



REGIONAL SOLUTIONS OFFICE
GOVERNOR KATE BROWN

Regional Solutions Advisory Committee
South Valley/Mid Coast Region
AGENDA

CONFERENCE CALL
Thursday, August 16, 2018
4:30 – 5:00 PM

Call 1-877-848-7030

Participant Code: 4799379#

Welcome/Introductions/Agenda

Convener Senator Lee Beyer

Review of July 30 Regional Infrastructure Fund Recommendations

Public Comment

DISCUSSION and ACTION – Revise project recommendation for submission
to Grant & Loan Review Committee

Adjourn

To request an interpreter for the hearing impaired or for other accommodations for persons with disabilities, please make requests before the meeting to Lisa Howard at 503-378-6502 or lisa.howard@oregon.gov, or by TTY: Oregon Relay Services at 1-800-735-2900.

SOUTH VALLEY/MID COAST REGIONAL SOLUTIONS CENTER
1715 FRANKLIN BLVD, EUGENE, OR 97403

MEMORANDUM

DATE:

TO: Regional Infrastructure Fund Grant & Loan Review Committee

FROM:

Regional Solutions Advisory Committee

SUBJ: Recommendation for Funding Assistance from the Regional Infrastructure Fund (RIF) for the 2017-2019 Biennium

Please accept this memorandum from the Regional Solutions Advisory Committee recommending funding assistance from the Regional Infrastructure Fund. This memorandum includes a brief description of each project and the justification for the funding recommendation.

Summary:

| Ranking | Applicant Name | Project Name | Recommended Amount |
|---------|----------------|--------------|--------------------|
| 1. | | | |
| 2. | | | |
| 3. | | | |
| | | | Total |

The projects are ranked in this order because:

RSAC Ranking Number 1 for

Applicant Name

Final Beneficiary/Recipient

Project Name

Brief Project Description

(include what portion of the project the funding would be used for):

Amount Requested

Other Funds

Total Project Cost

RSAC Recommended Amount

Justification for Recommendation:

The Regional Solutions Advisory Committee respectfully requests the Grant & Loan Review Committee to recommend the project listed above for funding assistance to the Legislature.

Regional Infrastructure Fund (RIF)

Project Information Sheet for Grant & Loan Review Committee Meeting, August 20, 2018

Region: South Valley/Mid-Coast

Applicant: Linn-Benton Community College

Project: Workforce Training Modules – Career Technical Education

Regional Solutions Advisory Committee Ranking: 1

1. Why is RIF the best funding source for this project? Could other state funding be available and if so, why is it recommended for RIF?
 - There are few other sources of funding for purchasing training modules to be placed in new educational buildings.
 - The Special Public Works fund is offered as a loan and higher education is reticent to take on debt service.
 - The project is not a public works construction project.

2. What are the match funds for the project (include the amount and source)?
 - \$9,800,000 State of Oregon
 - \$1,500,000 US Economic Development Administration
 - \$2,900,000 City of Albany
 - \$1,400,000 City of Lebanon
 - \$14,398,565 Community College Capital Construction Bond
 - \$ 4,918,976 Private Funders

3. Describe this project's readiness to proceed, e.g., permits obtained, applied, likely to obtain. Is it likely the work can be completed by June 30, 2021?
 - Permits are not needed to purchase and install the modules.
 - LBCC is ready to purchase the modules.
 - Modules are ready to be installed and can be used this school year.
 - Project is likely to be completed by June 30, 2021.

4. Is this project expected to create or retain jobs? If so, please provide the numbers and the methodology used to calculate the figures. If the link to jobs is indirect, describe the economic development benefit of the project.
 - 1200 jobs retained.
 - The estimate was determined by the number of student placements in industry jobs as a result of the career and technical training received in the LBCC programs and provided by the advanced hands on modules used by the various programs.

RSAC Ranking Number 2 for

Applicant Name

Final Beneficiary/Recipient

Project Name

Brief Project Description

(include what portion of the project the funding would be used for):

Amount Requested

Other Funds

Total Project Cost

RSAC Recommended Amount

Justification for Recommendation:

The Regional Solutions Advisory Committee respectfully requests the Grant & Loan Review Committee to recommend the project listed above for funding assistance to the Legislature.

Regional Infrastructure Fund (RIF)

Project Information Sheet for Grant & Loan Review Committee Meeting, August 20, 2018

Region: South Valley/Mid-Coast

Applicant: City of Coburg

Project: Water Expansion Project

Regional Solutions Advisory Committee Ranking: 2

1. Why is RIF the best funding source for this project? Could other state funding be available and if so, why is it recommended for RIF?
 - Safe Drinking Water Revolving Loan Fund is available but is offered as a loan and the city will take advantage of it. The RIF is a grant and will help fund the project without adding to municipal debt service.
 - RIF funding was designed to help communities provide services to meet growth and economic development need.

2. What are the match funds for the project (include the amount and source)?

\$5,530,000 US EPA/Business Oregon: Safe Drinking Water Revolving Loan Fund
\$450,000 City of Coburg

3. Describe this project's readiness to proceed, e.g., permits obtained, applied, likely to obtain. Is it likely the work can be completed by June 30, 2021?
 - Permits for well drilling, special use and building have been applied for and are pending approval.
 - Land purchase needs to be completed.
 - Project is likely to be completed by June 30, 2021.

4. Is this project expected to create or retain jobs? If so, please provide the numbers and the methodology used to calculate the figures. If the link to jobs is indirect, describe the economic development benefit of the project.
 - 533 jobs created.
 - 3,167 jobs retained.
 - The estimate was determined by the City of Coburg and included the number of projected jobs created if the east side of Coburg can be developed with proposed commercial and industrial uses and the current jobs serviced by adequate and consistent city services including water.

RSAC Ranking Number 3 for

Applicant Name

Final Beneficiary/Recipient

Project Name

Brief Project Description

(include what portion of the project the funding would be used for):

Amount Requested

Other Funds

Total Project Cost

RSAC Recommended Amount

Justification for Recommendation:

The Regional Solutions Advisory Committee respectfully requests the Grant & Loan Review Committee to recommend the project listed above for funding assistance to the Legislature.

Regional Infrastructure Fund (RIF)

Project Information Sheet for Grant & Loan Review Committee Meeting, August 20, 2018

Region: South Valley/Mid-Coast

Applicant: City of Newport

Project: Big Creek Dam Project - City and District Water Supply

Regional Solutions Advisory Committee Ranking: 3

1. Why is RIF the best funding source for this project? Could other state funding be available and if so, why is it recommended for RIF?
 - The primary challenge of this project is securing adequate funding to advance from the feasibility phase to the final design and construction phase. The city is engaged in a multi-tiered approach to raise local, state and federal funding. RIF funds would provide a grant to initiate three important aspects of preliminary design and environmental work. These aspects of the project meet RIF criteria and there are not any other obvious funding sources for this type of work.

2. What are the match funds for the project (include the amount and source)?
 - \$500,000 OWRD – Feasibility Study Grants - Committed
 - \$1,200,000 City of Newport – Water Fees – Committed
 - \$443,890 City of Newport – Water Fees – Submitted
 - \$250,000 Oregon OEM Homeland Security - Submitted

3. Describe this project’s readiness to proceed, e.g., permits obtained, applied, likely to obtain. Is it likely the work can be completed by June 30, 2021?
 - Permits for conditional use, building & electrical, plumbing/mechanical and sewer water have been applied for and are pending approval by 7/1/2019.
 - Project is likely to be completed by June 30, 2021.

4. Is this project expected to create or retain jobs? If so, please provide the numbers and the methodology used to calculate the figures. If the link to jobs is indirect, describe the economic development benefit of the project.
 - 7,400 jobs retained.
 - The estimate was determined by the City of Newport and is based on the current workforce in fish processing, tourism, hospitality, construction, retail, real estate, education and government in the Newport area.

Regional Infrastructure Fund Application



Deadline: Monday, April 30, 2018, 5:00 pm

A. Applicant

Organization Name

City of Waldport

Organization Type City

(Identify the ORS under which entity is formed if applicant is an entity other than city or county, such as special district, authority, association, etc.)

Street Address

125 Alsea Highway

Mailing Address

PO Box 1120, Waldport, OR 97394

Office Phone 541.264.7417

Web URL www.waldport.org

DUNS Number 095676826

Federal Tax ID Number 93-6002274

B. Project Contact

Name Kerry Kemp

Title City Manager

Phone 541.264.7417 x111

Email kerry.kemp@waldport.org

Cell Phone _____

C. Final Beneficiary/Recipient

If final beneficiary/recipient is not same as applicant, complete this section.

Organization Name _____

Street Address _____

Mailing Address _____

Office Phone _____

Web URL _____

Contact Name _____

Contact Title _____

Contact Phone _____

Contact Email _____

D. Project Overview

Project Name (10 words or less)

Waldport Industrial Park Wastewater System - Design and Permitting Phase

Project Location (indicate physical address including city and county)

Crestline Drive and Industrial Area, Waldport, Lincoln County, Oregon

Project Category (if construction project, see Attachment A & B requirements in Section L list of attachments)

- Planning Design only Construction only Design & Construction
- Other (describe) _____
-

Project Region & Priorities

View [All Regions—Advisory Committees, Teams, Priorities](#) document to see each region's priorities.

