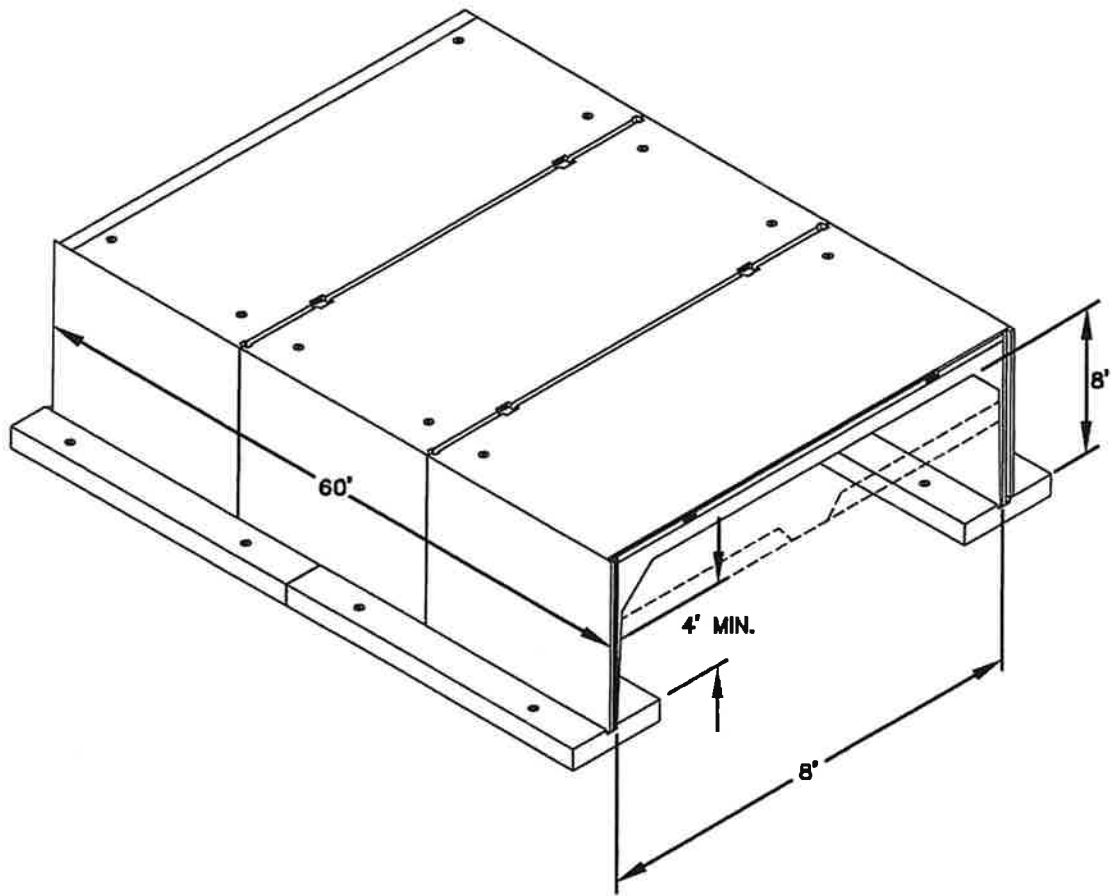
APPLICANT: DRAINAGE IMPROVEMENT DISTRICT NO. 7

REFERENCE #:

