

CLEARANCES	Initial	Date	Date Received in Council Office	Agenda Date	Assigned to:
Originator:		4/5/2018		5/8/2018	SCOTW/Council
Division Head:					
Dept. Head:	<i>W. Bouchard</i>	<i>4.30.18</i>			
Prosecutor:					
Purchasing/Budget:					
Executive:					

TITLE OF DOCUMENT:
 Resolution authorizing allocation of Reet I funding for building expansion

ATTACHMENTS:

SEPA review required? () Yes () NO SEPA review completed? () Yes () NO	Should Clerk schedule a hearing? () Yes () NO Requested Date:
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SUMMARY STATEMENT OR LEGAL NOTICE LANGUAGE: *(If this item is an ordinance or requires a public hearing, you must provide the language for use in the required public notice. Be specific and cite RCW or WCC as appropriate. Be clear in explaining the intent of the action.)*

Resolution authorizing the allocation of Reet I funding to support the construction of a multi-use building expansion at the East Whatcom Regional Resource Center

COMMITTEE ACTION:

COUNCIL ACTION:

Related County Contract #:	Related File Numbers:	Ordinance or Resolution Number:
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Please Note: Once adopted and signed, ordinances and resolutions are available for viewing and printing on the County's website at: www.co.whatcom.wa.us/council.

RESOLUTION 2018-_____

**AUTHORIZING THE ALLOCATION OF REET I FUNDING TO SUPPORT THE
CONSTRUCTION OF A MULTI-USE BUILDING EXPANSION AT THE EAST WHATCOM
REGIONAL RESOURCE CENTER**

WHEREAS, the Opportunity Council (OC), together with Whatcom County, the East Whatcom Community Council, and other interested citizens, created a proposal that will add new multi-use buildings at the East Whatcom Regional Resource Center for multiple purposes including youth recreation activities and other community gatherings and for a food bank aggregation and redistribution center to support hunger relief efforts in the east Whatcom foothills; and

WHEREAS, on May 12, 2015, the Whatcom County Council approved a Resolution which authorized the County Administration to submit a Washington State Department of Commerce Community Development Block Grant (CDBG) application that the OC prepared for submittal, requesting a \$750,000 grant to assist with the construction of the multi-use building; and

WHEREAS, the County Administration submitted the CDBG proposal and received notification in August 2015 of a CDBG award of \$750,000 contingent upon Whatcom County's commitment of \$300,000 in matching funds; and

WHEREAS, the Whatcom County Council authorized an allocation \$300,000 in Real Estate Excise Tax (REET 1) funds in October 2015 to support the design and construction of the proposed facility and encouraging OC to pursue other funding; and

WHEREAS, the revised construction cost estimates raised the project total to \$2,500,000 due in part to fire suppression systems and additional parking requirements; and

WHEREAS, OC pledged in October 2015 its commitment to securing \$500,000 or more in additional matching funds and Opportunity Council has secured \$1,025,000 in additional matching funds from public and private sources, for a total of \$2,075,000 raised to date; and

WHEREAS, OC has succeeded in raising \$7,000 for every \$1,000 in initial County funding, a 7-to-1 leveraging ratio, to reach a total of \$2,075,000 secured to date; and

WHEREAS, the East Whatcom Regional Resource Center has been hugely successful, and the proposed expansion, Phase 2, is urgently needed to serve the existing and growing needs in eastern Whatcom County, especially in the areas of youth recreation, access to food, and the growing need for community programming and meeting spaces; and

WHEREAS, in a typical month, the calendar includes dozens of community group meetings, plus over 600 people referred to other services and programs, plus proving space for two Head Start classrooms, plus providing space for the mobile food pantry that currently operates twice per month; and

WHEREAS, OC, with the County Executive's encouragement, worked with the members of the East Whatcom Community Council, Whatcom County Parks Department,

Foothills Food Bank, Bellingham Food Bank, and other agencies to decide what facilities to include in the Phase 2 expansion of the East Whatcom Regional Resource Center and how to pay for the cost of construction and operations:

WHEREAS, members of the East Whatcom Community Council including OC have asked the County to increase its share of the funding by \$425,000;

WHEREAS, the additional amount, \$425,000, needed to reach \$2,500,000 can be found in the REET 1 revenues that were higher than expected in 2017 and are projected to be steady or growing in 2018 and 2019;

WHEREAS, OC has over-performed what the County asked in late 2015, raising \$1,025,000 instead of \$500,000, from non-County sources and has raised a total of \$1,775,000 to date for the EWRRRC expansion, Phase 2;

WHEREAS, many area families with low income gain better access to services, food, employment, housing, and health care as a result of services offered through the EWRRRC by OC and other agencies;

WHEREAS, other agencies can expand their services in the Foothills, in collaboration with OC, Foothills Food Bank, and others; for example, Meals on Wheels can increase its presence in the East County if it has access to frozen food storage after completion of the EWRRRC expansion;

WHEREAS, the EWRRRC expansion 2 will create a year-round emergency repository of food, currently not available due to lack of food bank storage and the absence of local grocery stores, so that in case of a state of emergency or disaster, the Foothills population will have a hub of food access and through the services of the Foothills Food Bank, people will have better access to healthy food for better health outcomes throughout the year.