If project serves more than one region, select the region that will contain a majority of the project. Select one region, then on page 3 select all applicable **Regional Solutions Priority or Priorities** addressed by project outcomes:

- North Coast (Clatsop, Columbia, Tillamook, and western Washington counties)
- Mid-Valley (Marion, Polk, and Yamhill counties)
- South Valley/Mid Coast (Benton, Lane, Lincoln, and Linn counties)
- South Coast—Umpqua (Coos, Curry, and Douglas counties)
- Southern (Jackson and Josephine counties)
- Metro (Clackamas, Multnomah, and Washington counties)
- North Central (Hood River, Sherman, and Wasco Counties)
- Central (Crook, Deschutes, and Jefferson counties)
- South Central (Klamath and Lake counties)
- Greater Eastern (Gilliam, Grant, Harney, Malheur, Morrow, Umatilla, and Wheeler counties)
- Northeast (Baker, Union, and Wallowa counties)

South Valley / Mid-Coast Regional Priorities

- Entrepreneurial Ecosystem
 - Encourage business incubation, acceleration, manufacturing and new technologies
 - Encourage and support an entrepreneurial culture and ecosystem
 - Leverage research corridor
 - Access to capital strategy—develop resident capital and access to capital investment
 - Venture Capital and Commercialization—support mentoring related to capital access and product development, as well as networking opportunities with other innovators
 - Support both emerging entrepreneurs and established companies
 - Promote regional workforce readiness

- Housing
 - Housing and Manufactured Housing/Economic Development

- Land Use and Economic Development
 - Improve the readiness of industrial land
 - Address uncertainty and permit streamlining on wetlands
 - Support rural industrial development opportunities
 - Encourage creation of quality industrial flex-space
 - Increase number of certified industrial sites
 - Support time to market initiatives

- Transportation
 - Transportation systems
 - Improve access to markets via improved transportation systems
 - Energy and Transportation—support alternative fuel and energy industry and alternative energy advancement
 - Infrastructure and broadband
 - All modes
 - Rapid rail
 - Transit
 - Air
 - Ports

1. Please indicate if the project is **consistent with Business Oregon's strategic plan priorities** listed below. See [Business Oregon's Five Year Strategic Plan](#) to see the agency's priorities.

- Innovate Oregon's Economy
- Grow Small- and Middle-market Companies
- Cultivate Rural Economic Stability
- Advance Economic Opportunity for Underrepresented People
- Ensure an Inclusive, Transparent, and Fiscally Healthy Agency

2. Identify the **Sustainable Community Objectives** addressed by the project.

Sustainable community objectives were adopted by the Oregon State Legislature as part of the Oregon Revised Statutes in the 2001 Legislative Session. Regional Solutions Teams use them as a guide in leveraging investments and achieving multiple project objectives.

Economy

- A resilient economy that provides a diversity of good economic opportunities for all citizens.
- Workers whose knowledge and skills are globally competitive and supported by life-long education.

Community

- Independent and productive citizens.
- Youth who are fully supported by strong families and communities.
- Vital and active downtowns and main streets.
- Efficient development that saves infrastructure investments and natural resources.
- Quality affordable housing that is available to those who need it.

Environment

- Healthy urban and rural watersheds and species abundance and diversity.
- Clean and sufficient water for human and natural use.
- Efficient use and reuse of resources, and the elimination of harmful toxins in the environment.

E. Project Description

Describe the "What" in the space allowed. Provide a brief, 4-5 sentence summary of the project and what the funds would be used for. Include a brief description of the goal and scope of the project, summarizing project implementation (e.g., planned infrastructure or activity).

There is a large 161-acre industrial area in the City of Waldport that is only marginally developed, mostly due to a lack of connection to the municipal sewer system. The goal of the project is to develop the needed infrastructure to support higher density development and job growth in this area of regional importance. The RIF grant will enable the City to achieve the design and permitting portion of the wastewater system needed to serve the park, while the City pursues low-interest loans or other public financing for its construction. The wastewater connection has been on the City's project list for Urban Renewal #2, which was adopted in 2005.

The project has been progressing for the past several years, as described more fully in Attachment 1, Supplementary Information, with the City now desiring to complete the design engineering phase for wastewater improvements. The first portion of the planning phase is complete, and the RIF grant will allow the City to finalize the design phase and prepare for the construction phase. After the design is complete, the City may continue to advance the construction phases of work.

F. Justification

Opportunity/Need—In the space allowed below, describe “Why” the project is needed. Identify the opportunity or need the project seeks to address as well as how it supports the Regional Solutions and Business Oregon priority(ies) (see pages 2-3). Provide data and/or a narrative substantiating the need.

There is a scarcity of large industrial sites along the Oregon coast that are also out of the tsunami zone. The Waldport Industrial Park is one such area. However, development is limited due to the reliance on sewage holding tanks, which are costly for businesses to maintain and pump. For example, one owner pays about 33 cents per flush, which equates to \$500-\$600 a month in disposal fees. A local real estate broker has had difficulty marketing land, due to a lack of sewer. The area is under-utilized, with a capacity of over 1-2 million square feet, but only having approximately 106,000 square feet built. The living-wage jobs that would accompany development, as described in Attachment E, make a case for supporting the project. The region has limited job opportunities, limiting economic development. The ability to connect to sewer will improve the readiness of all properties to: 1) support intensive development of higher-wage jobs, 2) encourage creating flex-space to support the local maritime economy, and 3) increase the number of certified industrial sites whose primary drawback is the lack of sewer. In addition, the project will improve the City's ability to enhance its entrepreneurial culture, by providing Enterprise Zone tax credits. The project will benefit statewide and regional priorities as summarized in Attachment 1, including improving readiness of industrial land, cultivating rural economic stability, and providing resilient economy.

Proposal/Solution—In the space allowed below, describe “How” the project would address the above opportunity/need.

The design and installation of sewer is paramount for developing the industrial area. There are several industry sectors that hold strong potential for commercial growth in Waldport, including the emerging industry of recreational marijuana, and ocean wave energy. There already is one small grow facility in the industrial area, under a conditional use permit, and there is an opportunity to expand on this burgeoning sector. Additionally, the industrial park is primed to support the growing maritime sector in Newport and South Beach, located just 20 minutes to the north. There also exists a need and opportunity for “lifestyle entrepreneurs”, such as pre-retirees moving to the coast that are interested in establishing or relocating their enterprises, or for other businesses to locate and expand along the coastal region, as further described in Attachment 1.

The City plans to partner with the Economic Development Alliance of Lincoln County (“EDALC”) to help educate businesses about the tax credit programs, so businesses can have more money to spend on new jobs, capital improvements, business investments. To our knowledge, local businesses are not currently benefiting from these tax incentives, and this project will provide the perfect opportunity to inform property owners about the benefits of this program, and to encourage new and existing property owners to re-invest the costs savings into paying for capital and infrastructure improvements.

3. **Funding Request.** All requests must be in the range of \$50,000 to \$1,000,000.

- a. Funds requested: \$ 300,000
- b. All projects, but especially those whose project request is over \$200,000, are encouraged to define the minimum funds requested: \$ 300,000
- c. Describe what phase or portion of the work could be completed with the minimum request, or how the project would be altered to complete the project with the reduced amount:
Anything less than the request will require debt that will limit the ability to secure construction financing

4. Provide a list of letters that **demonstrate community support** for the project (list name and affiliation of sender). Attach copies of letters to your application (see Attachment D in the List of Attachments).

| Name | Affiliation |
|----------------------|---|
| Various | Property Owners/Businesses/Real Estate |
| County Commissioners | Lincoln County, Oregon |
| Caroline Bauman | Economic Development Alliance of Lincoln County |

5. Is the project included in any adopted Master Plans or regional or local economic development and/or strategic plans? Yes No

If yes, list them below.

Industrial Park Master Plan; Wastewater Master Plan; Lincoln County Regionally Significant Industrial Area

6. Does the project benefit the Oregon economy by generating a net **increase in, or retention of, long-term jobs** (beyond short-term construction jobs) in the region directly impacted by the project? Yes No

If yes, complete a., b. & c. below. (If this project advances to the Grant & Loan Review Committee, you may be asked to provide supplemental information.)

- a. Expected number of long-term (non-construction) jobs created or retained as a direct result of the project: 1,343 jobs created 40 jobs retained
- b. Expected average annual wage of long-term (non-construction) jobs created or retained: \$30,000 plus--increase the number of permanent jobs as opposed to seasonal; see Attachment 1
- c. Provide a description of the types of jobs created and/or retained:
Warehouse/distribution, manufacturing, light industrial, professional and business; see Attachment 1

G. Project Work Plan

List project activity milestones/key tasks with estimated start and completion dates.

| Activity | Estimated Start Date | Estimated Completion Date |
|--|----------------------|---------------------------|
| Estimated Project Start Date | 12/01/2015 | |
| Feasibility Study -- Completed | 12/01/2015 | 06/30/2016 |
| Master Plan -- Completed | 07/01/2016 | 06/30/2017 |
| Preliminary Engineering Report -- Completed | 09/01/2017 | 04/30/2018 |
| Engineering Design Phase -- Urban Renewal funding and RIF Grant | 04/01/2019 | 09/30/2019 |
| Approvals/Easements/Entitlements -- Urban Renewal and RIF | 10/01/2019 | 03/31/2020 |
| Note: Engineering Design start date dependent upon RIF contract date | | |
| Estimated Project Completion Date | | 03/31/2020 |

7. Describe any conditions that may affect the completion of the work plan. If applicable, describe any measures planned to mitigate these conditions.