WATERWAY: CALIFORNIA CREEK

DATE: 5/23/2022

PAGE: 5 Of 8



PRELIMINARY

ATWOOD ROAD BOX CULVERT

DRAINAGE IMPROVEMENT DISTRICT NO. 7
PROPOSED: BOX CULVERT
PURPOSE: ROAD STREAM CROSSING

BOX CULVERT SECTION B

WHATCOM COUNTY
 WASHINGTON 98248
 SEC 6, T 39 N, R 2 E

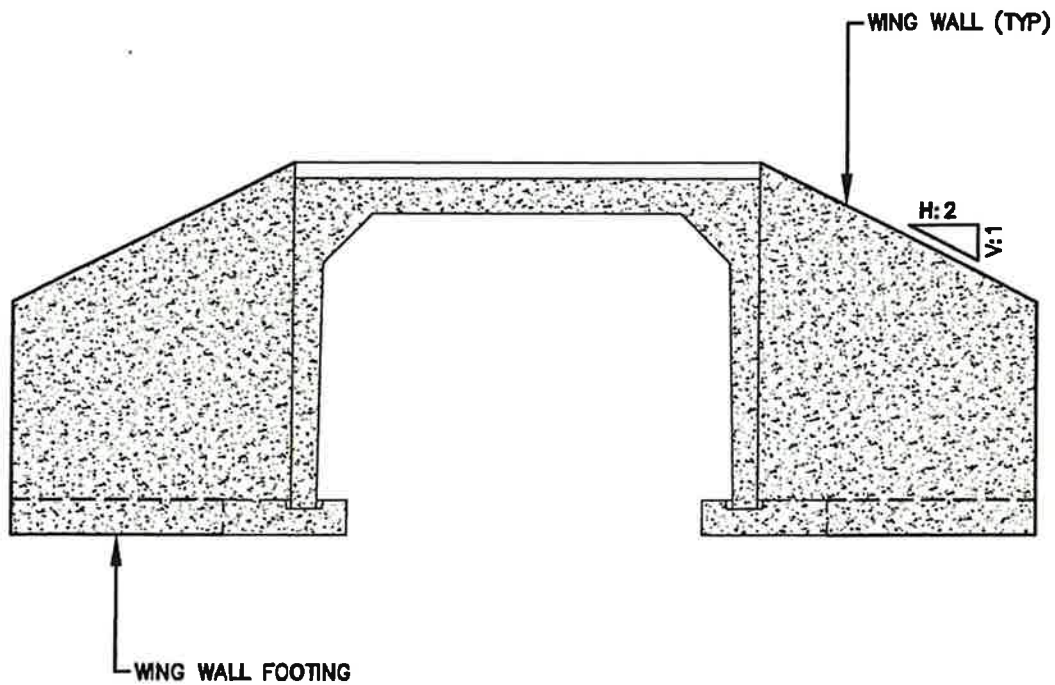
APPLICANT: DRAINAGE IMPROVEMENT DISTRICT NO. 7

REFERENCE #:

WATERWAY: CALIFORNIA CREEK

DATE: 5/23/2022

PAGE: 6 Of 8



PRELIMINARY

ATWOOD ROAD BOX CULVERT

DRAINAGE IMPROVEMENT DISTRICT NO. 7
PROPOSED: BOX CULVERT
PURPOSE: ROAD STREAM CROSSING

**BOX CULVERT
 WING WALL**

WHATCOM COUNTY
 WASHINGTON 98248
 SEC 6, T 39 N, R 2 E

APPLICANT: DRAINAGE
 IMPROVEMENT DISTRICT NO. 7

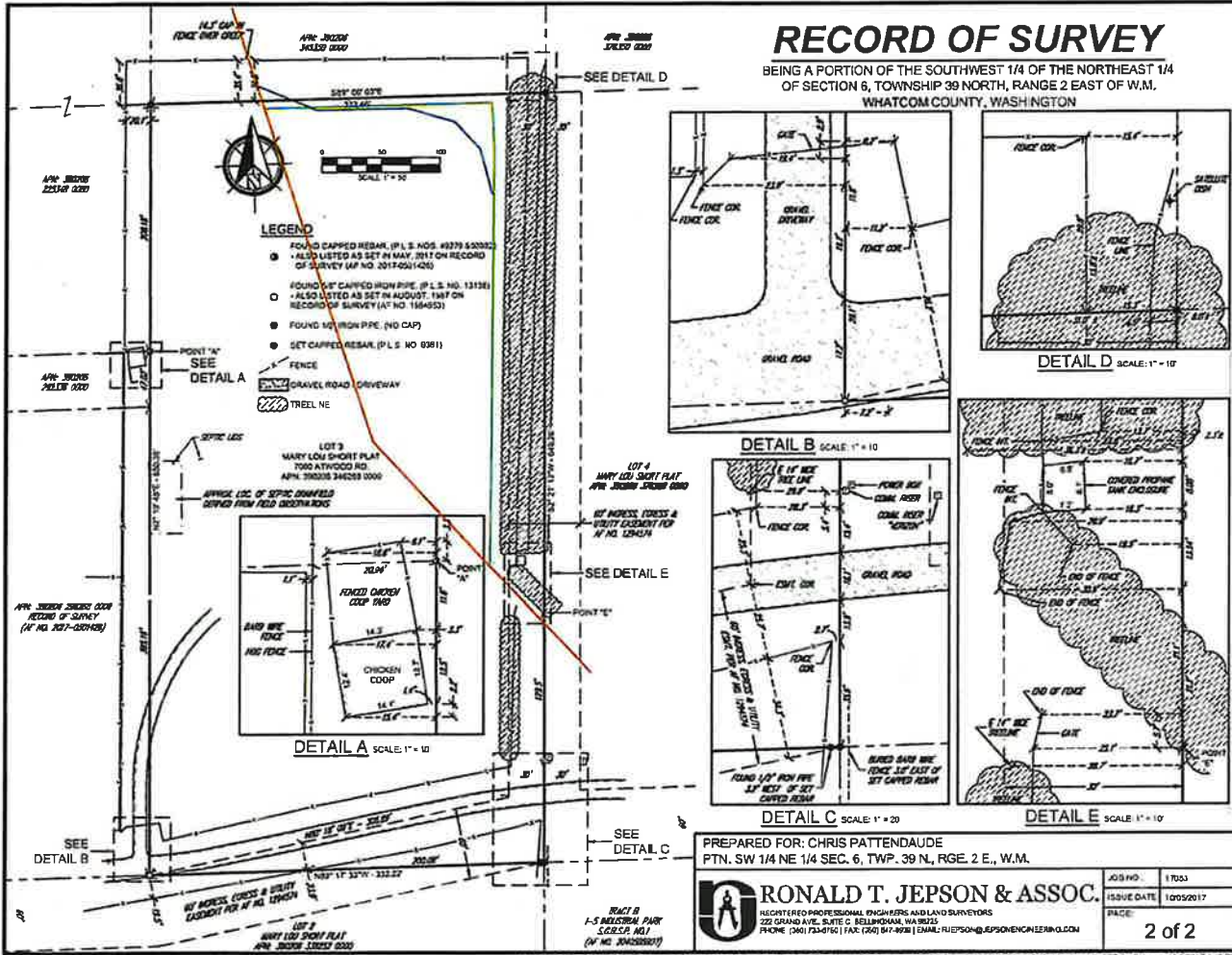
REFERENCE #:

WATERWAY: CALIFORNIA
 CREEK

DATE:
 5/23/2022

PAGE:
 8 Of 8





RECORD OF SURVEY

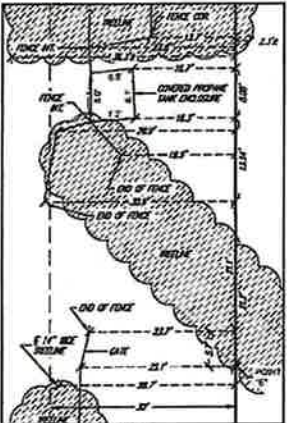
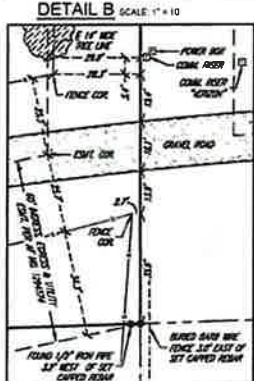
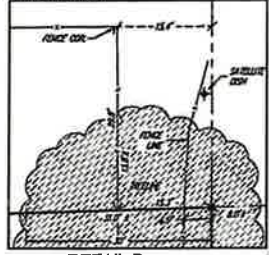
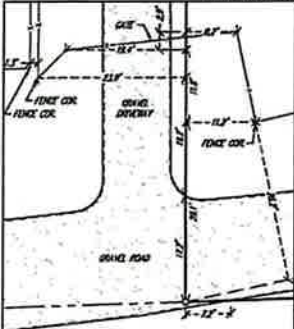
BEING A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 2 EAST OF W.M. WHATCOM COUNTY, WASHINGTON