NOW, THEREFORE, BE IT RESOLVED that the Whatcom County Council hereby authorizes the County Administration to allocate \$425,000 in REET I funds to support the construction of the proposed facility.

BE IT FURTHER RESOLVED, that the Whatcom County Council authorizes the County Executive to proceed as previously agreed with the OC for the funding, design, construction and operation of the proposed facility.

APPROVED this _____ day of May ____, 2018.

ATTEST:

WHATCOM COUNTY COUNCIL
WHATCOM COUNTY, WASHINGTON

Dana Brown-Davis,
Clerk of the Council

Rud Browne,
Council Chair

APPROVED AS TO FORM:

Civil Deputy Prosecutor



Washington State Department of Commerce
Community Development Block Grant (CDBG)
1011 Plum St
P.O. Box 42525
Olympia, WA 98504-2525

PROJECT STATUS REPORT

This form must be completed each time you submit a reimbursement request. Reimbursement requests will not be processed unless accompanied by a current Project Status Report.

Grantee Name:	Whatcom County (subrecipient Opportunity Council)
Contract Number:	15-62210-033
Project Name:	East Whatcom Regional Resource Ctr Expansion & Food Bank
Reporting Period:	Through December 2017

Please describe the progress you have made to date on your project's scope of work (see Attachment A in your contract).

As noted in the prior Project Status Report, Whatcom County was awarded a 2015 \$750,000 WA CDBG GP grant to construct a multipurpose facility that provides a food bank distribution center within the East Whatcom Regional Resource Center (EWRRC) property, with Opportunity Council (OC) as CDBG Subrecipient. Whatcom County Executive Jack Louws recommended, and Whatcom County Council approved, a Council Resolution in October 2015 obligating \$300,000 in matching County funds.

In late 2015, OC moved forward with a CDBG-compliant procurement process for design services as a CDBG-eligible expense, with OC deciding in mid-December 2015 to negotiate with its first choice, Environmental Works. Negotiating and signing a design programming and schematic design services contract with Environmental Works got underway in December 2015, with Whatcom County requiring additional contract and insurance provisions in addition to the Professional Service Agreement content outlined in the CDBG Management Handbook. Documents related to procurement and contracting are on file.

During architectural design programming, OC and the project collected valuable input from Whatcom County, Foothills Food Bank, Bellingham Food Bank, the East Whatcom Community Council and others. The concept described in the June 2015 CDBG application became the basis for more detailed site planning and a review of options, with reference to the EWRRC master plan concepts that were developed prior to the first phase of construction at the EWRRC nine-acre site.

By the end of 2016, OC and its allies chose to aim for a design based on a goal of \$2,000,000, to



**Washington State Department of Commerce
Community Development Block Grant (CDBG)**

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Olympia, WA 98504-2525

accomplish a project that optimizes multiple uses from all new facilities built during "Phase 2" of EWRRRC. These decisions were based in part on the realization that a smaller budget could not accomplish both (a) a space for food bank operations and other multiple, indoor uses and (b) the new multiuse, outdoor covered area that has been a priority since prior to Phase 1.

The design decisions were also based on the project's eligibility for private foundation grants and for a WA Commerce Building Communities Fund (BCF) capital grant. The design development process continued into 2017 with feedback from all stakeholders and public agencies. The design is now at 95 percent complete, pending any further change in the scope or details that permit review or that budget constraints might require.

Unfortunately in 2017, the revised construction cost estimates raised the project total by more than \$500,000, which required adjusting the project goal to \$2,500,000, based on optimistic 2018 construction costs and without several desirable "wish list" items.

Also during 2017, the \$500,000 BCF grant was delayed by the state capital budget process. This delay, however, gave OC and Whatcom County additional time to find additional funding to cover the increased cost estimates.

So far, five private foundation grants have been awarded, totaling \$400,000. When added to Whatcom County's initial \$300,000, the \$750,000 WA CDBG Award, and the \$500,000 BCF grant, the total grants raised so far equals \$1,950,000.

