

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
LEWIS COUNTY, WASHINGTON**

IN THE MATTER OF:

RESOLUTION NO. 23-186

APPROVE \$1,600,093.85 .09 ("DISTRESSED
COUNTIES") GRANT TO THE CITY OF CENTRALIA
FOR ITS ALDER STREET IMPROVEMENTS
PROJECT

WHEREAS, the Lewis County Board of County Commissioners (BOCC) wishes to approve funding in the amount of \$1,600,093.85 for the City of Centralia's "Alder Street Improvements" project, a project that serves future demand and meets the definition of a "public facility" under RCW 82.14.370; and

WHEREAS, the Comprehensive Economic Development Strategy (CEDS) is a list of projects maintained by the Lewis County Economic Alliance as per RCW 82.14.370; and

WHEREAS, via prior resolutions and this resolution, the BOCC adopts the CEDS as Lewis County's officially adopted county overall economic development plan for the purposes of RCW 82.14.370; and

WHEREAS, the City of Centralia's application for funding of the "Alder Street Improvements" project has been recommended for approval and listing in the CEDS by the Distressed Counties/Rural Economic Development Public Facilities Advisory Committee, the committee created to recommend projects for listing in the CEDS; and

WHEREAS, the Distressed Counties/Rural Economic Development Public Facilities Advisory Committee recommends approving a grant in the amount of \$1,600,093.85, with \$800,000 to be funded in 2023 and the remaining amount to be funded in 2024, contingent on funding availability; and

WHEREAS, the City of Centralia's application is supported by the attached Grant Agreement prepared by Economic Alliance pursuant to the CEDS, and the agreement is incorporated herein by reference; and

WHEREAS, it is in the best interest of the citizens of Lewis County that the funds requested by the City of Centralia be authorized in order to allow completion of the "Alder Street Improvements" project, a project that supports economic development in Lewis County.

NOW THEREFORE BE IT RESOLVED that the BOCC (1) approves the "Alder Street Improvements" project as a public facility for purposes of RCW 82.14.370 and amends the CEDS list to include that project in the county's overall economic development plan; and (2) authorizes Lewis County to enter into the attached Grant Agreement with the City of Centralia for the "Alder Street Improvements" project in the amount of \$1,600,093.85 -- with up to \$800,000 to be funded in 2023 and the remaining amount to be funded in 2024 -- using monies from the "Distressed Counties Fund," all in accordance with RCW 82.14.370 and applicable law.

DONE IN OPEN SESSION this 6th day of June, 2023.

APPROVED AS TO FORM:
Jonathan Meyer, Prosecuting Attorney

BOARD OF COUNTY COMMISSIONERS
LEWIS COUNTY, WASHINGTON

David Bailey
By: David Bailey,
Chief Civil Deputy Prosecuting Attorney

Sean D. Swope
Sean D. Swope, Chair

ATTEST:



Scott J. Brummer
Scott J. Brummer, Vice Chair

Rieva Lester, CMC
Rieva Lester, CMC,
Clerk of the Lewis County Board of
County Commissioners

Lindsey R. Pollock, DVM
Lindsey R. Pollock, DVM, Commissioner

GRANT AGREEMENT BETWEEN LEWIS COUNTY AND THE CITY OF CENTRALIA

This Grant Agreement is made and entered into by Lewis County and the City of Centralia as to the conditions for acceptance of monies by the City of Centralia from the "Distressed Counties Fund" pursuant to RCW 82.14.370.

I. PURPOSE

RCW 82.14.370 authorizes the availability of a sales and use tax to be used to finance public facilities serving economic development purposes in rural counties. The name of this project shall be "Alder Street Improvements" and shall be funded or partially funded in the amount of a grant for \$1,600,093.85, with up to \$800,000 to be paid in 2023 and the remaining balance to be paid as funds come available in 2024.

II. ELIGIBILITY

The public facility must be listed as an item in the officially adopted Lewis County Comprehensive Economic Development Strategy (CEDS) and must meet other requirements as set forth by County resolution, adopted policy, and growth management planning. Monies collected shall only be used to finance public facilities serving economic development purposes in rural counties.