The only condition that could affect completing the work is lack of funding. Without adequate funding from external sources like the RIF grant, the project's design and permitting cannot be completed because the City cannot afford to independently advance the work. An investment of state funding through the Regional Solutions Program would allow the City to move forward with the project while simultaneously addressing the regional priorities identified for the South Valley / Mid-Coast region. Without support from the RIF, the City would be forced to secure a loan to complete the current phase of work, which would increase the City's debt service – jeopardizing its potential ability to secure public financing to pay for construction.

H. Project Budget

| Budget Line Item Below are general items most used (adjust budget items to suit the project). | Regional Infrastructure Fund | Other Funding | Total |
|---|------------------------------------|-------------------|-------------------|
| Engineering/Architecture | \$ 238,000 | \$ 114,000 | \$ 352,000 |
| Construction | | | \$ 0 |
| Construction Contingency | | | \$ 0 |
| Land Acquisition | | \$ 20,000 | \$ 20,000 |
| Legal | | | \$ 0 |
| Construction Management | | | \$ 0 |
| Other Legal, Permits & Fees | \$ 62,000 | \$ 26,000 | \$ 88,000 |
| Other (Note: engineering above includes surveys) | | | \$ 0 |
| Other Feasibility Study & Master Plan | | \$ 154,903 | \$ 154,903 |
| Other Preliminary Engineering | | \$ 13,855 | \$ 13,855 |
| Totals | \$ 300,000 | \$ 328,758 | \$ 628,758 |

I. Details of Other Funding

| Source of Other Funds (see Attachment C requirements in Section L. List of Attachments) | Amount | Status: C-Committed, AS-Application Submitted, AI-Application Invited, PS-Potential Source | Dates Required Funds will be Committed and Available |
|---|-------------------|--|--|
| Waldport Urban Renewal Agency | \$ 150,000 | C | 07/01/2018 |
| Land Donation for Pump Station Location | \$ 10,000 | PS | 09/01/2019 |
| Property Owners and City of Waldport | \$ 33,758 | C | 06/30/2017 |
| Business Oregon (IFA) & DLCD | \$ 120,000 | C | 06/30/2017 |
| Lincoln County | \$ 15,000 | C | 06/30/2017 |
| Totals | \$ 328,758 | | |

J. Who Prepared the Cost Estimate for the Project?

Name Christopher J Brugato, PE

Title Project Engineer

Company Westech Engineering Inc

Phone Number (503) 585-2474

Date of project cost estimate 04/04/2018

8. Does the project budget propose direct project management expenses? Yes No
(Direct project management is defined as expenses that will be incurred that are directly related to and necessary solely to support or manage project activities and are not routine or ongoing expenses of the municipality or expenses for current staff that are already included in the municipality's adopted budget.)

If yes, describe how the direct project management services will be provided:

9. Will the applicant own the facility/improvements once constructed? Yes No

If no, explain:

10. After project completion, who will assume responsibility for the ongoing operations and maintenance of the project?

City of Waldport

11. After project completion, what will be the source(s) of funds for the ongoing operations and maintenance of the project?

Wastewater user charges & fees

12. Is the applicant (and final beneficiary/recipient) current on all taxes, fees, and debt payments?

Yes No

If no, explain:

K. Permits

List the permits and regulatory authorizations needed for the project to be ready to proceed with construction and indicate whether or not they have been obtained.

| Permit Type | Review Agency | Status of Approval | If pending, anticipated approval date |
|-------------|---------------|---|---------------------------------------|
| | | <input checked="" type="radio"/> Obtained <input type="radio"/> Pending | |
| | | <input checked="" type="radio"/> Obtained <input type="radio"/> Pending | |
| | | <input checked="" type="radio"/> Obtained <input type="radio"/> Pending | |
| | | <input checked="" type="radio"/> Obtained <input type="radio"/> Pending | |

13. List any other state or federal agencies involved with the project not included above:

The engineering design project itself involves necessary approvals. None others are needed that will impact the project.

L. List of Attachments

| Required for | Attachment Description | For Office Use Only (X if Attached) |
|----------------------------------|--|-------------------------------------|
| construction applications | A. Map(s) showing the location of the project, including tax lots/parcels, and road widths, etc. (refer to Section D. Project Overview). | <input type="checkbox"/> |
| | B. Documentation from the appropriate entity (city or county planning department) that indicates that the project is a permitted use and consistent with the acknowledged local comprehensive plan (refer to Section D. Project Overview). | <input type="checkbox"/> |
| all applications | C. Letters of commitment for other funds (refer to Section I. Details of Other Funding). | <input type="checkbox"/> |
| | D. Letters of community support for the project (refer to question #4). | <input type="checkbox"/> |

M. General Certification

I certify to the best of my knowledge all information contained in this document, and any attachments, is valid and accurate. I further certify that, to the best of my knowledge:

1. The application has been approved by the governing body or is otherwise being submitted using the governing body's lawful process, and
2. Signature authority is verified.

Check one:

- Yes, I am the highest elected official. (e.g., Mayor, Chair or President)
- No, I am not the highest elected official so I have attached documentation that verifies my authority to sign on behalf of the applicant. (Document such as charter, resolution, ordinance or governing body meeting minutes must be attached.)

The department will only accept applications with proper signature authority documentation.

Kerry E. Kemp

04/30/2018

Typed Signature

Date

City Manager

Title

Submit

Or, print out a copy of completed form and mail it to:

Business Oregon
Regional Infrastructure Fund
775 Summer St NE, Suite 200
Salem OR 97301-1280

**ATTACHMENT 1
SUPPLEMENTARY INFORMATION**

**CITY OF WALDPOR
REGIONAL INFRASTRUCTURE FUND APPLICATION**

Supplementary Information

Project Background

In 2016, the State approved the 161-acre Waldport Industrial Area as part of the Regionally Significant Industrial Area in Lincoln County, which means that the site is prioritized for development. This area is one of the largest potentially developable industrial sites along the Oregon coast, which is also above the tsunami inundation zone for a large-scale Cascadia event. However, there is no sewer: The system in place includes sewage holding tanks that must be pumped periodically.

The diagrams in Attachment 4 that follows show the zoning map and aerial photo of the area.

The City, with financial assistance from Business Oregon (\$60,000), the Department of Land Conservation & Development (\$60,000), Lincoln County (\$15,000), and ten property owners/businesses in the industrial park (almost \$8,000), completed a Master Plan that will guide development of the area over the next decade. Infrastructure improvements will include, among other things, an interior street system, a transportation connection to State Highway 101, water and stormwater improvements, and, most immediately and importantly, wastewater system improvements. Regional Infrastructure Funds (“RIF”) are targeted for the first critical phase, providing wastewater infrastructure from the industrial park to the plant. After completion of a lift station, individual properties will be able to tie into the system by way of gravity-fed or pressure systems, with laterals connecting to new main lines.

The table below summarizes the overall design and construction process planned for the development of the sewer infrastructure project:

| Phase | Description | Status | Timeline |
|--------------|---|--|--------------------------|
| 1 | Pre-planning | Urban Renewal #2 COMPLETED Regionally Significant Industrial Area COMPLETED | FYE2006 FYE2016 |
| | Feasibility Study & Master Plan | Completed — funded by: 1) Business Oregon IFA; 2) DLCD; 3) Lincoln County; and 4) City of Waldport / property owners | FYE17 & FYE18 |
| 2 | Design & Permitting Phase | Pending — Contingent upon RIF Grant | FYE19 & FYE20 |
| 3 | Construction - Phase I (Force main, lift station and downstream connection) | Planned — Contingent upon loan funding from ODEQ CWSRF program, or other financing, including a Local Improvement District | FYE20 & FYE21 |
| 4 | Construction - Phase II (Gravity Sewer, pressure sewer, individual connection lines--partial) | Planned — Contingent upon loan funding from ODEQ CWSRF program or other financing, including a Local Improvement District | FYE21 & FYE22 |

The two construction phases are presented visually in the drawings that follow in Attachment 4.

How the Project Meets Regional and State Priorities

The following table describes the multiple ways in which the proposed project will directly and significantly address priorities of the Regional Solutions South Valley / Mid-Coast Region, Business Oregon, and the State of Oregon's Sustainable Community Objectives.

| RIF Key Priorities & City of Waldport Project Elements South Valley-Mid Coast Regional Solutions Priorities | |
|--|--|
| South Valley-Mid Coast Regional Solutions Priorities | Key Project Elements Addressing South Valley-Mid Coast Regional Solutions Priorities |
| <p>Improve the readiness of industrial land</p> | <p>The land impacted by this project has been deemed a "Regionally Significant Industrial Area." Extending the wastewater system will ready the industrial park for <u>new and larger users</u> and encourage expansion from existing users. Without the construction of a sewer system, growth and expansion will continue to be limited. One local commercial real estate broker cites that lack of a sewer system has created difficulty selling local properties at the park.</p> |
| <p>Support rural industrial development opportunities</p> | <p>By increasing the readiness and usability of the site for prospective business investors, the project will encourage new development in a rural area that is currently under-utilized. The City plans to hire an economic development consultant to help connect to local businesses looking to expand operations along the coast. It will also optimize its strong working relationship with the Lincoln County Economic Development Alliance to help entice new businesses to consider Waldport as a new or relocation site.</p> |
| <p>Encourage creation of industrial infrastructure</p> | <p>This project is the first step in activating a comprehensive master plan that will enhance infrastructure throughout the full 161 acres of the Waldport Industrial Park. Future infrastructure improvements will include transportation and stormwater improvements, none of which can happen without completion of the wastewater system.</p> |
| <p>Increase number of certified industrial sites</p> | <p>Without sewer infrastructure, the City will continue to have difficulty attracting certified industrial sites and competing with other communities in the region. For example, when Central PUD was looking for space to build its newest operations facility, the City of Waldport's industrial park could not adequately compete with the Avery Industrial Park in Newport, which is ultimately where the company chose to build its new facilities (totaling 70,346 SF). With the installation of a sewer system, Waldport can decrease the number of missed opportunities like this in the future.</p> |
| <p>Encourage business incubation, acceleration, manufacturing and new technologies</p> | <p>Small businesses, manufacturing plants, and technology-driven companies that require ready-to-build land will have expanded opportunities to operate in Waldport when the proposed project is complete.</p> <p>The Enterprise Zone status of Waldport's industrial park will help entice new technology companies, such as research and development companies investing in wave energy, as evidenced by the recent slate of funding being targeted for the Oregon State University's Northwest National Marine Renewable Energy Center in Newport (more information available at the following websites: http://nnmrec.oregonstate.edu/ https://www.bizjournals.com/portland/news/2018/03/05/oregon-wave-energy-test-center-gets-3m-boost.html)</p> |

