BEFORE THE BOARD OF COMMISSIONERS
PACIFIC COUNTY, WASHINGTON
1216 W. Robert Bush Drive
South Bend, Washington

Wednesday, February 12, 2020
11:30AM
or as soon thereafter as possible

SPECIAL MEETING AGENDA

The matter listed within the Special Meeting Agenda was distributed to each County Commissioner for review.

Call to Order

Public Comment *(limited to three minutes per person)*

PUBLIC HEARING

1) Consider approval of Community Development Block Grant-Economic Opportunity Grant

The Board may add and take action on other items not listed on this agenda and order of action is subject to change.

The hearing facility is "barrier free" and accessible by those with physical disabilities. Aids will be provided upon request for those with language/speaking or hearing impediments, but requests need to be received at least five (5) business days prior to this hearing. Such requests may be filed in person at the Commissioners' Office at the address noted above or at 360/875-9337.

Pacific County
Board of Commissioners/Local Board of Health
P O Box 187 * 1216 W Robert Bush Drive
South Bend, WA 98586
Phone 360/875.9337 * Fax 360/875.9335

Meetings are held the 2nd and 4th Tuesday of each month, beginning at 9 a.m.

REQUESTED MEETING DATE: 2-12-2020

AGENDA REQUEST FORM

TO BE COMPLETED BY CLERK OF THE BOARD/DEPUTY CLERK OF THE BOARD

ACTION: ☐ Approved/Confirmed ☐ Denied **Agenda Item #** _____

☐ Subject to adequate budget appropriations Initial _____ Date _____

☐ No action taken/withdrawn ☐ Tracking

☐ Deferred/Continued to meeting of _____ time _____

DISTRIBUTION LIST: ☐ RF ☐ CF ☐ SEA OTHER _____

☐ ASSR	☐ AUD	☐ CS	☐ CLERK	☐ DCD	☐ DPW	☐ EMA
☐ FAIR	☐ HLTH	☐ IT	☐ JUV	☐ NDC	☐ PACCOM	☐ PROS
☐ SDC	☐ PCSO	☐ SUPR CT	☐ TRSR	☐ VEG	☐ WSU	☐ 367C

AGENDA ITEM REQUEST

Attach all required documentation

Department/Office General Administration Date 2-5-2020

Name & Title Kathy Spoor, CAO Signature Kathy Spoor

NARRATIVE OF REQUEST:

Attached for your consideration is an updated CDBG, Economic Opportunity grant. This grant reflects the change in direction to site a pellet mill, then follow with a small log mill on Port property next to the kiln in Raymond. This grant is based on the number of new jobs targeting low to moderate income people that will be created. It is anticipated a minimum of 30 new jobs will be created when the mill is fully operational. The toal CDBG request if for $1,050,000. This funding wil be paired with fundign awarded to the Port by DNR, and a CERB grant, along with an investment by AMKO of at least $2,000,000. This grant was awarded more than a year ago, but due to a change in plans, scope of work, etc. following a detailed assessment of the condition of the current Alder Mill site we need to update our application.

RECOMMENDED MOTION [To be completed by Clerk of the Board/Deputy Clerk of the Board]

Move to approve submittal of CDBG Economic Opportunity grant in the the amount of $1,050,000 to the Department of Commerce and authorize the CAO to sign.

AMKO Hardwoods Company, LLC

Application for an

Economic Opportunity Grant

from the

Community Development Block Grant Program

Department of Commerce

January 2020 update

PROJECT SUMMARY

1.	Grant Type	☒ **Economic Opportunity Grant**		
2.	**Jurisdiction**	**Pacific County**	Telephone	**(360) 875-9334**
	Mailing Address	**P.O. Box 6**	Fed Tax ID #	**91-6001356**
	Street Address	**1216 W Robert Bush Drive**	DUNS #	**0846040160000**
	City	**South Bend**	UBI #	**254-000-662**
	Postal Code + 4	**98586-0006**	SAM.gov expires	**05/19/2020**
	Email	kspoor@co.pacific.wa.us	SWV#	**0007195-00**
3.	**Contact Person**	**Kathy Spoor**	Title	**County Administrative Officer**
	Mail Address	**P.O. Box 6**		
	Street Address	**1216 W Robert Bush Drive**	Telephone	**(360) 875-9334**
	City	**South Bend**		
	Postal Code +4	**98586-0006**		
	Email	kspoor@co.pacific.wa.us		
4.	**Subrecipient**	**Port of Willapa Harbor**		
	Contact Person	**Dawn King**	Title	**Administrator, Port of Willapa Harbor**
	Mail Address	**1725 Ocean Avenue**		
	Street Address	**1725 Ocean Avenue**	Telephone	**360-942-3422**
	City	**Raymond, WA**	DUNS #	**010208692**
	Postal Code	**98577-2813**	UBI #	**253-000-099**
	Email	portofwh@willapabay.org	SAM.gov expires	**05/14/2020**
5.	**Consultant**	**N/A**		

