

The funding stack: Combine funding for capital projects

Mayor Jill Boudreau
Mount Vernon, Washington

1

1



ELECTED 2011, ETC. ETC.
No prior political
experience or aspirations

MILITARY SPOUSE
Resume content eclectic
at best

**BITTEN BY THE CITY
GOVERNMENT BUG**
Started in police
department

2

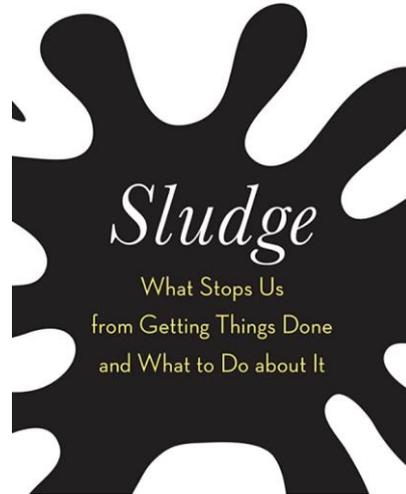
2

The approach

- Always learn
- Humanity is always present
- Keep your focus on your community
- Take care of yourself

CASS R. SUNSTEIN

COAUTHOR OF THE NEW YORK TIMES BEST SELLER NUDGE



3

3

Mount Vernon City Council 2023



Juan Morales



Melissa Beaton



Iris Carias



Mary Hudson



Gary Molenaar



Mark Hulst



Richard Brocksmith

Teamwork, respect, non-partisan, commitment to vision

4

4



36,000 population
Skagit County seat
Gateway to San Juans and North Cascades

5



Settlers in 1870

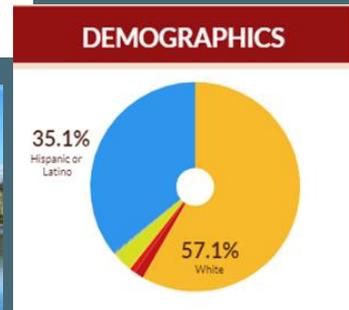
6

Googled!



7

Skagit County seat
Community College
Regional Hospital
Amtrak Station
Historic downtown
Skagit River



8



9

Skagit Valley economic clusters

Advanced Manufacturing	Agriculture	Maritime	Natural Resources
Clean Technology	Recreation	Tourism & Arts	Defense

10

Jobs



Median Household Income, (2020) Skagit County \$78,978

11

Funding infrastructure in a small rural City is hard.

12

12

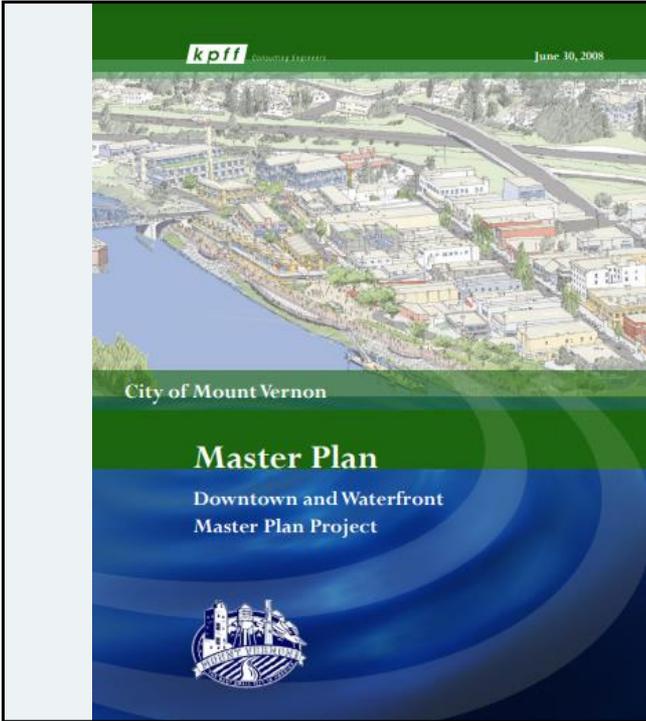
**HOW SCARY ARE
FEDERAL FUNDS?**



**GRANT
WRITING
BCA
NEPA
BUY AMERICA
DAVIS BACON
FEDERAL
AUDIT
COMPETING**

**SUCCESS
BEFORE
COVID**





PURPOSE

- Comprehensive redevelopment
- Guide investment for 20 years
- Increase density
- Safe waterfront
- Mixed use redevelopment
- Jobs & create housing