| | |
|--|---|
| Encourage and support an entrepreneurial culture and ecosystem | An excess of one million square-feet of potential industrial space remains currently unused at the Waldport Industrial Park. Opportunities for entrepreneurs and collaborative projects, including the use of flex spaces, will increase dramatically with this project. Promoting existing incentive programs such as the Enterprise Zone Tax Credit Program will help encourage entrepreneurs to invest in new development in Newport, and will support growth for existing businesses. Given that most business owners in Waldport are not aware of the tax benefits they are eligible to receive, there is great potential for the City to encourage a growth culture using existing resources. |
| Access to capital investments | A grant from the Regional Infrastructure Fund will provide Waldport with resources to leverage additional capital investments from new funding sources that the City hasn't pursued in the past. An RIF grant will demonstrate to public and private investors that the project was worthy of government support and is deemed a worthy investment of capital funds. The City recently hired the services of a grants professional to help the City identify and secure new funding sources to complete the planned improvements beyond the design phase. Additionally, the City is partnering with nearby communities (Newport and Seal Rock Water District) to replicate successful funding strategies they have used to fund large wastewater infrastructure projects. |
| Support both emerging entrepreneurs and established companies | <p>With the City of Waldport assuming the financial burden of infrastructure improvements, access and affordability of the land will benefit both start-up companies and established businesses. Further, the City's long-term commitment will send a strong message to property owners about the viability and security of future investments in their businesses.</p> <p>"LIFESTYLE ENTREPRENEURS" – This project will provide the opportunity to attract small- and mid-sized companies in the so-called "knowledge" and "creative" industries. <i>These are firms whose owner can live anywhere and conduct much of the business online.</i> A portion of the population is committed to a coastal lifestyle, whether for the quiet, the beaches, or nearness of loved ones. Our amenities attract people to the coast who come here first as a visitor, then want to move here before retirement, then retire later. In the process of them figuring out "how", we will attract a few whose business idea fits the Waldport Industrial Park. We put all these people under the catch-all term of "lifestyle entrepreneur" -- i.e., the lifestyle comes first. Examples of lifestyle businesses in this realm could include sports nutrition, coastal boating and kayaking, textiles, craftsmanship, and woodworking.</p> |
| Promote regional workforce readiness | Given the proximity to the OSU Hatfield Marine Sciences Center (20 minutes away), maritime economy businesses moving into the industrial park could offer apprenticeship, internship and/or fellowship training programs to help promote regional workforce readiness and offer real-world training opportunities to produce skilled laborers. |
| South Valley-Mid Coast Regional Solutions Priorities | |
| Business Oregon's Strategic Plan Priorities | Key Project Elements Addressing Business Oregon's Strategic Plan Priorities |
| Cultivate rural economic stability | Waldport Industrial Park has massive potential to grow and support a thriving and sustainable, industry-based economy in a rural area in South Lincoln County. The economic vitality of Waldport resulting from this project will help retain current residents, entice new residents, and help ensure the livelihood of the community – both now and in the future. |

| State of Oregon Sustainable Community Objectives | |
|--|---|
| State of Oregon Sustainable Community Objectives | Key Project Elements Addressing the State of Oregon's Sustainable Community Objectives |
| A resilient economy that provides a diversity of good economic opportunities for all citizens | The expansion of commercial industry in the region will diversify opportunities available to workers. Currently a seasonally-based, tourist-reliant economy will grow to include more year-round business operations, thus creating a more resilient economy than it currently sustains. |
| Workers whose knowledge and skills are globally competitive and supported by life-long education | Companies with both regional and international impact will be incentivized to build operations in Waldport where employees in the region can learn diverse and innovate business practices. For example, the installation of the planned wave energy facilities in Newport/South Beach provides an excellent opportunity for innovative manufacturing processes where skilled workers can benefit from long-term job opportunities that currently didn't exist. |
| Independent and productive citizens | The proposed infrastructure improvements and resulting jobs will help provide more stable, living-wage employment opportunities that will benefit local citizens in new ways than what the City current supports. |
| Efficient development that saves infrastructure investments and natural resources | The proposed wastewater improvements were selected from several engineering analyses as the most physically-efficient and cost-effective solution. With support from the RIF, the City can move seamlessly from the design phase into the construction phase, without enduring significant delays the City has faced in recent years. |
| Efficient use and reuse of resources, and the elimination of harmful toxins in the environment | With the installation of wastewater infrastructure, property owners will be less susceptible to breaches in sewer holding tanks and connection lines that could potentially contaminate ground water with raw sewage. The new system will eliminate the need to have a third-party empty the sewage holding tanks, thus decreasing environmental harm from diesel trucks and potential contamination when emptying the holding tanks. Future phases of the project will include stormwater management systems, which will decrease the potential for water quality issues caused by point source and nonpoint source pollution. |

Job Creation and Wages

There is a substantial amount of job potential in the industrial area. The completed Master Plan buildout identifies a potential increase of over 1 to 2 million square feet in building space, with the larger number an outside maximum used to assess infrastructure demands. To calculate job creation, the City used 25 percent floor area ratio (“FAR”) estimates, multiplied by a blended rate utilizing industry data.

As shown in the tables below, the City projects that over 400 new jobs could be created in Zone W, which includes properties most likely to be developed in the park first, followed by the other three zones. The source for jobs per square foot was derived using a blended rate from various sources, as shown in the second table, followed by a descriptive pie chart.

POTENTIAL JOB CREATION

| Zone Within Industrial Area* | Master Plan Buildout Net SF (.5 FAR) | JOBS @ 760 SF/Job & .25 FAR |
|-----------------------------------|--------------------------------------|-----------------------------|
| W | 640,000 | 421 |
| X | 600,000 | 395 |
| Y | 580,000 | 382 |
| Z | 222,000 | 146 |
| Total – All Zones Combined | 2,042,000 | 1,343 |

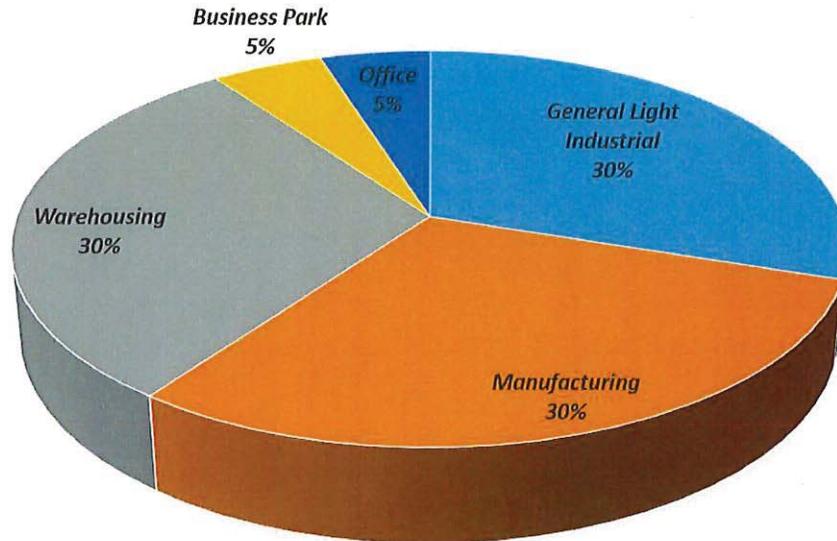
*Although individual properties are not necessarily phased as such, each zone will develop in sequence over time, more or less, with some overlap. Therefore, jobs will be developed in the near term (once mainline and pump station sewer connections are in place to service the area) to the long-term (10 – 20 years or more). Assuming a typical planning horizon of 20 years, average annual growth equals 67 jobs a year.

Job Type and Allocations / Square Foot

| | | |
|--------------------------|-------|------|
| General Light Industrial | 463 | 30% |
| Manufacturing | 535 | 30% |
| Warehousing | 1448 | 30% |
| Business Park | 291 | 5% |
| Office less than 10k sf | 228 | 5% |
| | <hr/> | |
| | 760 | 100% |

Source: Blended Rate from ITE, USDOE, SANDAG (2008)

POTENTIAL JOB CREATION



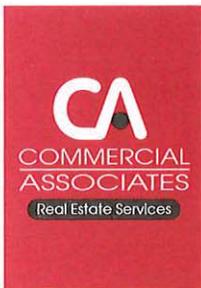
Current US Census data indicates that most employees in Waldport travel outside the City for work. Of the 525 workers that currently reside in the City, 467 need to leave the City for work, and only 58 inside jobs are filled by residents. Conversely, 342 of the jobs inside the City are filled by those living outside. The primary driver to explain this imbalance is the lack of permanent, living wage jobs inside the City. With the development of Waldport's Industrial Park, the City can start to balance out these numbers and offer more employment opportunities within the City that it can currently sustain.