	Firm Name					Telephone	
	City, State					Fax	
	Postal Code					Email	
6.	Fiscal Year	From	**January 1**	To	**December 31**		
7.	State Legislative District:		**19th**		Congressional District:		**3rd**

8. Brief Project Description:

The installation of a new pellet mill and sawmill and revitalization of an existing kiln operation in the towns of South Bend and Raymond is a community economic development project of Pacific County ("County") and the Port of Willapa Harbor ("Port") in collaboration with the private equity investor owners of AMKO Hardwoods Company, LLC ("AMKO"). This sustained mill operation for fuel pellets and alder wood products will create significant employment opportunities in Southwest Washington's forest products economy as it expects to create 30 full-time labor jobs within three years.

The existing sawmill buildings in South Bend will be stabilized (to allow safe extraction of equipment) and re-purposed for new industrial development. Structurally deficient and unsafe structures on the property will be demolished and junk equipment removed. The rehabilitation of this site will add 8+ new acres of industrially-zoned parcels suitable for immediate development. Additional employment from new business expansion/construction at this site is confidently expected, as regional demand is high for appropriately zoned commercial property.

The significance of this economic development opportunity cannot be overstated; the unemployment rate in Pacific County exceeds 7% and its labor force participation is stubbornly under 42%[1]. At least 20 of the jobs to be created in the new mills/kiln operation are expected to be filled by low- and moderate-income (LMI) qualifying households.

9. Did a CDBG Planning-Only Grant lead to this application? ☒ Yes ☐ No

10. National Objective:	■ Principally benefits low- and moderate-income persons or households.	
	☐ Prevents or eliminates slums or blight.	
	☐ Meets urgent community development needs that pose a serious and immediate threat to public health or safety.	
11. Project Budget	CDBG	$ 1,050,000
	CDBG Program Income	$ 0

[1] source: US Census American Community Survey 2013-2017 FactFinder August 2019 Labor Force Participation rate for population 16+ is 41.9% with margin of error +/- 2.3%. (Seasonally-unadjusted) Unemployment is 7.3% for Pacific County per the Federal Reserve Bank of St. Louis, August 2019.

Summary:	Other Federal	$ 0	Match the Project Budget form
	Other State **(DNR $1.4M, CERB $1.2M)**	$ 1,400,000 $ 1,200,000	
	Other Liens	$	
	Private Investors **(AMKO)**	$ 2,000,000	
	TOTAL	$ 5,650,000	
12. Project Beneficiaries:	# of Persons	**30 FTE**	
	# of LMI Persons	**>20** (depending on household size)	LMI Percentage: **66% (est)**
	# of Households	**30**	CDBG Investment per Household or Job: **$35,000.00**
	# of LMI Households	**>20** (depending on household size)	
	# of Businesses	**1**	

13. How were the numbers of beneficiaries determined?	Area Benefit	☐ Appendix A – 2014 HUD LMI Data
		☐ HUD's Census Block Groups Data
		☐ Income Survey /Date:
For Limited Clientele, Housing, or Economic Development Jobs activities, check Direct Benefit:		☒ Direct Benefit Only

14. Street address, city and postal code of project:

South Bend Sawmill operations:	**Raymond Kiln operations:**
647 Robert Bush Drive	**201-299 Wilson Ave**
South Bend, WA 98586	**Raymond, WA 98577**

15. Census Tract Number(s): **9502 (Raymond), 9503 (South Bend)**

Census Block Number(s): **4035 (Raymond), 3026 (South Bend)**

16. Certification of Chief Administrative Official: The information provided in this application is true and correct to the best of the local government's belief and knowledge and it is understood the state may verify information, and that untruthful or misleading information may be cause for rejection of this application or termination of any subsequent grant agreement.

Signature _____ Date _____

Print Name _____ Title _____