III. APPLICANT'S RESPONSIBILITIES

Upon approval of application by the Lewis County Commissioners, applicant agrees that:

1. The project must be in progress within six (6) months of the date of this agreement or grant funds shall revert back to the Lewis County "Distressed Counties Fund." For purposes of being "in progress," the project must have proceeded beyond the initial planning stage and into the implementation stages of the project. In addition, the City of Centralia must use best efforts to complete the project per the timeframe set forth in the application and not permit or cause delays in the project or grant funds shall revert back to the Lewis County "Distressed Counties Fund." The City of Centralia shall promptly notify Lewis County in writing of any actual or anticipated event that is delaying or could delay achievement of any milestone or performance of any critical path activity of the project. A copy of this report shall also be placed in the file of the Economic Development Public Facilities Advisory Committee. Time is of the essence for this Grant Agreement.
2. The Applicant must provide detailed quarterly progress reports to the Lewis County Board of County Commissioners that include, without limitation, the scope of work completed, funds expended, and a realistic estimate of project completion, in order to ensure satisfactory completion of the project and proper expenditure of grant monies. The scope of project work is contained in the .09 application dated February

23, 2023, and is hereby incorporated by reference into this agreement. Failure to provide progress reports or sufficient information may result in reversion to the "Distressed Counties Fund" of all or part of the funding balance. At such times as the Lewis County Board of County Commissioners deems necessary for reasonable cause, the applicant shall permit the County to inspect and audit all pertinent books and records of the applicant or other persons or entities that have performed work in connection with or related to this funding. The audit may take place up to three (3) years after completion of the project. The books and records are to be made available at reasonable times at such reasonable location as County selects. At Lewis County's request, the applicant shall supply County with, or shall permit County to make a copy of, any books and records and any portion thereof.

3. Applicant has requested these County funds in order to construct improvements to Alder Street in Centralia. Failure to comply with the intent of this section may result in reversion to the "Distressed Counties Fund" of all or part of the funding balance. Funding to complete the full project as presented in the application must be confirmed and available prior to release of these grant funds. Failure to comply with this section may result in reversion to the "Distressed Counties Fund" of all or part of the funding balance.
4. Applicant shall provide documented evidence of expenditures of all funds for this project at the quarterly updates denoted in item #2 (or within 60 [sixty] days of project completion) to both the Rural Economic Development Public Facilities Advisory Committee and the County. Funds spent under this program must be for the purpose of financing public facilities or supporting related economic development projects, as defined under RCW 82.14.370 and AGO 2002, No.1. Failure to comply with this section may result in reversion to the "Distressed Counties Fund" of all or part of the funding balance.
5. Billings and invoices together with audit-sufficient supporting documentation shall be remitted to the County for payment not more than one time each month. Should the County require additional supporting documentation, which is in County's sole discretion to demand, the City of Centralia shall provide the same to County without delay. Within 30 (thirty) days of receiving a reimbursement claims voucher that meets the requirements of this Agreement and applicable law (provided should County request additional supporting documentation, the 30 day period shall not begin until County receives said documentation), the Clerk of the Board, on behalf of the County, shall remit to the organization a warrant for the approved reimbursement amount. The applicant will be responsible to the County for the timely sharing and/or exchange of any or all documentation related to the project as well as accounting and record retention responsibilities for the project.
6. The applicant shall comply with and give notices required by all federal, state, and local laws, ordinances, rules, regulations and lawful order of public authorities applicable to performance of the project. Lewis County reserves the right to terminate this Agreement and demand reversion of "Distressed Counties Fund"

monies at any time during the undertaking of said project if it is discovered that said project is in violation of any local, state or federal laws.

IV. ENTIRE AGREEMENT

This Agreement represents the entire Agreement between the parties and supersedes any prior oral statements, discussions or understandings.

V. FUTURE SUBSIDY

Lewis County makes no commitment to future support and assumes no obligation for future support of the activity contracted for herein, except as expressly set forth in this Contract. The maximum amount of funding available is as stated in the Lewis County Economic Development Public Facilities Project Proposal attached herein. This item is hereby incorporated into this Agreement by reference.

VI. GOVERNING LAW

This Agreement is governed by, and shall be construed in accordance with, the laws of the State of Washington. Except as otherwise required by applicable law, any legal action under this Agreement shall be brought in the Superior Court of the State of Washington in and for Lewis County.

VII. WAIVER OF BREACH

No waiver of any breach of any covenant or agreement contained herein shall operate as a waiver of any subsequent breach of the same covenant or agreement or as a waiver of any breach of any other covenant or agreement, and in case of a breach by either party of any covenant, agreement or undertaking, the non-defaulting party may nevertheless accept from the other any payment or payments or performance hereunder without in any way waiving its right to exercise any of its rights and remedies provided for herein or otherwise with respect to any such default or defaults that were in existence at the time such payment or payments or performance were accepted by it.