In 2016, the average annual wage in Waldport was approximately \$29,000, which is \$20,000 less than the statewide average of \$49,000. It's important to note that the Waldport average is skewed higher than normal due to the finding that over one in five workers (21%) are in government, with average annual wages over \$50,000. Nearly one-fourth (23%) of Waldport's employment is in leisure and hospitality, jobs that are seasonal in nature and have an average pay of only \$16,000 per year. For comparison, the state average is less than 10 percent in tourism, with average pay of \$20,000 annually.

The average annual pay of manufacturing and trade in the City is slightly over \$26,000, employing 25% of the workforce. State percentages are relatively the same, at 22%, but pay is \$20,000 more, approximately \$46,000 annually. All these numbers point to the significant wage gap, as well as the opportunity to diminish it. The goal of the project is to encourage more higher wage jobs locally – jobs that are not seasonal, but permanent, which will raise employment rates and average annual wages. Without the industrial park expansion, the City cannot support the growth required to meet this goal.

**ATTACHMENT 2
LETTERS OF SUPPORT**

**CITY OF WALDPORT
REGIONAL INFRASTRUCTURE FUND APPLICATION**



202 NW Sixth Street • P.O. Box 906
Corvallis, OR 97339
(541) 754-6320
FAX (541) 758-0508

April 23, 2018

Mr. Kerry Kemp
City Manager
City of Waldport
POB 1120
Waldport, OR 97394

RE: Industrial Park Property

Dear Kerry:

As we discussed last week, I currently have a 6.22 acre industrial parcel listed for sale in the Waldport Industrial Park. This property is at the southeast corner of Crestline Drive and Dahl Avenue. I have attached a copy of my marketing flyer. I have had this property listed for sale for over three years, and while there have been various parties who've expressed interest in the parcel, each of those parties needed municipal sewer service. With municipal service not available, they declined to purchase the property.

I suspect this will be a continuing issue with regards to this property. Lack of municipal sewer service precludes many businesses from being able to operate in the industrial park. Both the parcel's owner and I strongly support any efforts in bringing municipal sewer service to the industrial park, as this is key, in my opinion, to development of the park.

If you need any additional information or have questions, please feel free to call.

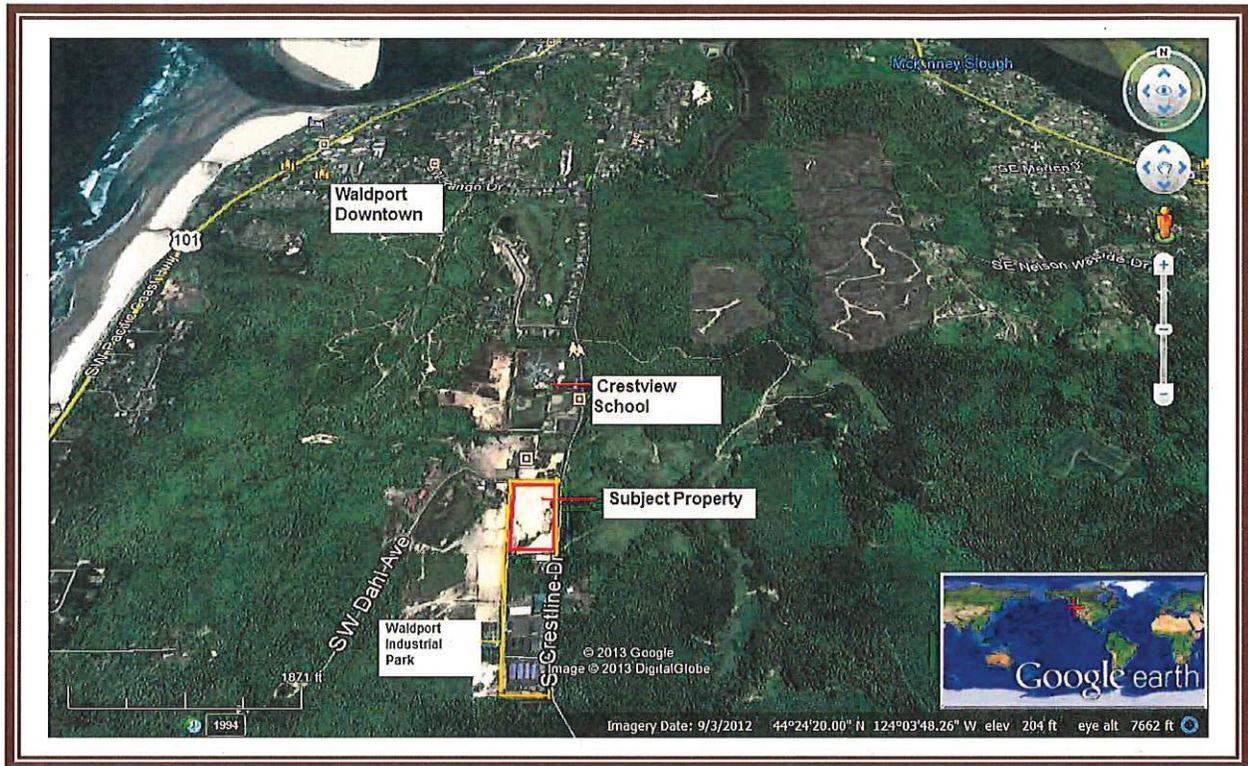
Many thanks,

Commercial Associates

A handwritten signature in blue ink, which appears to read 'Alan R. Wells', is written over the typed name.

Alan R. Wells, CCIM

Enclosure



FOR SALE
6.22 AC Industrial Parcel
Waldport, Oregon

Description: The subject property is a vacant development parcel located in the Waldport Industrial Park. The parcel is primarily flat, with frontage both on Anne Street and south Crestline Drive. Parcels within the Waldport Industrial Park are serviced by onsite well water and septic systems. The parcel represents an excellent opportunity for businesses looking to locate to Waldport needing to build facilities for their operations, with ample room for expansion.

Area: 6.22 acres (270,943 sq. ft.)

Zoning: IP (Planned Industrial)

Taxes: \$6,122.90 (2012-2013)

Price: \$799,000 (\$2.95/sf. ft.)

Alan Wells, CCIM
Commercial Associates
 202 NW 6th Street
 Corvallis, OR 97330
 (541) 754-6320 • Fax: (541) 758-0508
 E-mail: alan@commercialassociates.org
www.commercialassociates.org



The information contained herein was secured from sources deemed reliable but is not guaranteed by broker and is subject to price change, prior sale, error or omission, correction or withdrawal without notice.

4/26/2018

Jackie Mikalonis
Regional Solutions
Office of Governor Kate Brown
1715 Franklin Blvd.
Eugene, OR 97403

Ms. Mikalonis:

As owners and operators of multiple businesses within the Waldport Industrial Park, we are fully supportive of the City of Waldport's request for funding from the State of Oregon's Regional Solutions Infrastructure Fund. If secured, a grant from the Infrastructure Fund will allow Waldport to begin implementing the next stage of the industrial park's wastewater management plan, a plan which is necessary to support existing businesses such as ours, as well as attract further development on the land.

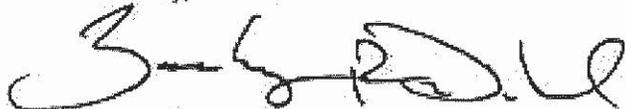
As part of our commitment to this project, Dahl Disposal Service contributed \$2,272 towards the City of Waldport's master plan for the park. Another of our businesses, Dahl and Dahl Inc. contributed \$1,912 towards the plan.

Improving the infrastructure in the Waldport Industrial Park will benefit the Dahl family businesses in several ways, mostly notably through our ability to tie into the city's sewer system. Future improvements to water and storm water management systems will also positively impact our operations.

Additionally, improvements to the industrial park will benefit our community as a whole. With the likelihood of new and expanded business operations in the industrial park, there would be more income for municipal services and job opportunities for our neighbors. With much of Waldport's economy relying on tourism, year-round and dependable income would be a welcome change for many families in our region.

We are hopeful that Regional Solutions will invest in the infrastructure that is needed to improve the Waldport Industrial Park. Your support will both attract new development and assist existing occupants and operations, such as mine. Thank you for your kind consideration of Waldport's request.

Sincerely,



Zachary Dahl
Dahl Disposal Service Inc.
Dahl and Dahl, Inc.



PIONEER

Broadband and Voice Applications

PHILOMATH

T: 541.929.3135
F: 541.929.1221
1304 Main St
Philomath, OR 97370

WALDPOR

T: 541.563.3135
F: 541.563.1211
575 W. Willow St
Waldport, OR 97394

April 24, 2018

Jason Lewis-Berry
Director, Regional Solutions
900 Court Street, Suite 254
Salem, OR 97301-4047

RE: Letter of Support for the City of Waldport Grant Application to the Regional Infrastructure Fund

Mr. Lewis-Berry:

Pioneer Telephone Cooperative is committed to helping make each of the communities where we operate a better place to live and work. With one of our home offices located within Waldport, we have an especially strong tie to the City and are in full support of Waldport's application for a grant from the Regional Infrastructure Fund. It is our understanding that a grant from the Regional Infrastructure Fund would allow Waldport to proceed with the next steps towards readying the Waldport Industrial Park for new businesses, and we sincerely appreciate your consideration of this request.