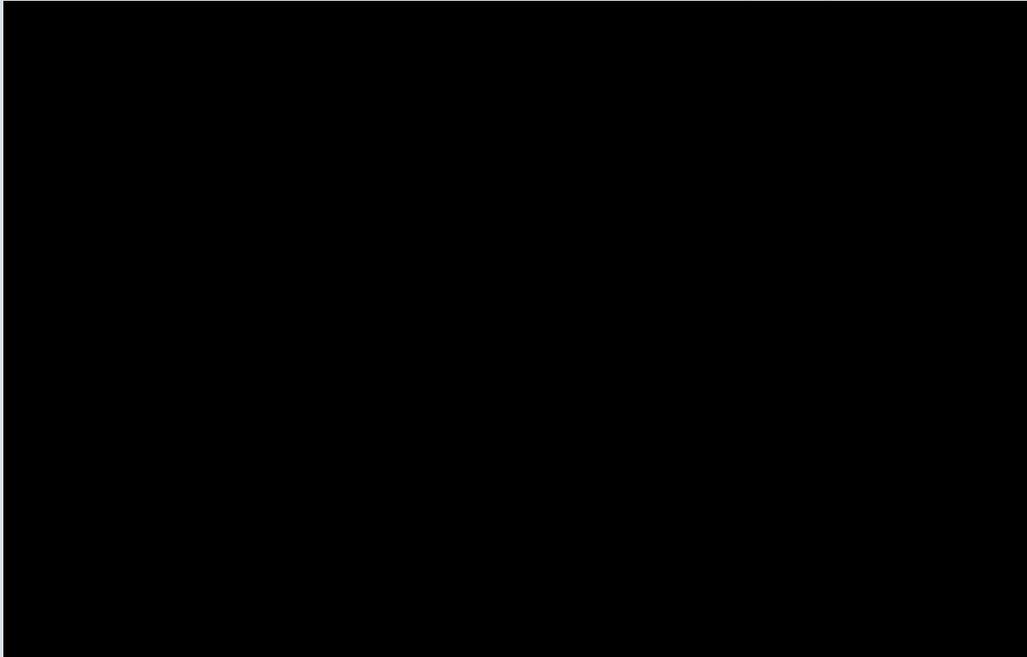
PUBLIC PROCESS

- Citizen Advisory Group- 31 members
- Planning Commission
- City Council

15

15

Flood Protection with HUD, FEMA, STATE, County, City, Dike District



16

16



FUNDING MIX

FEDERAL

HUD CDBG
APPROPRIATION
(FTA)