LEGEND

- FOUND CAPPED REBAR, (P.L.S. NOS. 49279 & 50022)
 - ALSO LISTED AS SET IN MAY, 2011 ON RECORD OF SURVEY (AF NO. 20174501426)
- FOUND SET CAPPED IRON PIPE, (P.L.S. NO. 13116)
 - ALSO LISTED AS SET IN AUGUST, 1987 ON RECORD OF SURVEY (AF NO. 184453)
- FOUND IRON PIPE, (NO CAP)
- SET CAPPED REBAR, (P.L.S. NO. 63811)
- ▬ FENCE
- ▬ GRAVEL ROAD DRIVEWAY
- ▨ TREELINE

SEE DETAIL A

SEE DETAIL D



PREPARED FOR: CHRIS PATTENDAUE
PTN. SW 1/4 NE 1/4 SEC. 6, TWP. 39 N., RGE. 2 E., W.M.

RONALD T. JEPSON & ASSOC.
REGISTERED PROFESSIONAL ENGINEERS AND LAND SURVEYORS
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JOB NO.	17053
ISSUE DATE	10/05/2017
PAGE:	2 of 2

Suzanne Mildner

From: Gary Stoyka
Sent: Friday, February 17, 2023 3:34 PM
To: Tawni Helms
Cc: Paula Harris; Elizabeth Kosa; Tyler Schroeder; Suzanne Mildner; Travis Bouma
Subject: RE: EDI funding application

Tawni:

Here is the feedback I got on the DD#7 application for EDI funding. Contact Paula or Travis if you have further questions.

Thanks,
Gary

From: Travis Bouma
Sent: Wednesday, February 15, 2023 4:54 PM
To: Gary Stoyka <GStoyka@co.whatcom.wa.us>; Paula Harris <PHarris@co.whatcom.wa.us>; Elizabeth Kosa <EKosa@co.whatcom.wa.us>
Subject: RE: EDI funding application

Gary,

To answer their question regarding feasibility and plausibility I would say both the Atwood culvert replacement and ditch re-route is highly feasible and plausible. The District has a lot of needs and has been the most active of all the Districts with respect to dealing with drainage problems and complaints. The red tape and the expense of things is what is holding back progress and the Districts are not designed to generate enough funding for large scale projects (formed for ag. drainage purposes). That is why this grant funding will allow them to proceed and we will be going to Council in the next few months for a new funding mechanism for the District which will generate more money to not only pay off the grant/loan but to deal with future drainage problems in the future.

Travis Bouma

Senior Engineering Technician, CFM
Whatcom County Public Works – River & Flood
322 N. Commercial St., 2nd Floor, Bellingham, WA 98225
office: 360.778.6230
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From: Gary Stoyka
Sent: Wednesday, February 15, 2023 3:34 PM
To: Paula Harris <PHarris@co.whatcom.wa.us>; Elizabeth Kosa <EKosa@co.whatcom.wa.us>; Travis Bouma <TBouma@co.whatcom.wa.us>
Subject: FW: EDI funding application
Importance: High

fyi

To: Gary Stoyka <GStoyka@co.whatcom.wa.us>

Cc: Tyler Schroeder <Tschroed@co.whatcom.wa.us>; Suzanne Mildner <SMildner@co.whatcom.wa.us>

Subject: EDI funding application

Importance: High

Good morning,

The attached application for EDI funding was submitted to us for review by the EDI Board. We expect to have a meeting in late March. Because this is a water/drainage project we were hoping you could provide some feedback to the Executive Office regarding the feasibility and/or plausibility of the proposal.