VIII. INDEMNIFICATION

To the fullest extent permitted by law, the City of Centralia shall protect, defend, indemnify and hold harmless Lewis County, the Lewis County Board of County Commissioners, its officers, agents and employees, or any of them from and against any and all claims, actions, suits, liability, loss, costs, expenses and damages of any nature whatsoever, which are caused by or result from the performance of this Agreement by either party, except those resulting exclusively from the County's sole negligence. In the event of the concurrent negligence of the City of Centralia, its subcontractors, agents or employees, and the County, its officers, agents, or employees, this indemnification obligation shall be valid and enforceable only to the extent of the negligence of the City of Centralia, its subcontractors, agents, and employees. This indemnification obligation of the Contractor shall not be limited in any way

by the Washington State Industrial Insurance Act, RCW Title 51, or by application of any other workmen's compensation act, disability benefit act or other employee benefit act, and the City of Centralia hereby expressly waives any immunity afforded by such acts. The foregoing indemnification obligations of the City of Centralia are a material inducement to County to enter into this Agreement, are reflected in the grant funding, and have been mutually negotiated. the City of Centralia shall require any subcontractors performing on the project herein to indemnify the County to an equal or greater extent than provided herein. The County reserves the right, but not the obligation, to participate in the defense of any claim, damages, losses or expenses and such participation shall not constitute a waiver of any indemnity protections under this Agreement. The City of Centralia's obligations under this provision shall survive the completion, termination, or expiration of this contract.

IX. DISPUTE RESOLUTION

(a) If a dispute arises between the parties with regard to the performance of any provision of this agreement or the interpretation thereof, the parties agree to follow the procedure set forth below. It is the goal of the parties to resolve their differences as early and amicably as possible.

(b) The parties shall first meet to attempt to see if the matter can be informally resolved. This informal resolution attempt may involve more than one meeting but is not required to involve more than one meeting.

(c) If the parties are unable to resolve their differences, the parties will endeavor to settle the dispute by mediation under such mediation rules as shall be mutually agreeable to the parties. Such mediation shall be non-binding but shall be a condition precedent to having said dispute decided in court by a judge or jury. Mediation shall commence, unless otherwise agreed, within 30 (thirty) days of a party's written request for mediation of a dispute. Any resolution at this stage shall be reduced to writing and, if it involves an interpretation of the agreement, it shall be considered an addendum to this agreement without the need for formal adoption by the governing bodies of the jurisdictions that are parties to this agreement. Any costs related to mediation shall be shared equally by the parties.

Dated this 6th day of June 2023.

[SIGNATURES ON NEXT PAGE]

APPROVED AS TO FORM
Prosecuting Attorney Jonathan Meyer

DBJ
By: Chief Civil DPA David Bailey

ATTEST

Rieva Lester
Rieva Lester, CMC, Clerk of the Board



BOARD OF COUNTY COMMISSIONERS
LEWIS COUNTY, WASHINGTON

[Signature]
Sean D. Swope, Chair

[Signature]
Scott J. Brummer, Vice Chair

[Signature]
Lindsey R. Pollock, DVM, Commissioner

Grantee: The City of Centralia

By: *[Signature]*

Title: City Manager

For: City of Centralia

Date: 10/18/23

Rural Economic Development Public Facilities Advisory Committee
Minutes
March 10th, 2023 @ 8:30am
Economic Alliance Boardroom

Present: Stuart Cavness, Paul Ericson, Kelly Smith-Johnston, Buck Hubbert, Sean Swope, Fred Morton, Kyle Markstrom, Richard DeBolt, Todd Chaput, Dolly Tardiff

Absent: Luke Moerke, Shawn O'Neil & Bob Spahr

Presenters: Rob Hill, Kim Ashmore, Patti Page, Lindsey Senter & Bill Teitzel

Approval of previous meeting minutes:

Motion for approval- Paul Ericson

2nd- Fred Morton

All approved

Review of .09 funds balance-

Todd reviewed the balance and discussion was had by all. The balance available is \$1,262,184.80 of unencumbered funds. It was also decided unanimously by all to leave a \$100,000 balance in our fund in case of emergency.

CEDS Report-

Todd went over CEDS and made it clear it is not related to .09.

Application Updates- The application has changes in the following areas: If request is under \$200,000 it can be the short form version of the application and if over \$200,000 it will require full reporting.

Review of Applications-

Discussion was about each application by all. It was noted to change the error from The Port of Centralia- Port Rail Infrastructure Improvement to Port of Chehalis- Port Rail Infrastructure Improvement.

Application Amounts & Approvals-

Port of Chehalis- \$340,000 for Port Rail Improvements for replacement of 393 cross ties, switch replacement, rehabilitation of 600 feet of rail infrastructure known as the 'Chase Road Spur', addition of quarry spall armament along a 300-foot section of rail, trestle crossing needs stringers and caps replaced, and other miscellaneous maintenance items. Lindsey Senter and Bill Teitzel presented on the improvements listed above. A motion was made to approve by Kyle Markstrom, 2nd by Sean Swope. All approved.