To reach the \$2,500,000 goal, the BCF grant of \$500,000 is absolutely needed. Because the WA BCF grant will likely come through eventually, the Whatcom County government will either seek to increase its capital contribution from its initial \$300,000 grant, or determine that the project scope will be limited to the \$1,950,000 project budget. It is anticipated that Construction may potentially begin in the spring of 2018, rather than start construction with all funding fully committed.

The County's deliberations about additional County funding options will continue into 2018 while the WA Legislature debates how and when to proceed with a capital budget.

Projected timing:

First quarter 2018: Complete building permit and NEPA review, secure final funding, prepare the Information for Bidders and prepare for bidding process.

Second quarter 2018: Conduct the bidding process and prepare for construction start, pending BCF grant and alternatives for the final \$500,000 being fully secured prior to construction



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Third quarter 2018: Construction well underway, with ten to 12 months expected for construction phase; CDBG documentation well maintained by OC and Whatcom County, with training available from prior WA CDBG subrecipient, Bellingham Food Bank

Fourth quarter 2018: Construction continues; WA CDBG compliance documentation maintained by OC and Whatcom County

First quarter 2019: Construction continues; WA CDBG compliance documentation maintained by OC and Whatcom County; construction completed before the end of March 2019

Second quarter 2019: Project completion and close-out tasks and documentation, including Public Hearing at County Council

Approximately, what percentage of the project is complete?	95 percent complete design
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Will the project be completed early (month/day/year)?	Aiming for March 2019
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The Foothills Community Food Partnership, a local grassroots coalition to improve healthy food access in East Whatcom County, welcomes your involvement in the...

Foothills Food Access Plan

The Goal

All Foothills residents are fed, nourished and have access to the food they need.

The Vision



The East Whatcom Regional Resource Center (EWRRC) is a central hub to get access to healthy food and nutrition education.



Mobile services deliver nutritious foods to key community destinations by way of mobile food banks and farmers markets.



Hunger prevention services expand to include Children's Winter/Spring Pantry, Summer Meals programs, and ready-made food boxes for emergency responders.



Meal programs invite the community to gather to connect with neighbors and eat good food.

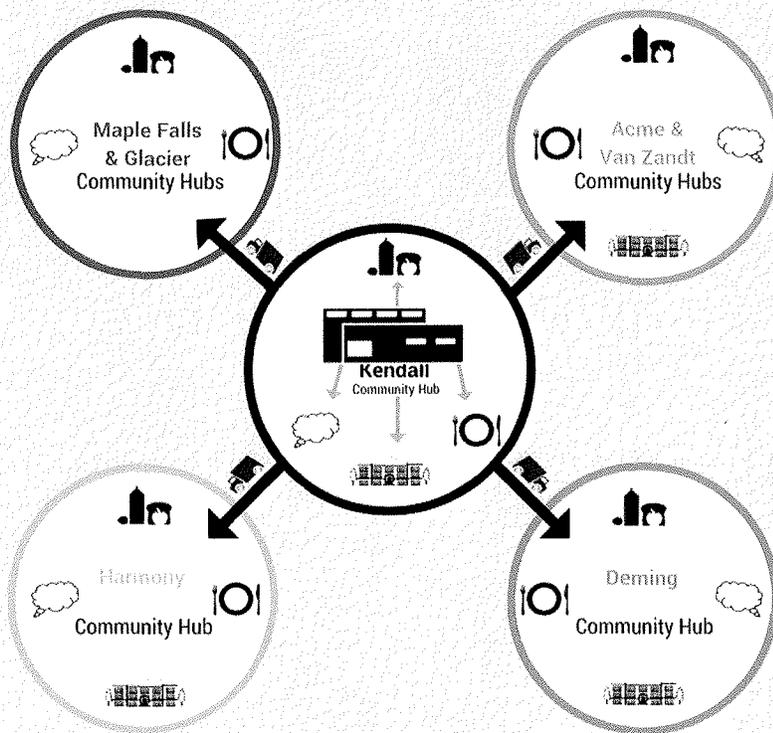


Educational programs are offered to people of all ages and cultures to learn about the nutrition, growing, preservation, and cooking of healthful foods.



Farm-to-school and farm-to-preschool programs feature locally sourced foods and integrate food education into the cafeteria, classrooms, school gardens, and family/youth programs

This diagram represents a vision for how each community in East Whatcom County would have an integrated food access system with these strategies. The new Foothills Food Bank, located at the EWRRC, will be the central hub for these efforts



The **Foothills Food Access Plan** reflects the research, community input, and discussion from the 2014 Community Foothills Food Summit. The Plan provides a framework for community action, highlighting services, facilities, and programs that will help improve food access in Whatcom County.