To be clear, this is the first time we've received a funding request from a drainage district so that makes it somewhat unique. We will determine the eligibility regarding public infrastructure but would like to better understand the scope of the project from a water expert. We don't want to add to your already busy load.

Thank you in advance for any information you may be able to provide. If possible please get back to us in early March.

Kind regards,

Tawni Helms, PFR

Administrative Services Coordinator

Whatcom County Executive Office

311 Grand Avenue, Suite 108

Bellingham, WA 98225

360-778-5208

"Greatness is not found in possessions, power, position, or prestige. It is discovered in goodness, humility, service, and character." - William Arthur Ward

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Minutes of Whatcom County EDI Board Meeting

Hybrid Meeting

March 29, 2023 – 1:30 p.m.

Board Members present at Meeting:

Satpal Sidhu, County Executive	Guy Occhiogrosso, Chamber of Commerce
Tyler Schroeder, Deputy Executive	Seth Fleetwood, City of Bellingham Mayor
Atul Deshmane, PUD#1 Commissioner	Stephen A. Jones, Agricultural Industry
Scott Korthuis, City of Lynden Mayor	Aubrey Stargell, Timber Industry
Ken Bell, POB Commissioner	David Franklin, At-Large

Board Members absent (online meeting experienced technical difficulties)

Barry Buchanan, Whatcom County Council (attempted, but unable to connect online)
Kevin Hester, City of Nooksack Mayor
Don Goldberg, Associate Development Org.(attempted, unable to connect)

Staff present: Suzanne Mildner and Kayla Schott Bresler, County Executive Office

Guests present:

Rick Metzger, DID#7	Paul Schissler, Housing Community member
Sarah Edens, Freeland & Associates	Tony Freeland, Freeland & Associates
Rob Fix, Port of Bellingham	Frank Imhof, I-5 Industrial Park
Travis Black, Alliance Properties	Samya Lutz, City of Bellingham

Welcome and Introductions

Chair Sidhu welcomed everyone and called the meeting to order at 1:32 pm. 1 online member (Deshmane) plus 9 board members present (meeting the quorum requirement). Introductions were made and guests were acknowledged and welcomed.

Review of Public Utilities Improvement/EDI fund

A handout was provided which included spreadsheets with fund balances. Mr. Schroeder gave a brief overview and summary of the EDI fund. This fund received approximately \$5.8-million in sales tax revenues annually. The estimated cash balance at the end of 2024 is \$25-million (this includes loan interest and loan repayments). Chair Sidhu reminded board members of the previous discussions on the biennial county budget and including a set-aside for EDI-eligible projects. This provides the jurisdictions to do some pre-planning in order to participate.

Review of EDI Program application from Drainage Improvement District #7 (project: Atwood Road Culvert Replacement)

Mr. Metzger said DID#7 originated in 1912 in the Custer area. The district covers about 5,000 acres and is funded with a per acre tax. They operate with a very limited budget and it currently is not big enough to support the mandated installation of fish passage culverts. City of Ferndale was contacted since they would be a beneficiary of this project, however they didn't express interest in participating.

Mr. Freeland, engineer for the project, outlined the project area and scope and indicated there is significant flooding that occurs just south of the area where the drainage improvements are needed. The EDI request is for a \$600,000 project cost and the request is for a \$300,000 loan, \$200,000 grant (and there is a partner lined up with the additional \$100,000). This project is the first phase of a larger project, wherein phase 2 will focus on the removal of sediment. The district is in the process of getting approval to increase taxes to take care of debt service.

The question arose that by adding box culverts will the flooding simply be displaced elsewhere? The retention ponds will serve to hold water and control it with slow release mechanisms in place.