City Of Centralia- 1,600,093.85 for Alder Street Improvements which include lighting, curbing, gutters, drains, sidewalks, paving and roadway stormwater treatment for the full length of Alder. Kim Ashmore presented on the improvements listed above. Discussion was had by all. A motion was made to approve half of the amount \$800,000 in 2023 and the remainder balance in 2024 as funds are available by Kyle Markstrom, 2nd by Sean Swope. All Approved.

City of Toledo- \$200,000 for Park Kitchen/Pavilion Improvements that include: Hiring a structural engineer, stabilizing and rehabilitating the existing kitchen structure, install cameras to prevent ongoing vandalism, and additional improvements to the park and existing structures. Estimated completion would be available upon the engineer's findings and the construction company's schedule. Their goal is summer of 2023 or at the latest the end of 2023. Discussion was had by all, and it was unanimously decided not to fund this request as it is not economic development.

Sound Wood Products, Inc- \$1,375,000 to build the Glulam Beam Manufacturing/Production Line in the Port of Chehalis. The country has a shortage of glulam beam production capacity, their products are sold throughout the west and would also enhance several other Port of Chehalis manufacturing businesses. Discussion was had by all, and it was unanimously decided not to fund this request due to them being an independent company which does not qualify them for .09 funds. The Alliance will reach out to them regarding a manufacturer grant that is available.

Good of the Order-

The full .09 committee agreed that if the Commissioners didn't agree with the proposed plan for funding that they please kicked back to the .09 Committee for reconsideration.

Adjournment-

9:34 am-Motion to Adjourn- Stuart Cavness

2nd- Kelly Smith -Johnston

All approved

Date of Application	Project Name	Applicant	Total Project Amount	Brief Description of Project	Status Date	Status
.09 CEDS Project List-March 2023 update						
2/23/2023	Alder Street Improvements	City of Centralia	\$1,600,094	Roadway improvements in coordination with the Port of Centralia. Utility upgrades as well as curb, gutter, sidewalk improvements.		Pending BOCC Approval
2/23/2023	Port Rail Infrastructure Improvement	Port of Chehalis	\$340,000	Repair and upgrade rail infrastructure in the port that is vital to manufacturers in port district		Pending BOCC Approval
9/1/2022	Retention Project Public Information	Economic Alliance of Lewis County	\$75,000	Support public information through the Economic Alliance of Lewis County and partners regarding flood damage and reduction with the focus and benefits to job creation and retention	9/21/2022	In Process
8/16/2022	South Lewis County Airport-Fuel System Renovation	Lewis County Public Works	\$200,000	Update fueling system and enhance fueling operations at the South Lewis County Airport	9/21/2022	In process

8/24/2022	Jefferson Sewer Station	City of Napavine	\$1,175,000	upgrade the Jefferson Station. This is key factor in future growth and expansion of city limits. Will contribute to both residential and commercial growth and additional jobs. Jefferson Station is currently at full capacity	9/21/2022	In Process
7/20/2022	Bishop Road Water Loop	City of Chehalis	\$1,091,000	connect two existing water mains on Bishop Road. Completion of this loop in the water infrastructure will create additional capacity in the Port and surrounding UGA	9/21/2022	In process
4/7/2022	Improvement of Access to Water intake	Town of Pe Ell	\$400,000	improve the access road, install culverts in four locations to drain low areas in the roadway that collect and pool water and could lead to downslope drainage issues or slides	6/30/2022	75% Complete
5/24/2022	SW Washington Grain Facility	Port of Chehalis	\$200,000	Complete funding for Phase I Grain Storage facility that can handle rail handling, receiving and shipping in bulk	6/30/2022	Inn process
12/15/21.	Alliance operations and implementations of economic development initiatives and	Economic Alliance of Lewis County	\$175,000.00 annually for 2 years for a total of \$350,000.00	To achieve the goals outlined in the attached Marketing plan through increasing the number of jobs available to the community through economic development initiatives	6/30/2022	In Progress

5/24/2021	Populuxe Brewing Tenant Improvement	ELCPDA	\$ 135,000.00	bring building at 112 Norman Way in Packwood up to marketable status	Mar-22	75% complete
4/16/2021	EDC's Update of Vader's Urban Design Standards	EDC	\$ 20,000.00	To encourage development and streamline and speed up the approval process, EDC will update Vader's standards to fix in consistencies, modernize the design rules and create more familiar set of design standards for developers	Mar-22	Complete
10/9/2020	East Lewis County Econ. Dev. Funding	PDA	\$ 10,807.00	To cover loan payment for continuation of operations for building in Packwood		
9/13/2020	Winlock Industrial Park Sewer Extension	City of Winlock	on \$12,743.97 unused	provide sewer to the industrial park	6/11/2021	Complete
9/13/2020	Engineering Analysis & Report to Support Winlock Industrial Park and Surrounding Areas	LC PUD #1	\$ 175,000.00	provide a Preliminary Engineering Report for funding consideration	Mar-22	57% completi on