3,035,856

STATE

CAPITAL
RECREATION
ECOLOGY
COMMERCE

13,210,295

CITY

REET
GENERAL FUND
TRANSPORTATION

8,768,619

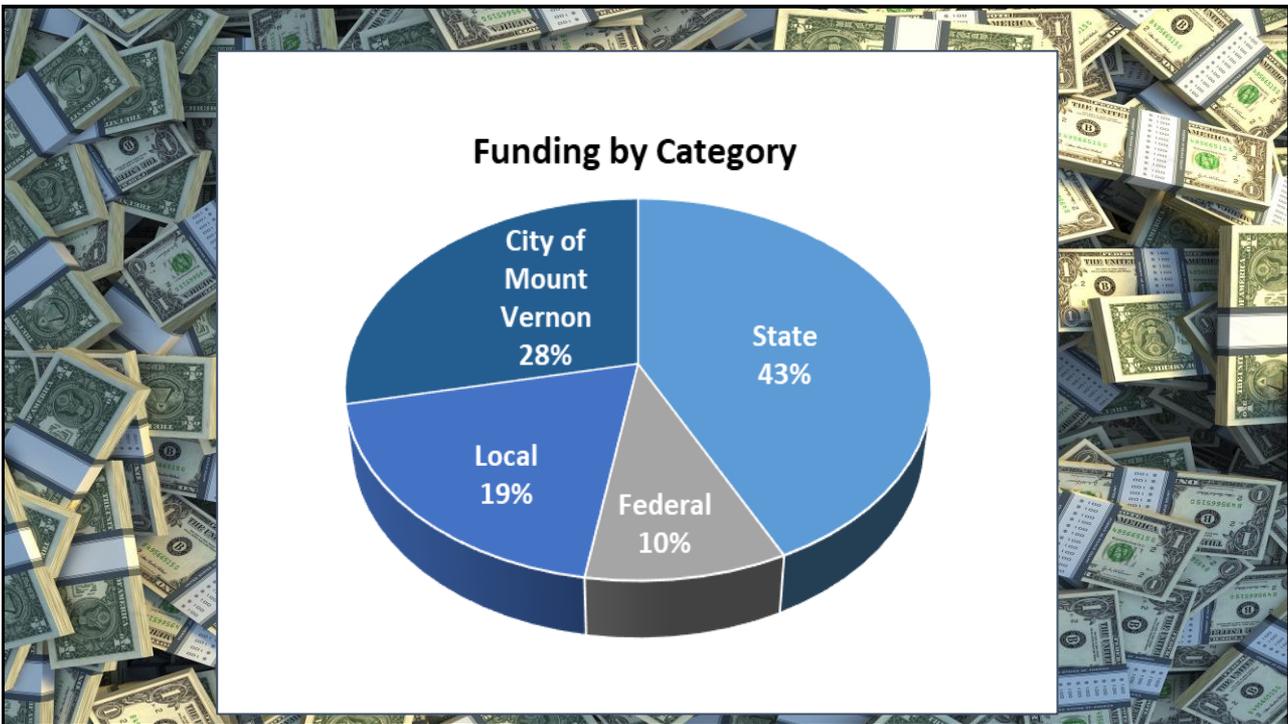
OTHER LOCAL

SKAGIT COUNTY
DIKE DISTRICT 3
PUGET SOUND
ENERGY

5,900,000

17

17



18



Flood Protection Project completed!

19

FEMA – flood map revision 2019

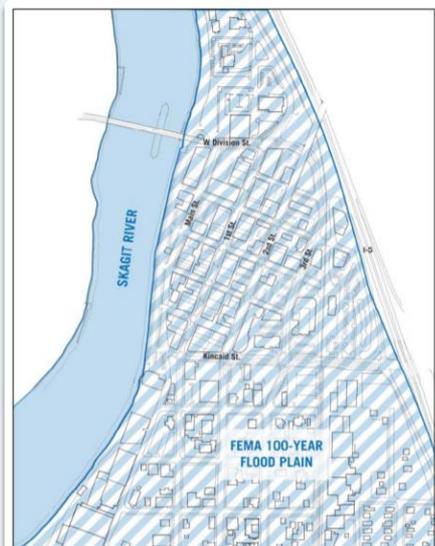


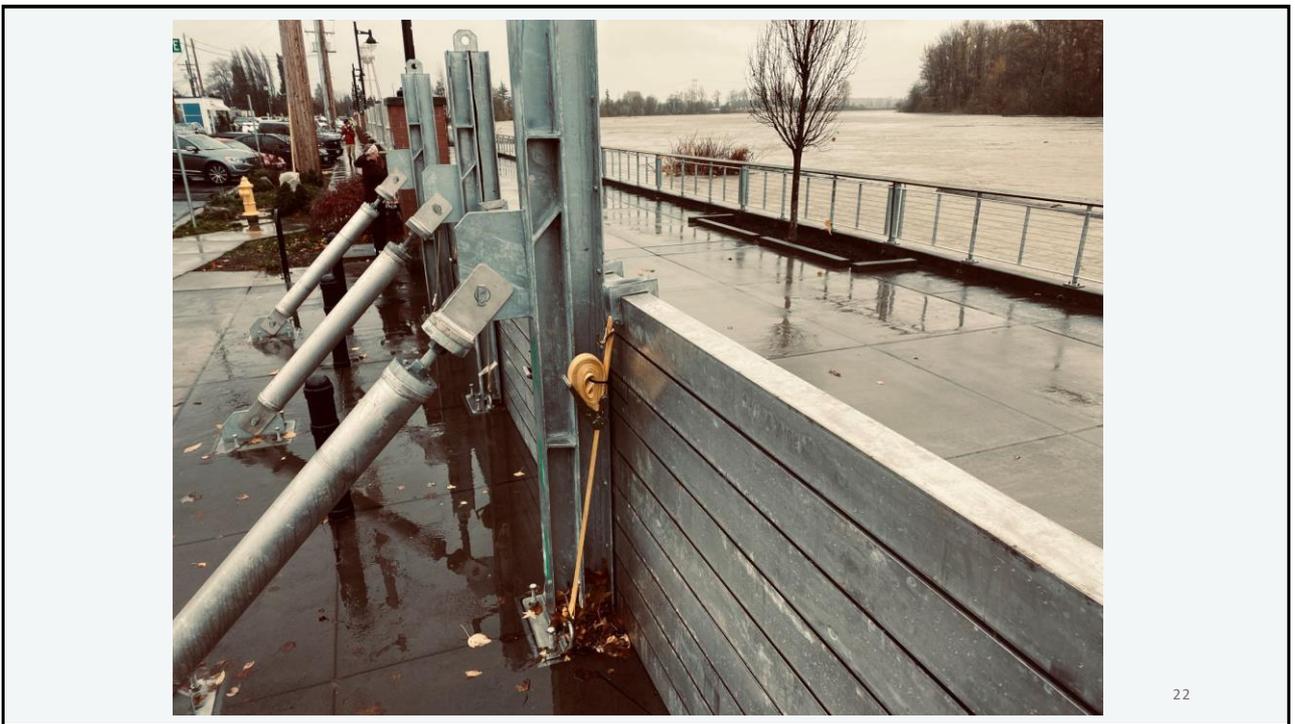
Figure 3-3: Current FEMA 100 Year Flood Plan