Commissioner Bell spoke in favor of the project and he made a motion to approve the requested funds for loan and grant. Mayor Korthuis seconded the motion. Chair Sidhu asked for an amendment of the fund request to include \$250,000 loan and \$250,000 grant. Commissioner Bell accepted the amendment. There was discussion on the motion and the idea that drainage districts may start coming forward with requests if this application is approved. Also, Chair Sidhu believes the loan/grant ratio can be applied differently in this case (an exception to the 1/3 grant, 2/3 loan ratio) due to the fact that drainage districts are operating with very limited budgets. Mr. Schroeder said we need to consider the capacity for districts to repay loans. It is understood that this district is confident they can repay the loan once they have approval on their tax rate increase (pending in another couple of weeks). Commissioner Bell called for a vote on the motion. **The vote was taken and the motion passes unanimously 9-0.**

Affordable Housing Public-Private Partnership – King Mountain

(note: technical difficulties with Zoom limited the presentation and discussion on this topic)

Mr. Schroeder introduced the topic and then introduced Travis Black with Alliance Properties. They are builders who have a housing project, the 2nd phase of which is a large multi-family housing project in the King Mountain area near James Street, north of Bakerview Road. A whitepaper was presented and it outlines the proposal to work with City of Bellingham who will secure a purchase option on the land following completion of construction. Are infrastructure thresholds met for this project? It is considered workforce housing, affordable housing, and is in an ideal location.

The timing of City purchase was questioned and it was noted that in order for EDI dollars to be awarded Bellingham must be the owner of the land. EDI dollars do not get awarded to private businesses. Discussion continued and it was generally agreed that further legal review will be necessary to ensure that the project meets all the RCW requirements, and to be certain that public money is not being awarded to a private company ultimately. Mayor Fleetwood asked about a timeline and was told by Ms. Samya Lutz that they are awaiting EDI Board support before they move ahead with a property appraisal. Mr. Schroeder said he'd work with city staff and try to sort out the legal technicalities with EDI laws. Perhaps the board could re-convene in another month or so to discuss this further. Item tabled.

EDI and Affordable Housing – Schissler presentation

Paul Schissler of Madrona Community Development provided a handout and gave a short presentation on the concept of land banking as well as adding personnel to city and county community development departments. On the first item he made the point that there are a couple of Washington State cities that have public land that is targeted for affordable housing development. This is an effort Whatcom County could invest in. As to the second issue of adding staff, it would be a benefit to have a focused effort addressing where the gaps are in the community effort to solve the affordable housing crisis. Commissioner Bell said it would make sense to have a specific job description before deciding if hiring someone would bring a benefit to economic development efforts. Mayor Korthuis noted he'd never seen EDI dollars being directed to personnel in the past. Mr. Occhiogrosso noted that EDI pays for ADO office personnel and ADO contractors (currently over \$700,000 per year). Chair Sidhu asked that Mr. Schissler bring the board specific examples of other counties doing this. Mr. Schissler agreed.

Updated EDI Budgeting Process

Mr. Schroeder directed board members to the handout, a memorandum issued last year regarding the county's biennial budget process and the idea of establishing a better way to identify eligible infrastructure projects that can become a pre-approved segment of the budget. The next biennial budget is for 2025-26. With this new process, perhaps it's a good time for the board to refresh the EDI Program and reconsider program criteria. Is it time to consider larger scale projects (i.e., old town)? Commissioner Bell agreed with the idea of a program review and commented that he we need to beware of "mission creep." This is something we work on together with the County Council: reviewing

our goals. Mr. Schroeder proposes that the board have a work session to focus on this. Commissioner Bell made a motion that this issue be added to the next EDI Board meeting agenda. This was seconded by Mr. Schroeder, adding that perhaps the meeting occurs in June. The main focus will be to re-examine EDI policies. Let's also add/invite Christopher Quinn (Legal Department) to this discussion. (note: The Alliance/King Mountain project could be considered separately, and possibly sooner). A vote was taken and **the motion passed unanimously 9-0.**

There being no further business, the meeting was adjourned at 3:21 pm.