6/23/2020	Tenant Improvement Package	Port of Chehalis	\$ 49,000.00	Tenant improvements of building	Project Completed	100% Funded
2/27/2020	Projects in the LCFCF#1	Flood Control District #1	\$ 156,000.00	Reduce road and intersection flooding and closures.	Mar-22	0%
2/28/2020	Flood Damage Reduction Project	Chehalis River Basin Flood Control District	\$ 750,000.00	Advancing engineering for continued development of the proposed flood retention facility.	Mar-22	72%
2/28/2020	Sports Hub Expansion	Lewis County Public Facilities Dept.	\$ 300,000.00	Expand the service capacity of the NW Sports Hub	Completed	100% Funded
2/26/2020	EDC Operations and Implementation of Strategic Initiatives	Lewis EDC	\$165,000.00 annually for two years for a total of \$330,000.00 over two years.	To provide for the operations of the Economic Development office and Implement the Strategic Initiatives	Project Completed	100% Funded
9/6/2019	North Lewis County Industrial Access	Lewis County Public Works	140,469.97 Balance to be paid	Fund the project design of North Lewis County Industrial access	Mar-22	0%
1/14/2019	Building a biorefinery based industrial park in Lewis County	University of Washington	\$ 120,000.00	Cover cost of development and engineering analysis study to address economic and environmental benefits	Update on April 11th	92% Funds Used

5/21/2019	Mickelsen Parkway	Lewis County Public Works	\$ 1,125,380.00	Construction of Mickelsen Parkway		
2/11/2019	Rail transload and grain facility	Port of Chehalis	\$ 800,000.00	Installation of a rail spur	Project Completed	100% Funded
2/7/2019	Water Main Extension SR505	City of Winlock	\$ 300,000.00	Finance public facilities serving economic development purposes in rural counties	TBA	Complete
2/19/2019	Comprehensive Plan Update	City of Vader	\$ 25,000.00	Complete state mandated update of City of Vader Comprehensive Plan		
8/21/2018	McBride Court Phase II	Port of Chehalis	\$ 400,000.00	Build a 20,000 sf facility	Project Completed	100% Funded
3/9/2018	Packwood Sewer	Lewis EDC	\$ 30,000.00	Rendering of Wastewater Treatment Plant	Project Completed	100% Funded
3/9/2018	EDC Operations	Lewis EDC	\$ 330,000.00	Implementation of Strategic Plan and initiatives	Project Completed	100% Funded
8/1/2017	Co-Working facility	Port of Chehalis	\$ 125,000.00	Acquire and remodel facility for co-working	Project Completed	100% Funded
8/24/2017	Port Project Planning	City of Chehalis/Centralia Chehalis	\$ 38,000.00	Collection & analysis of market data for land use planning	Project Completed	100% Funded

5/24/2017	Lewis County Water Dist. 1 Feasibility Study	Lewis Co. Water Dist	\$ 40,000.00	Feasibility Study and Engineering Report to repair or replace Hampton Reservoir		
5/18/2017	Business Dev. At the Industrial Park at TransAlta (IPAT)	Lewis EDC	\$ 380,000.00	Economic development planning and business recruitment		
2/11/2016	Curtis Rail Line Natural Disaster Repair	Port of Chehalis	\$ 100,000.00	Repair trestle and tracks		
2/22/2016	Habein Road Industrial Complex	Port of Chehalis	\$ 750,000.00	Env. sampling, site design, permitting		
10/30/2015	Chehalis Industrial Park Site Prep.	Port of Chehalis	\$ 275,000.00	clearing, fill, excavation, permitting		
8/26/2015	Discover! Children's Museum	City of Chehalis	\$ 4,200,000.00	Construction of a children's museum		
5/28/2015	Chehalis Industrial Park Rail Infrastructure Expansion	Port of Chehalis	\$ 885,271.00	Build 700 ft. of rail		

5/27/2015	Discover! Children's Museum	City of Chehalis	\$ 4,200,000.00	Construction of a children's museum		
5/15/2015	Historic Fox Theatre South Wall and Roof Restoration Project	City of Centralia	\$ 365,855.00	Preserve structural integrity of building		
2/20/2015	Steam Engine #15 - 15 yr. rebuild	City of Chehalis	\$ 135,276.00	Overhaul of Locomotive #15		
8/29/2014	Steam Engine #15 - 15 yr. rebuild	City of Chehalis	\$ 158,340.00	Overhaul of Locomotive #15		
7/2/2014	North County Industrial Access	Wish Co. Public Works	\$ 500,000.00	Transportation access to industrial area		
8/11/2011	Winlock Sewer Design	Winlock	\$ 5,281.02			

