

APPLICATION CRITERIA

Purpose

Counties must consult cities, towns, port districts, and associate development organizations in order to disburse funds. As per RCW 82.14.370 the funds may only be used to:

- finance "public facilities" that facilitate the creation or the retention of business and jobs
- finance personnel in the office of a county, port district, or associate development organization that facilitate the creation or the retention of business and jobs

Public Facilities Definition

As per RCW 82.14.370 the public facility must be listed under the county economic development plan or the capital facilities plan and examples are included below:

- bridges, roads, railroads, and transportation infrastructure
- domestic & industrial water facilities, sanitary sewer facilities, and storm sewer facilities
- research, testing, training, and incubation facilities in innovation partnership zones (RCW 43.330.270)
- electrical facilities, natural gas facilities, telecommunications infrastructure, earth stabilization
- commercial infrastructure, port facilities, buildings, structures

Attorney General's Office

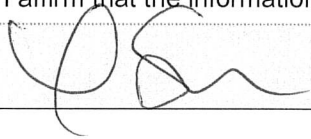
As per the 2001 opinion of the Washington State Attorney General's Office the following are uses as defined in the statute:

- capital facilities costs, including acquisition, construction, rehabilitation, alteration, expansion, or improvements of public facilities;
 - costs of development and improvement for the public facilities;
 - project-specific environmental costs;
 - land use and permitting costs;
 - costs of site planning and analysis;
- project design, including feasibility and marketing studies and plans, and debt and revenue impact analysis

Contact Information

Applicant:	Port of Chehalis	Project Title: SW Washington Grain Facility	
Contact:	Lindsey Senter	Date:	May 24, 2022
Phone #:	(360) 748-9365	Email:	lsenter@portofchehalis.com
Address:	321 Maurin Road	City, State, Zip:	Chehalis, WA 98532
Loan Request Amount	N/A	Grant Request Amount	\$200,000

By signing you confirm you have authority to submit this application for .09 funds on behalf of your organization. I affirm that the information is correct to my knowledge.

Signature:		Signatory's Position:	Chief Executive Officer
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QUALIFICATIONS

Does Your Project Qualify?

Per RCW 82.14.370 the .09 funds may only be used to:

- finance public facilities that facilitate the creation or the retention of business and jobs
- finance personnel in the office of a county, port district, or associate development organizations that facilitate the creation or the retention of business and jobs

Which Public Facility Is Your Project?

The public facility must be specifically listed under RCW 82.14.370 and listed under the county economic development plan (or capital facilities plan). Please select the criteria which correspond to your project.

☐ Bridges	☐ Domestic water facilities	☐ Research facilities	☐ Electrical facilities	☐ Earth stabilization
☐ Roads	☐ Industrial water facilities	☐ Testing facilities	☐ Natural gas facilities	☐ Buildings
☐ Railroads	☐ Sanitary sewer facilities	☐ Training facilities	☐ Telecommunications infrastructure	☐ Structures
☒ Transportation infrastructure	☐ Storm sewer facilities	☐ Incubation facilities	☒ Commercial infrastructure	☒ Port facilities

How Can The Money Be Used For Your Public Facility Project?

The Washington State Attorney General 2001 No.5 opinion states that the funds for this statute may only be used in the following ways. Please select the criteria which correspond to your project.

☐ project-specific environmental costs	☐ costs of site planning & analysis	☒ Land use & permitting costs
☒ capital facilities costs, including acquisition, construction, rehabilitation, alteration, expansion, or improvements of public facilities	☐ project design, including feasibility and marketing studies & plans, and debt & revenue impact analysis	☒ costs of development & improvement for the public facilities

YOUR PROJECT

What is your “Public Facilities” project?

Please provide a brief description of your project in the space below.

This request is for \$200,000 to help fully fund Phase I of the Southwest Washington Grain Storage Facility and a Rail Transload Facility proposed on Port of Chehalis property at 207 Maurin Rd, Chehalis.

The Port of Chehalis is currently applying for an EDA grant for approximately three million dollars, which may not fully fund the existing Phase I proposal due to recent increase in materials cost and other factors. Potential .09 grant funds, along with prior awarded .09 grant funds (used to extend rail service to the site and construct the facility pad) will help leverage federal EDA funding and increase the likelihood of federal EDA grant award.

The Southwest Washington Grain Storage Facility is a segregated grain storage, handling, drying, receiving and shipping facility that will serve the Lewis, Thurston, Cowlitz, and Grays Harbor regions. This work is being done at the request of many different stakeholders in the local farm industry, and is the result of collaboration and work by ports, EDCs, counties, cities, WSU Extension, community colleges, grain growers, grain buyers, and other groups.