NEXT MEETING DATE: TBD

Respectfully Submitted,
Suzanne Mildner, EDI Board Clerk
Whatcom County Executive Office

RURAL SALES TAX FUND (EDI/PUBLIC UTILITIES IMPROVEMENT FUND)

ESTIMATED CASH BALANCE THROUGH 12/31/2022

	<u>Sales Tax</u>	<u>Expenditures</u>	<u>Grant Revenue</u>	<u>Interest</u>	<u>Principal</u>	<u>Estimated</u>
	<u>Revenue</u>	<u>Revenue</u>	<u>Revenue</u>	<u>Revenue</u>	<u>Repayments</u>	<u>Cash</u>
	<u>12/31/22</u>					<u>Balances</u>
Fund Balance Allocation						
Capital Facilities Expend (30%)	22,281,702	(18,068,141)	50,000	-	-	4,263,561
Grant Expenditures (35%)	25,995,319	(20,610,667)	-	-	-	5,384,652
Other Agency Loans (35%)	25,995,319	(22,211,036)	-	-	-	3,784,283
Loan Interest & Repayments	-	-	-	1,399,977	11,994,054	13,394,031
Covid Fund Loan	-	(4,000,000)	-	-	4,000,000	-
Total	74,272,340	(64,889,843)	50,000	1,399,977	15,994,054	26,826,527

PROJECTED CASH BALANCE THROUGH 12/31/2023

	<u>1/1/2023</u>	<u>2023 Sales Tax</u>	<u>2023</u>	<u>2023 Grant</u>	<u>2023 Interest</u>	<u>2023</u>	<u>12/31/2023</u>
	<u>Estimated</u>	<u>Revenue</u>	<u>Expenditures</u>	<u>Revenue</u>	<u>Revenue</u>	<u>Principal</u>	<u>Estimated</u>
	<u>Cash</u>	<u>Revenues</u>	<u>Revenues</u>	<u>Revenues</u>	<u>Revenues</u>	<u>Repayments</u>	<u>Cash</u>
	<u>Balances</u>	<u>12/31/2023</u>	<u>Expenditures</u>	<u>12/31/2023</u>	<u>12/31/2023</u>	<u>12/31/2023</u>	<u>Estimated</u>
Fund Balance Allocation							
Capital Facilities Expend (30%)	4,263,561	1,740,753	(1,675,027)	-	-	-	4,329,287
Grant Expenditures (35%)	5,384,652	2,030,878	(8,601,126)	-	-	-	(1,185,596)
Other Agency Loans (35%)	3,784,283	2,030,878	(3,445,833)	-	-	-	2,369,328
Loan Interest & Repayments*	13,394,031	-	-	-	94,202	1,370,417	14,858,650
Total	26,826,527	5,802,509	(13,721,986)	-	94,202	1,370,417	20,371,669

PROJECTED CASH BALANCE THROUGH 12/31/2024

	<u>1/1/2024</u>	<u>2024 Sales Tax</u>	<u>2024</u>	<u>2024 Grant</u>	<u>2024 Interest</u>	<u>2024</u>	<u>12/31/2024</u>
	<u>Estimated</u>	<u>Revenue</u>	<u>Expenditures</u>	<u>Revenue</u>	<u>Revenue</u>	<u>Principal</u>	<u>Estimated</u>
	<u>Cash</u>	<u>Revenues</u>	<u>Revenues</u>	<u>Revenues</u>	<u>Revenues</u>	<u>Repayments</u>	<u>Cash</u>
	<u>Balances</u>	<u>12/31/2024</u>	<u>Revenues</u>	<u>12/31/2024</u>	<u>12/31/2024</u>	<u>12/31/2024</u>	<u>Estimated</u>
Fund Balance Allocation							
Capital Facilities Expend (30%)	4,329,287	1,810,384	(1,198,060)	-	-	-	4,941,611
Grant Expenditures (35%)	(1,185,596)	2,112,114	(734,247)	-	-	-	192,271
Other Agency Loans (35%)	2,369,328	2,112,114	-	-	-	-	4,481,442
Loan Interest & Repayments	14,858,650	-	-	-	78,845	1,137,334	16,074,829
Total	20,371,669	6,034,612	(1,932,307)	-	78,845	1,137,334	25,690,153