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:	City of Centralia	Project Title: Alder Street Improvements	
Contact:	Kim Ashmore	Date:	February 23 rd , 2023
Phone #:	360-623-1921	Email:	kashmore@cityofcentralia.com
Address:	1100 N Tower	City, State, Zip:	Centralia, WA 98531
Loan Request Amount	\$1,400,093.85	Grant Request Amount	\$ 200,000.00
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:	Public Works Director

Signature:		Signatory's Position:	
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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	X Domestic water facilities	☐ Research facilities	X Electrical facilities Street lighting	☐ Earth stabilization
X Roads	☐ Industrial water facilities	☐ Testing facilities	☐ Natural gas facilities	☐ Buildings
☐ Railroads	Sanitary sewer facilities	☐ Training facilities	☐ Telecommunications infrastructure	☐ Structures
X Transportation infrastructure	X 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
X capital facilities costs, including acquisition, construction, rehabilitation, alteration, expansion, or improvements of public facilities	X project design, including feasibility and marketing studies & plans, and debt & revenue impact analysis	X costs of development & improvement for the public facilities

YOUR PROJECT

The project includes additional roadway improvements outside of the required improvements that the Port of Centralia will be making between the CD Lane and SR507 intersection. In addition to this work the City will be making the required utility upgrades that Water and Stormwater utilities need to make. Once completed, along with the Port's project, the length of Alder between the Collector Distributer lane at I-5 to SR507 will have curb, gutter, sidewalk, street lighting, paving and roadway stormwater treatment for the full length of Alder. See attached pictures

What is your "Public Facilities" project?

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

This project will bring immediate benefits to our region while creating long-lasting assets for generations to come. Centralia Station will be a multi-use development, home to new office spaces as well as retail stores, including a large anchor tenant, and restaurants. In addition to the infrastructure improvements and businesses that Centralia Station will attract, the project will have a major impact on the local economy. The first effect will be the generation of hundreds of local jobs during the construction period. Once completed, Centralia Station businesses will create and maintain hundreds of permanent jobs that are projected to total between \$17 and \$26 million in annual payroll. The project will generate significant tax revenue to support local entities that provide important social services and education.

How Will This Project Create Or Retain Business Or Jobs?

"Jobs" are defined by the .og 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. This is traditionally manufacturing, logistics, and other production facilities. This typically excludes retail and service sectors and other tertiary jobs producers.

Category	Created (1 yr.) - Name/Number	Retained (1 yr.) - Name/Number
Businesses		
Direct full time jobs, Direct part time jobs, indirect jobs	This estimate is for the Centralia Station project. The construction phase would require 410 full time employees. After construction Centralia Station will support 575 jobs.	According to the report from ECONorthwest, the \$53 million construction phase of the project would require 410 fulltime employees and support 575 jobs throughout the local economy, adding \$26.4 million to local labor income.

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.

The City of Centralia will provide a 13.5 % match from its Transportation Benefit Fund. This amount is \$ 249,725.00

Total Project Cost: \$ 1,849,817.85		Requested Amount: \$ 1,600,093.85 (loan and grant)	
X Loan	Amount: \$1,400,093.85	X Grant (Limit \$200,000)	Amount: \$ 200,000.00

What Is The Timeline To Completion?

LEWIS COUNTY .09 RURAL ECONOMIC DEVELOPMENT FUND

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

If we receive the loan/grant funding we will immediately proceed with obtaining a consultant to complete the project design, bid documents , bid advertisement and construction of the project. Construction completion would be expected by the end of 2025.

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?	
Have entitlements been obtained and required permits issued/in process?	
Does this project have a clear timeline and scope of work?	
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)?	

LEWIS COUNTY .09 RURAL ECONOMIC DEVELOPMENT FUND
Articulate the projected timeline of for this project as well as its completion date.

If we receive the loan/grant funding we will immediately proceed with obtaining a consultant to complete the project design, bid documents , bid advertisement and construction of the project. Construction completion would be expected by the end of 2025.