The proposed Rail Transload Facility in the Chehalis Industrial Park has been identified as a local need since at least 2012. A facility like this is used to move cargo from rail to truck and vice versa, and is publicly-owned infrastructure that would serve all hundreds of existing and future businesses in the area. They could receive bulk or specialized cargoes from rail shippers, and then transport them the remaining distance to their facility by truck. Likewise, they could send their products out to market via rail when that is more efficient than shipping via truck. Currently there are no publicly-owned rail reload facilities in the area and one substandard private one in a flood zone well to the north of the city. This project has been requested by local businesses for years, and the port has researched market demands and determined that there is sufficient demand to warrant a facility and that this location is the best one for the project.

How Will This Project Create Or Retain Business Or Jobs?

“Jobs” are defined by the .09 advisory committee as employment that produces products and services and exports products and services outside of Lewis County that results in new money coming into the community.

The Chehalis Valley Grain Storage Facility will encourage increased economic activity and job creation primarily at existing local farms who sell more profitable crops as well as new fields converted to grain crops. Secondly, the benefits would be felt at local farm supply businesses, grain millers, breweries, bakers, and others in grain related fields.

The Rail Transload Facility will encourage increased economic activity and job creation at any Lewis County business taking advantage of rail transportation opportunities in the Chehalis Industrial Park. Primarily these will be Chehalis-area businesses, but as a publicly owned facility it would be available to all area business users.

The Port of Chehalis match contribution for this regional economic development project will be the 8.2 acres of land for the facility, conservatively valued at \$1,000,000, along with completed rail access improvements.

The Port of Chehalis proposes to use this grant funding to complete the following pre-construction and construction preparation projects:

- Legal counsel for A&E consultants contract review and approval
- General administration including Port and NWABC staff time and office resources
- Topographic survey
- Owners representation draw #2 for design/permitting phase
- Lead architect of record development of bid docs and front ends of the specifications
- Civil engineering all the way through construction docs to permitting (incl SEPA, SWWP, etc)
- Structural engineering of concrete and steel foundations
- Electrical engineering of wiring, service power, etc.
- General fund to cover any unknowns or unforeseen
- Purchase of high capacity railcar unloader for the site until final construction is complete. Along with the existing railcar loading equipment, this machinery will allow full transloading capacity to benefit local dairies and poultry farms to unload feed or any other grain related product.

Category	Created (1 yr.) - Name/Number	Retained (1 yr.) - Name/Number
Businesses	Public Owned Facility	Regional farms
Direct full time jobs, Direct part time jobs, indirect jobs	2/6 FT jobs.	6-30 FT jobs.

What Will Be The Cost Of The Project?

The County Commission may disburse funds as both grants and loans. No funding will exceed \$600,000 unless it is deemed an extraordinary circumstance by the County Commission. The County negotiates the terms of each award. This may include interest rates or disbursement schedule.

Total Project Cost:			Requested Amount:	
☐	Loan	Amount:	X Grant (Limit \$200,000)	Amount: \$200,000

What Is The Timeline To Completion?

Articulate the projected timeline of for this project as well as its completion date.

Description:

Funds for this request will be utilized almost immediately to prepare for full implementation of the construction phase of the project once EDA funding is secured.

Pending the award of the Federal EDA grant and capability of reaching the the funding goal, materials procurement to begin quarter 2, 2022. Construction to begin at earliest: quarter 3, 2022, latest; quarter 2, 2023 during the construction window. Completion will be October, 2023.

COMMITTEE EVALUATION

Committee Use Only Do Not Fill Out

Economic Benefits

The following are metrics that provide an aid in determining which projects may receive funding:

Questions	Metric
Does the proposed project create jobs? How many?	
Does the proposed project retain jobs? How many?	
What is the cost per job created/retained? (divide dollars requested by jobs created and/or retained)	
What is the total number of full time jobs created/retained?	
What is the total number of part time jobs created/retained?	
How many businesses will directly benefit from this project?	

Readiness to Proceed

The following are metrics that we have identified as an aid in determining projects may receive funding:

Questions	Metric
Is this project a "Public Facility" that has an economic development purpose?	Y/N
Have entitlements been obtained and required permits issued/in process?	None/Some/All
Does this project have a clear timeline and scope of work?	Y/N
If this request is approved, what is the amount of match funding that is secured?	
What is the probability of completion from 1-10 (10 indicates a high probability)?	