Pioneer provides telephone and broadband services throughout a four-county, 1,330-square-mile area of Western Oregon, and our own business depends on the continued success and future growth of commerce within this region. With the knowledge that our own customer base would likely grow with the expansion of the Waldport Industrial Park, and because of our commitment to the community, Pioneer joined others and committed preliminary funding (\$312) for the development of the Waldport Industrial Park Master Plan. Now, we are happy to support the city's effort to roll-out the next phase of that plan.

At Pioneer, we believe that we can only be as strong as the communities in which we work, and we ask for your consideration in joining us to help strengthen Waldport. We hope you will please consider making a positive impact in the lives of people who live and work in Waldport by investing Regional Infrastructure Funds in our community.

Sincerely,

Mike Whalen, General Manager

Pioneer Telephone Cooperative

April 23, 2018

Mr. Kerry Kemp
City Manager
City of Waldport
P.O. Box 1120
Waldport, OR 97394

RE: SUPPORT FOR THE INSTALLATION OF SEWER AT THE INDUSTRIAL PARK

Dear Mr. Kemp:

Larry Lewis recently informed me that the City is advancing the sewer project for the Waldport Industrial Park. As you know, I'm a property owner and homebuilder in the community, and I appreciate the opportunity to stay informed and engaged in the development of this commercial amenity.

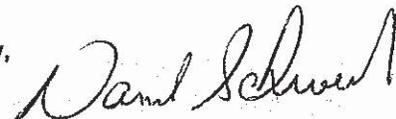
I am pleased to provide my strong support of this project, not only for the community at large, but also for my clients and leaseholders who will benefit from new jobs and economic growth that will accompany the development of the Industrial Park.

As a homebuilder, I am acutely aware of the importance of offering property owners affordable and viable options for constructing infrastructure projects in newly-developed areas. Without access to reliable water and wastewater systems, it's difficult to convince citizens and business owners to invest in building new properties, such as what my company does for local residents.

With the design and installation of the sewer system at the Waldport Industrial Park, it will make it easier for the City to populate the commercial park with local businesses wanting to invest in Waldport once it's market-ready and developable.

I am glad to hear the industrial park's master plan is moving forward, and I appreciate the City's ongoing dedication to helping the community grow and thrive.

Sincerely,



Daniel Schweich
Dan Schweich Homes, LLC



Board of Commissioners

Courthouse, Room 110
225 W. Olive Street
Newport, Oregon 97365
(541) 265-4100
FAX (541) 265-4176

April 20, 2018

Mr. Kerry Kemp
City Manager, City of Waldport
PO Box 1120
Waldport, OR 97394

RE: Lincoln County's financial commitment to the Waldport Industrial Park Master Plan

Dear Mr. Kemp:

We are pleased to provide this letter of support as part of Lincoln County's continued partnership with the City of Waldport. The City's application to the State of Oregon's Regional Infrastructure Fund (RIF) is consistent with Lincoln County's priorities for economic development, especially in targeted significant industrial zones near the Pacific coast.

As a partner in the proposed improvements to the Waldport Industrial Park, the **Lincoln County Board of Commissioners awarded Waldport \$15,000 from our Economic Development Fund in 2016** to support the development of the Waldport Industrial Park Master Plan.

With commercially-zoned land at a premium near the coastline, the Waldport Industrial Park is especially important to Lincoln county as one of very few sites that is both undeveloped and outside of the tsunami inundation zone. With the proposed project, Waldport's emerging industrial park site will provide an ideal location for a number of businesses, especially those looking to expand into more affordable properties than what larger coastal communities offer.

The completed Master Plan takes into account the full scope of infrastructure needs for the land to make it a sustainable development, one that will benefit Lincoln County's residents and economic base for years to come. With that in mind, the Lincoln County Board of Commissioners is pleased to endorse this important project and to reaffirm its ongoing commitment to finalizing the planning and design phase.

Good luck with the RIF grant application!

Sincerely,

Three handwritten signatures in blue ink are displayed in a row. From left to right, they appear to be the signatures of Doug Hunt, Bill Hall, and Terry Thompson. The signatures are fluid and cursive.

Doug Hunt, Bill Hall, & Terry Thompson
Lincoln County Board of Commissioners

ECONOMIC DEVELOPMENT ALLIANCE OF LINCOLN COUNTY

Strengthening Lincoln County's economy. Attracting and supporting primary jobs.

Post Office Box 716
Newport, Oregon 97365

Regional Solutions & Business Oregon
c/o Jason Lewis-Berry
Director, Regional Solutions
900 Court Street, Suite 254
Salem, OR 97301-4047

Re: City of Waldport Application to Oregon's Regional Infrastructure Fund

Please accept this letter as confirmation of support by the Economic Development Alliance of Lincoln County (EDALC) for the City of Waldport's application to Regional Solutions and Business Oregon for Regional Infrastructure Funding. If awarded, a Regional Infrastructure grant will allow the City of Waldport (City) to pursue the permitting and design work necessary for advancing the Waldport Industrial Park, which has potential to be a great asset for economic development in Lincoln County and our region.

EDALC is dedicated to increasing job opportunities and diversifying our region's economy to benefit the approximately 47,000 residents who currently live in Lincoln County. As part of our efforts, EDALC collaborated with the City in 2015 for its application for designation as a Regionally Significant Industrial Area. We have always supported the Waldport Industrial Park, and will continue our partnership to collaboratively leverage Enterprise Zone Tax Exemptions to attract new entrepreneurs and businesses to our region.

Securing companies focused on manufacturing, telecommunications, technology, software, biotechnology, and other such industries, is vital to diversifying the economy and job opportunities in Lincoln County. With enterprise-zone tax incentives available to companies such as these—and with infrastructure improvements made possible through the Regional Infrastructure Fund—Waldport will be able to contribute a necessary part of the equation to secure new investment and development in our county: ready, available land.

EDALC and Waldport share a vision of a strong, diverse economy for Lincoln County. With that in mind, I am pleased to confirm my support of Waldport's request to Regional Solutions and Business Oregon. Feel free to contact me with any questions, and thank you in advance for your consideration of this important request.

Sincerely,



Caroline Bauman
Executive Director

ATTACHMENT 3
LETTERS OF FINANCIAL COMMITMENT

CITY OF WALDPORT
REGIONAL INFRASTRUCTURE FUND APPLICATION



City of Waldport

P.O. Box 1120
Waldport, OR 97394
Phone: (541) 264-7417
Fax: (541) 264-7418
TTY: (800) 735-2900

April 27, 2018

Jackie Mikalonis
Regional Solutions
Office of Governor Kate Brown
1715 Franklin Blvd.
Eugene, OR 97403

Re: Letter of Commitment for Waldport Industrial Park Wastewater Improvements

Dear Ms. Mikalonis,

In 2017 the City of Waldport finalized its *Industrial Park Feasibility Study* and *Industrial Park Master Plan* with contributions from Business Oregon IFA, Oregon's Department of Land Conservation and Development, Lincoln County's Community and Economic Development Fund, property owners, and the City's general fund. Now the City is commencing with engineering design of the wastewater improvements in the park.

To help cover costs associated with the project, the City has requested **\$150,000 in matching funds** be included in the fiscal year budget ending 2019, which spans from 7/01/2018 to 6/30/2019. The request was submitted to the Waldport Urban Renewal Budget Committee in April 2018, was approved, and is expected to be adopted by Council in June 2018.

We appreciate the opportunity to apply for grant funding through the Regional Infrastructure Fund for a project that will create jobs for our local economy. Please contact me if you or the review committee has any questions.

Sincerely,

A handwritten signature in cursive script that reads "Susan Woodruff". The signature is written in black ink and is positioned above the printed name and title.

Susan Woodruff,
Mayor and Waldport Urban Renewal Budget Committee Chair

9/29/2017

Honorable Susan Woodruff, Mayor
City of Waldport
c/o Kerry Kemp, City Manager
125 NW Alsea Highway / PO Box 1120
Waldport, OR 97394

RE: Project Closeout for Special Public Works Fund, Waldport Industrial Area Feasibility Study, Project Number A16003 (\$60,000)

Dear Mayor Woodruff:

Thank you for your recent submission of the Project Completion Report for the above referenced project.

Business Oregon has determined that the project is complete and the terms and conditions related to project completion have been met. This letter signifies that the project has been formally closed. We are pleased to have been a part of your project, which has been successful in strengthening the local economy.

Should you have any questions or need further assistance, please do not hesitate to contact your Regional Project Manager, Michelle Bilberry at 503-986-0142 or by email at michelle.bilberry@oregon.gov.

Sincerely,



Robert Ault, Business & Community Development Manager
Business Oregon

c: File

STATE OF OREGON
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT



2015-2017 TECHNICAL ASSISTANCE GRANT

| AGREEMENT COVER SHEET | |
|---|---|
| This cover sheet is informational and not a part of the agreement | |
| Offer Date: April 28, 2016 | |
| Grantee City of Waldport 125 Alsea Highway Waldport, Oregon 97394 | Grant No. TA-17-171 |
| Project Title: Waldport Industrial Area Master Plan | |
| Grantee Representative Kerry Kemp, City Manager 541-264-7417 kerry.kemp@waldport.org | DLCD Grant Manager Dave Perry 541-574-1584 dave.perry@state.or.us |
| GRANT AMOUNT: \$60,000 | CLOSING DATE: May 31, 2017 |
| Last day to amend agreement: March 1, 2017 | |

Signature

Grantee shall return a signed agreement to DLCD by e-mail within thirty (30) days of the Offer Date. If not signed and returned without modification by Grantee within thirty (30) days of the Offer Date, the DLCD Grant Program Manager may terminate this offer of the grant award. Upon receipt of the Agreement signed by Grantee, the DLCD Grant Program Manager shall sign and return a digital copy of the signed document via e-mail.