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:

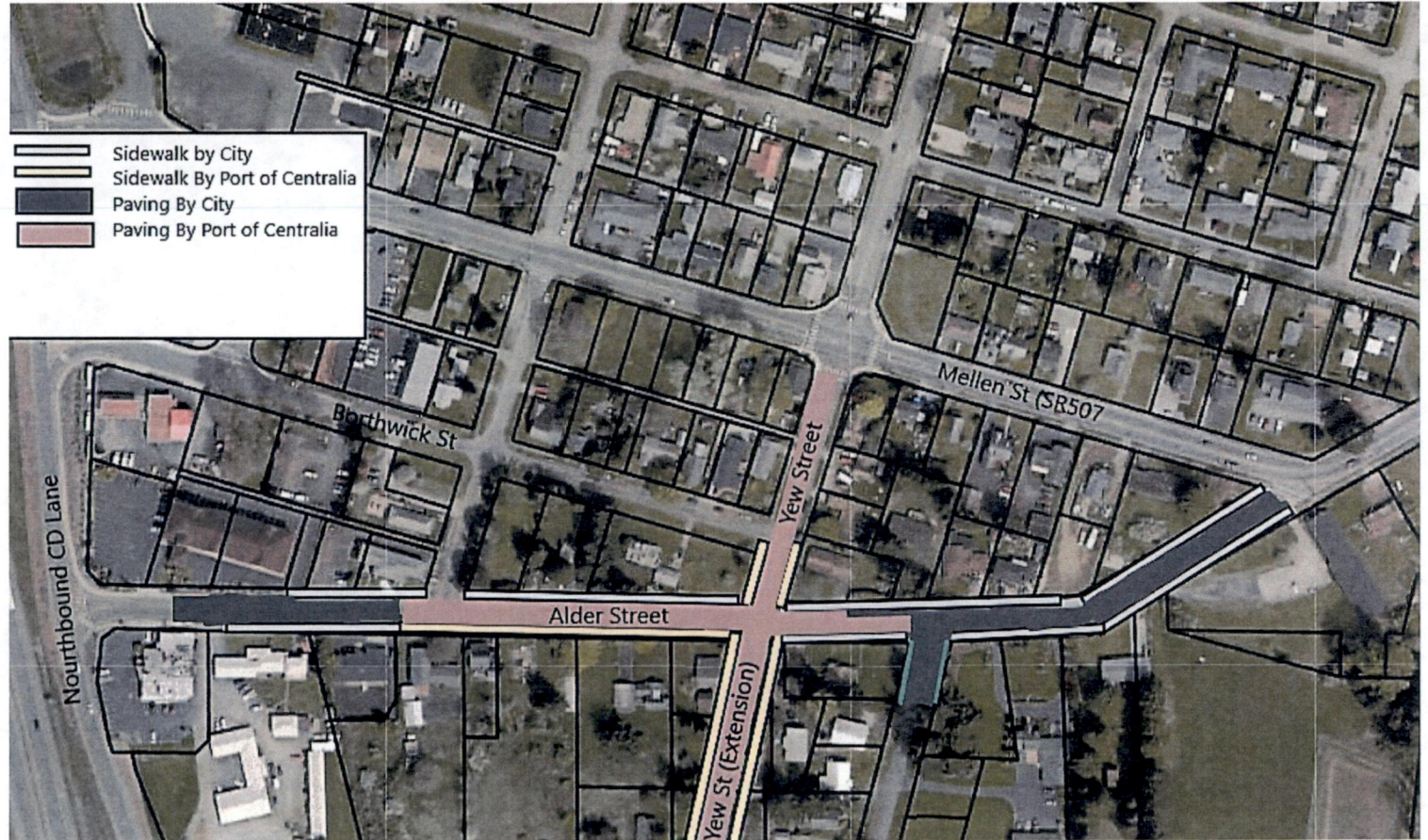
Questions	Metric
Does the proposed project create jobs? How many?	Yes, 410 during construction Yes , 575 permanent
Does the proposed project retain jobs? How many?	Yes, 575
What is the cost per job created/retained? (divide dollars requested by jobs created and/or retained)	2,164
What is the total number of full time jobs created/retained?	575
What is the total number of part time jobs created/retained?	410
How many businesses will directly benefit from this project?	20-30 new and existing