To make this goal a reality our community requires many helping hands, learn more at:

(360) 599-3944

foothillsfoodpartnership@gmail.com

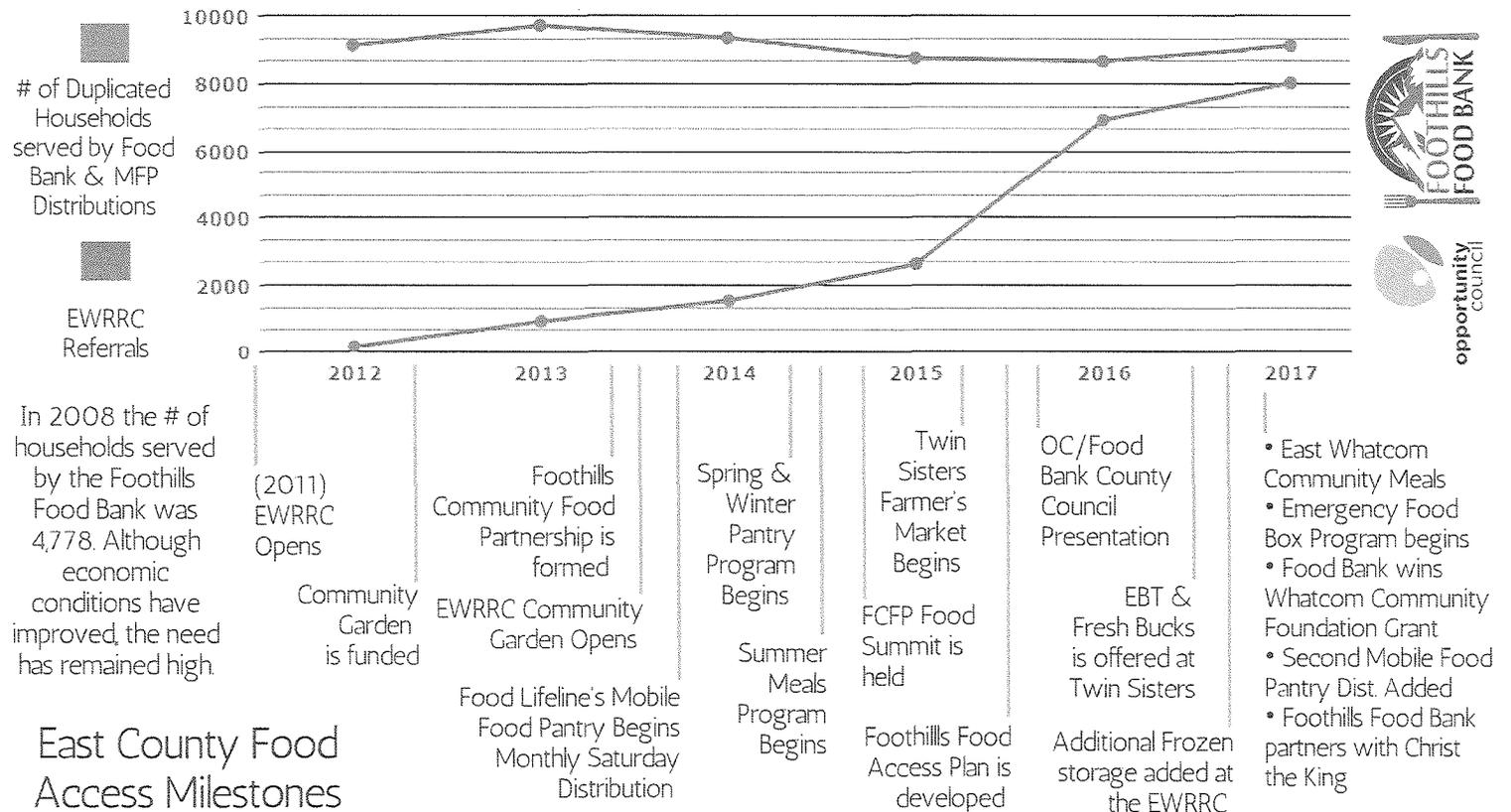
www.foothillsfoodbank.org

Current Limitations

- Limited to once a week food distribution at St. Peter's Church on Tuesdays 9am-11:30am.
- St. Peter's Church can only offer a 600 sq ft food storage and distribution space
- There is limited space and electrical capacity for refrigeration and freezer food storage.
- Types of foods distributed are limited by a lack of storage for perishable items
- Accessibility is limited as St. Peter's Church is not on the bus line.