List of Products

Task 1: City of Waldport industrial area draft Tier 2 materials

Task 2: City of Waldport industrial area final Tier 2 materials

Grantee and the consultant will provide all draft and final Products, including memos, reports, and maps produced by this grant agreement in a digital media format. The term "digital media" means a compact disc, digital video disc, USB flash drive, e-mail, or FTP submittal authorized by DLCD.

AWARD LETTER

The **Lincoln County Board of Commissioners (Board)** is pleased to announce that **City of Waldport** has been awarded a grant of **\$15,000** for the purpose of helping to fund the Waldport Industrial Park Master Plan.

This grant is made from the **Lincoln County Community and Economic Development Fund** awarded by **Board Order No. 12-16-330** on December 21, 2016. The **Recipient** agrees to accept the grant award under the following conditions:

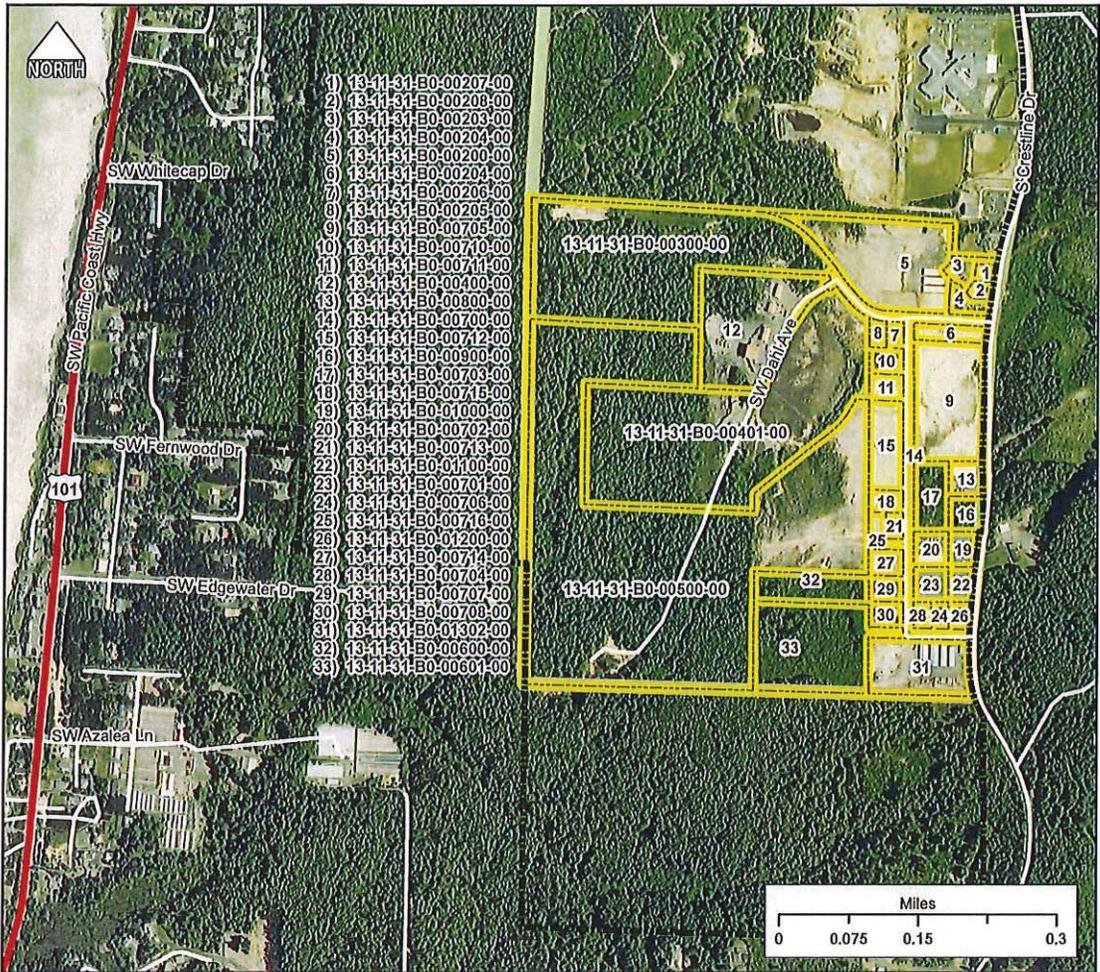
1. **Recipient** shall use the funds for the stated purposes in its application filed with Lincoln County. That application is incorporated herein as if fully set forth. No other use of the funds will be authorized without the **Board's** written concurrence. **Recipient** shall post in a prominent location a provided sign, and note in any related publications, that this project is funded in part by Lincoln County Economic Development Funds.
2. **Recipient** shall apply for release of the funds by returning the completed Award Letter to the Lincoln County Board of Commissioners Office, 225 W. Olive, Room 110, Newport, Oregon 97365, no later than **January 1, 2018**, or request a time extension, in writing, with an explanation of the reason for the request. Requests for time extensions will be reviewed and are not automatically granted. If neither a request for release of funds nor request for time extension is received by **January 1, 2018**, this award shall be voided with no further action required by the County.
3. **Recipient** agrees to be responsible for, and indemnify, hold harmless and defend Lincoln County against any legal liabilities, claims, losses, damages, costs or expenses arising in favor of any persons from personal or property damages or injuries or death directly or indirectly from, or incident to, the acts or omissions of its employees, agents and officers under this project. **Recipient** agrees to keep in effect for the length of the project comprehensive liability and property damage insurance covering its acts and omissions in minimum amounts as specified in ORS 30.270.
4. **Recipient** shall supply a detailed, written report to the Board upon final expenditure of the grant funds certifying how the funds were used and updating the Board on the status of the project. Include with report a photo of the posted sign or copy of any related publications as mentioned previously in paragraph 1.
5. **Recipient** will retain fiscal and programmatic records concerning these funds for at least three years from the date of this award and shall make these records available for audit by Lincoln County.
6. The failure of the **Board** to enforce any provision of this contract shall not constitute a waiver by Lincoln County of that or any other provision. Failure to expend moneys in accordance with the grant will subject **Recipient** to all legal remedies available under applicable laws and disqualify **Recipient** from further participation in this grant program.
7. In the event suit, action or other legal proceeding is instituted by either party against the other, the prevailing party shall be entitled to recover from the losing party the prevailing party's costs and reasonable attorney fees, including costs and fees in any appellate proceeding relating thereto and costs and fees in collection of an award under this provision, which amounts shall be determined by the court or tribunal which decides this proceeding.

I have read, understand and agree to the terms for acceptance of this grant:

RECIPIENT: City of Waldport
Signature [Signature]
Name(print) Ken Kemp
Title City Manager
Address: _____
Date: 1/13/17
FED. ID NO. _____

**ATTACHMENT 4
MAPS**

**CITY OF WALDPORT
REGIONAL INFRASTRUCTURE FUND APPLICATION**



**Waldport Industrial Park
Waldport, Oregon**

150 Acres

Taxlots:

- 13-11-31-B0-00200-00, 13-11-31-B0-00203-00, 13-11-31-B0-00205-00
- 13-11-31-B0-00204-00, 13-11-31-B0-00206-00, 13-11-31-B0-00300-00
- 13-11-31-B0-00500-00, 13-11-31-B0-00600-00, 13-11-31-B0-00601-00
- 13-11-31-B0-00710-00, 13-11-31-B0-00711-00, 13-11-31-B0-00712-00
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- 13-11-31-B0-00207-00, 13-11-31-B0-00208-00, 13-11-31-B0-00400-00
- 13-11-31-B0-00401-00, 13-11-31-B0-00700-00, 13-11-31-B0-00705-00
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- 13-11-31-B0-00703-00, 13-11-31-B0-00704-00, 13-11-31-B0-00706-00
- 13-11-31-B0-00707-00, 13-11-31-B0-00708-00, 13-11-31-B0-00714-00
- 13-11-31-B0-00800-00, 13-11-31-B0-00900-00, 13-11-31-B0-01000-00
- 13-11-31-B0-01200-00, 13-11-31-B0-01302-00