Readiness to Proceed

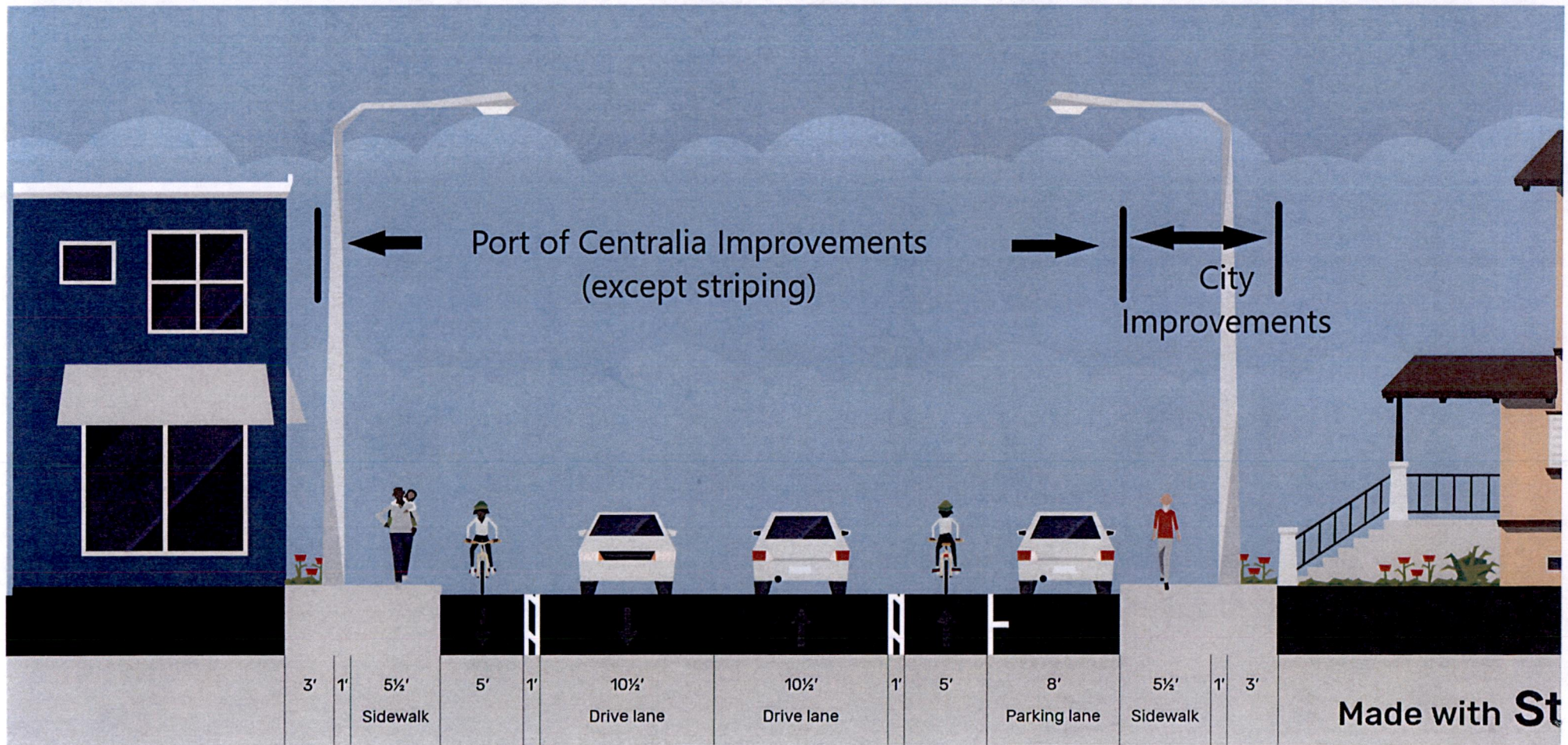
The following are metrics that we have identified as an aid in determining projects may receive funding:

Questions	Metric
Is this project a "Public Facility" that has an economic development purpose?	Yes
Have entitlements been obtained and required permits issued/in process?	No
Does this project have a clear timeline and scope of work?	Yes
If this request is approved, what is the amount of match funding that is secured?	\$ 249,725.00
What is the probability of completion from 1-10 (10 indicates a high probability)?	10

[illegible]



Alder Street (West of Yew Street)



Alder Street (East of Yew Street)

All improvements on Alder Street
between Yew Street and SR507 (Mellen
St) are part of this grant application

1'	5½'	3'	5'	1'	10½'	10½'	1'	5'	8'	3'	5½'	1'
Sidewalk					Drive lane				Parking lane	Sidewalk		

Made with S

BOCC AGENDA ITEM SUMMARY

Resolution:**BOCC Meeting Date:** June 6, 2023**Suggested Wording for Agenda Item:****Agenda Type:** Deliberation

Approve \$1,600,093.85 .09 ("Distressed Counties") grant to the City of Centralia for its Alder Street Improvements project

Contact: Rieva Lester**Phone:** 360-740-1419**Department:** BOCC - Board of County Commissioners**Description:**

Approve \$1,600,093.85 grant to the City of Centralia for its "Alder Street Improvements" project

Approvals:**Publication Requirements:****Publications:**

User	Status
PA's Office	Pending

Additional Copies:**Cover Letter To:**

Todd Chaput, Economic Alliance:

todd@lewiscountyalliance.org

Centralia Public Works Director Kim Ashmore:

kashmore@cityofcentralia.com