After Phase 2 Completion

- Offer more weekly distributions that appeal to working families, ie. evenings and weekends.
- Increase the amount of food distributed by increasing storage space for non-perishable and perishable foods.
- Improve the quality of the foods distributed by being able to store more perishable healthier food items ie. meat, dairy, fruits and vegetables
- Increase accessibility to those without transportation by being on the bus line
- Provide the opportunity to do more grocery store food rescue and gleaning due to increased storage space
- Actualize the long terms goal of the Foothills Food Access Plan (see the backside) for the EWRRRC to be a food hub that will serve other remote hamlets in the East County, ie. Glacier, Maple Falls, Acme and Van Zandt



How the Phase 2 building could change the lives of residents in the East county:

Multi-Purpose Space

- By Having a space with it's own entrance allowing support meetings to have more privacy.
- Exterior entrance bathrooms and covered outdoor space will encourage outdoor events, ie. weddings, reunions, crafts fairs etc

Food Access

- By having an emergency repository of food we will be preparing and protecting a population removed from central resources.
- As a food desert, we need a place to store healthy, fresh food for the Foothills Food Bank.

Recreation

- As a hub of 5000 people, youth will have access to a covered play space rather than driving 9 miles for the nearest park.
- All community members (including elders) will have a dry, safe, and flat space to walk which does not currently exist

Health

We will be actively improving the health outcomes in our economically stressed community by increasing nutritional food access through the Foothills Food Bank which currently operates out of 4 residential freezers and 1 commercial sized refrigerator.



	A	B	C	D	E
1	East Whatcom Regional Resource Center Phase 2			Current as of April 10, 2018	
2	Report for Funding raised to date towards capital project goal, \$2,500,000				
3					
4					
5	Source	Amount	Type of funding:	Likelihood?	
6	Initial capital grant commitments:				
7	Whatcom County	\$300,000	Whatcom County Real Estate Excise Tax	Secured	
8	WA Commerce	\$750,000	WA Community Development Block Grant	Secured	
9					
10	Additional private foundation and public matching grant awards secured to date:				
11	Chuckanut Health Foundation	\$50,000	Private foundation funds	Secured	
12	Whatcom Community Foundation	\$100,000	Private foundation funds	Secured	
13	Whatcom Community Foundation	\$50,000	Private foundation funds	Secured	
14	McEachren Charitable Trust	\$50,000	Private foundation funds	Secured	
15	WA Department of Commerce	\$500,000	WA Commerce Building Communities Fund	Secured	
16	WA Department of Commerce	\$125,000	WA 2018 Supplemental Capital Budget	Secured	Note 1.
17	Whatcom Community Foundation	\$150,000	Challenge Grant, still pending	Pending, secure	Note 2.
18					
19	Total Secured to Date	\$2,075,000	Inclusive of the amounts above		
20					
21	Upcoming matching grants or pledged amounts pending final approval:				
22					
23	Whatcom Community Foundation Challenge Grant	\$150,000	Private foundation funds	Offered as a challenge grant, pending adequate match	Note 2.
24					
25	Potential additional sources to reach Funding Goal of \$2,500,000				
26	Whatcom County	\$425,000 or more	Real Estate Excise Tax (REET)	Challenging, given other County capital facility project needs	Note 3.
27	Other grant sources	to be determined	Private foundation funds	Absolutely essential to completion of the project	Note 4.
28					
29	Total capital project goal:	\$2,500,000	Goal based on third party cost estimator's analysis and design developed during 2017		Note 5.
30					
31	Note 1. WA State 2018 Supplemental Capital Budget as passed by the Legislature includes \$125,000; the Governor has signed the budget.				
32					
33	Note 2. Whatcom Community Foundation's offer of a Challenge Grant of \$150,000 depends on the project raising \$150,000 from other				
34	sources. The proposed second matching grant from Whatcom County could secure this entire \$150,000 one-to-one matching grant.				
35					
36	Note 3. Whatcom County Executive's Office indicated support in 2017 for a second County matching grant, subject to County Council approval, and				
37	on the condition that the project seek other grants. Additional grant funding has been secured. A request for additional County funds is pending.				
38	Whatcom County's initial \$300,000 has leveraged over \$2,000,000 so far.				
39					
40	Note 4. The project will continue fundraising to reach the goal of \$2,500,000 and, if the construction costs require it, raising an additional funding.				
41					
42	Note 5. Total capital project goal does not include Foothills Food Bank furnishings and equipment nor does it include the items that				
43	may be included as Bid Alternates: programmable reader board at Kendall Road entrance, emergency generator for Building 2,				
44	translucent roof panels in Building 3 Outdoor Covered Area roof, extra insulation at exterior walls of Building 2, and photovoltaic array on roof.				
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