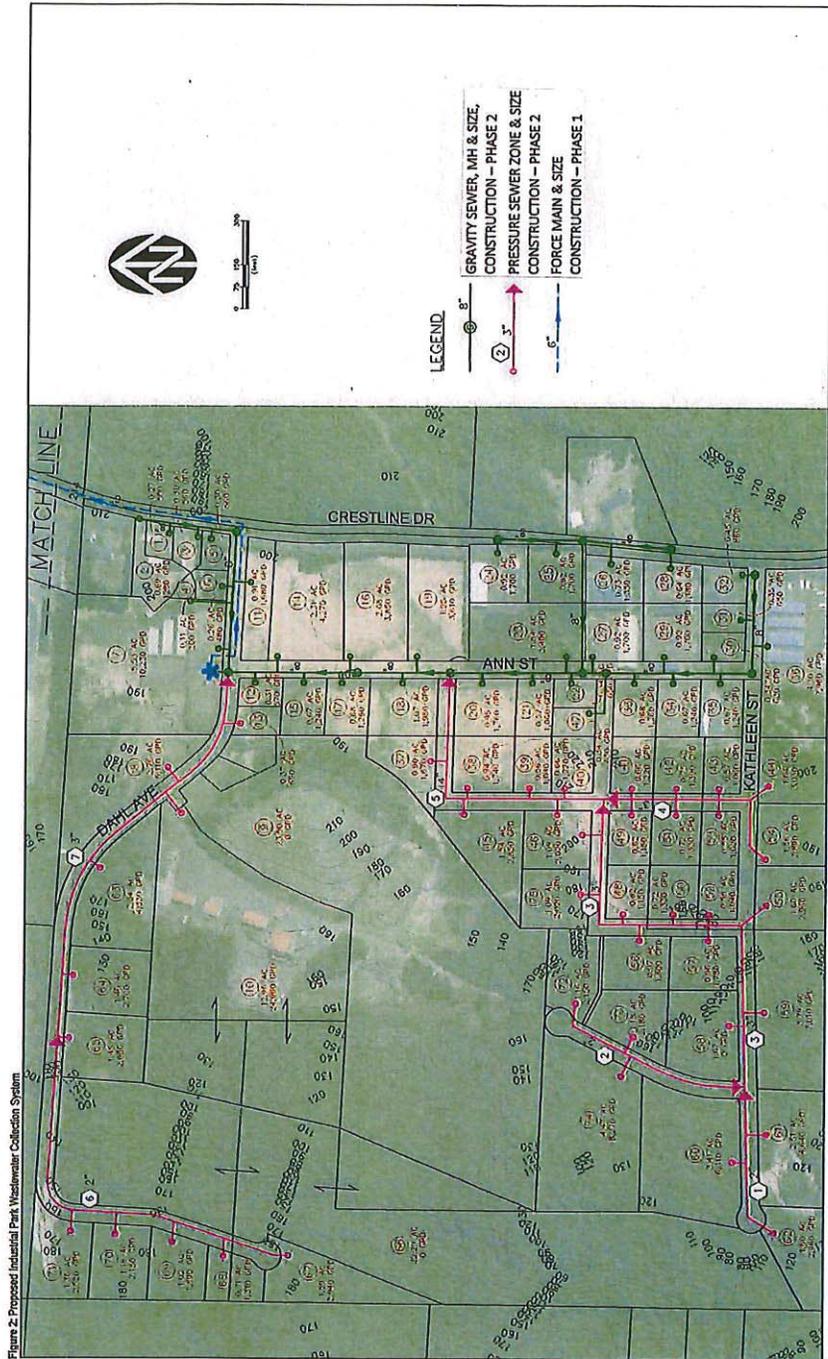
Prepared by OCWCOG, April 2015
Data Sources: City of Waldport, Lincoln County, State of Oregon

Legend

- Waldport Industrial Park
- U.S. Route
- Road
- City Limits
- Urban Growth Boundary

This product is for informational purposes only and may not be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

FIGURE 2 - LAYOUT



City of Waldport
Industrial Park Wastewater Collection System - Preliminary Design Report

FIGURE 3
PRELIMINARY ENGINEERING IN AND ADJACENT TO PARK
RIF APPLICATION APPLIES TO ENGINEERING AND DESIGN OF ITEMS IN BLUE

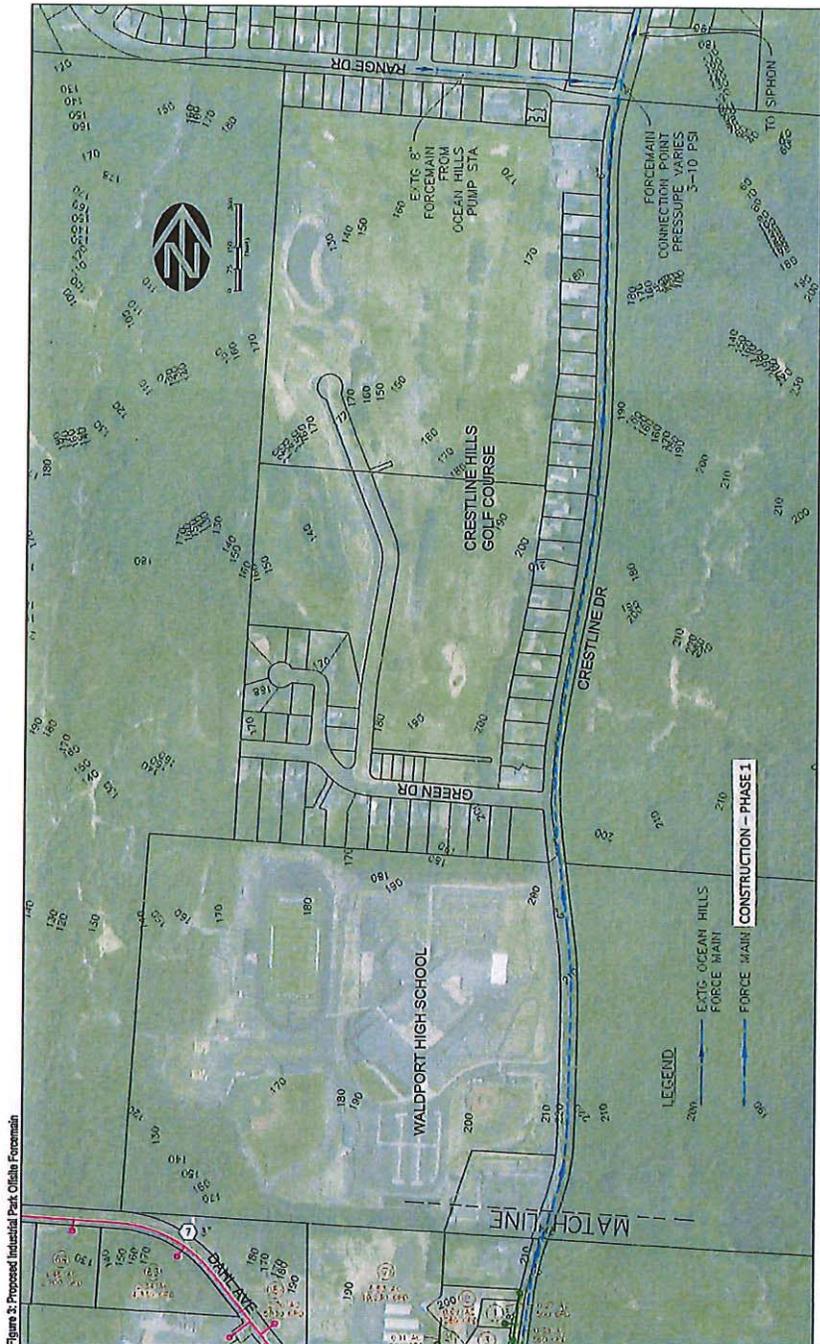


Figure 3: Proposed Industrial Park Offsite Forcemain

FIGURE 4
PRELIMINARY ENGINEERING ALONG CRESTLINE DRIVE
RIF APPLICATION APPLIES TO ENGINEERING AND DESIGN OF ITEMS IN BLUE;
INCLUDING DOWNSTREAM CONNECTION TO WASTEWATER PLANT (NOT IN DIAGRAM)

**ATTACHMENT 5
DOCUMENTATION VERIFYING
SIGNATURE AUTHORITY**

**CITY OF WALDPORT
REGIONAL INFRASTRUCTURE FUND APPLICATION**

Excerpt from (draft) Council Meeting Minutes of April 12, 2018:

"5. DISCUSSION/ACTION ITEMS:

...

D. Wastewater Line Infrastructure to Serve Industrial Park: City Manager Kemp provided the background for the project, and explained that the scope had changed, along with the costs, partially due to new County requirements for road repair. It's estimated that it could cost upwards of \$300,000 to repair the entire lane of Crestline, as per the County specifications, when the sewer line is installed. Staff will be meeting with the County regarding the road repair requirements for Crestline as well as for anticipated work on Eckman Creek Road on a waterline replacement project. As for the wastewater line project, another issue that has come to light is the need to upgrade the Township 13 pump station. City Manager Kemp asked the Council for authorization to apply for a grant from the Regional Infrastructure Fund to supply additional monies for the Industrial Park wastewater line project. Following a brief discussion, Councilor Holland **moved** to authorize Mr. Kemp to apply for the grant. Councilor Dunn **seconded**. Councilor Dennis asked what would happen if the funding was not acquired and Mr. Kemp responded that the project could be completed in phases as other sources of funding became available, but that it would of course be preferable to complete the project all at once. The motion then **carried** unanimously.

..."

Note that the minutes, with the above included, will be presented for approval at the May 10, 2018 regular Council meeting.



Reda Q Eckerman, City Recorder

KARNOWSKI Mari * BIZ

From: Regional InfrastructureFund * BIZ
Sent: Thursday, May 3, 2018 11:31 AM
To: 'Dona Lawson'
Subject: Confirming Receipt of RIF Application, Waldport

Hello,

Thank you for submitting the Regional Infrastructure Fund Application. Your application will be forwarded for review and scoring. If further information is required, you will be notified.

Some potential projects will be recommended to the Legislature in September 2018.

If you have any questions, please contact your Regional Solutions Coordinator.

From: Dona Lawson <finance@waldport.org>
Sent: Monday, April 30, 2018 2:21 PM
To: Regional InfrastructureFund * BIZ <InfrastructureFund.Regional@oregon.gov>
Cc: Kerry Kemp <kerry.kemp@waldport.org>
Subject: Waldport Industrial Park Wastewater System

Please find enclosed our application for the Regional Infrastructure Fund. We appreciate your consideration of our application.

Thank you,

Dona Lawson | City of Waldport
finance@waldport.org
(541) 264-7417 x106
PO Box 1120 | Waldport, OR 97394
www.waldport.org