20



21



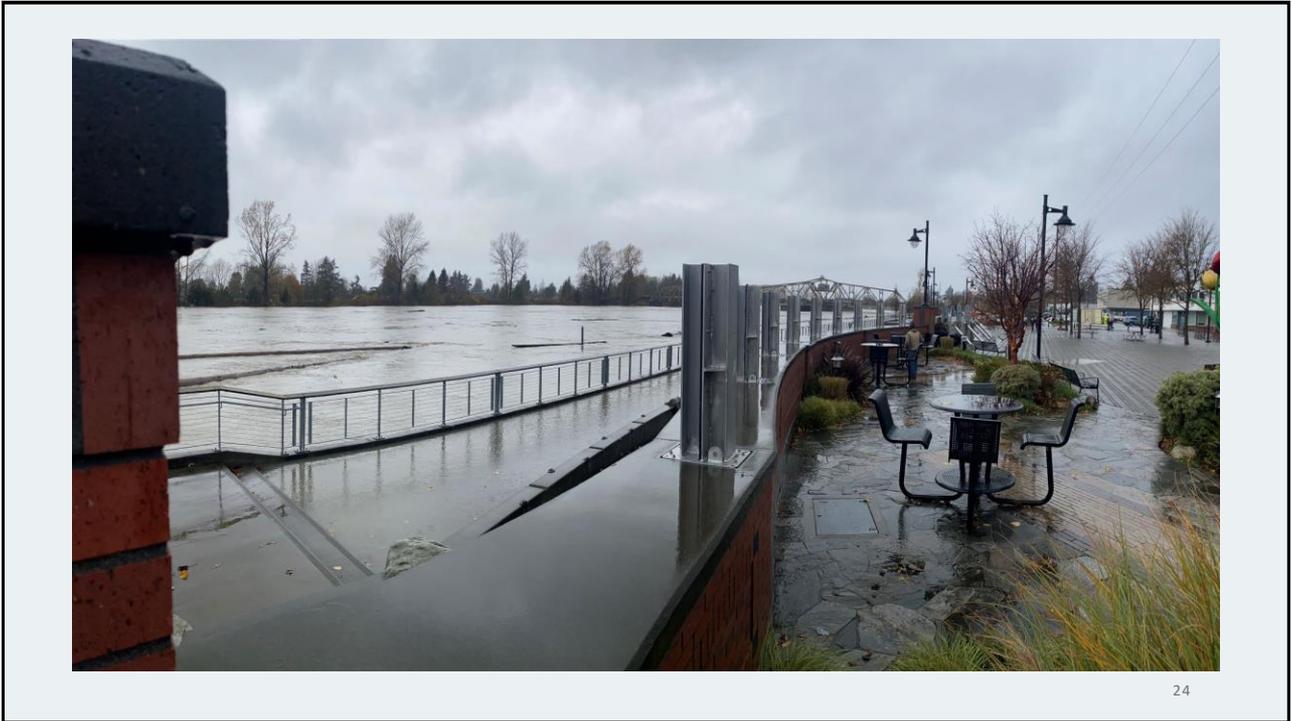
22

22



23

23



24

24

- Combine uses
- Align city, state, federal initiatives
- Read
- Webinars and surf the web
- Get to know Federal agency offices in your State
- AWC & National League of Cities

25

25

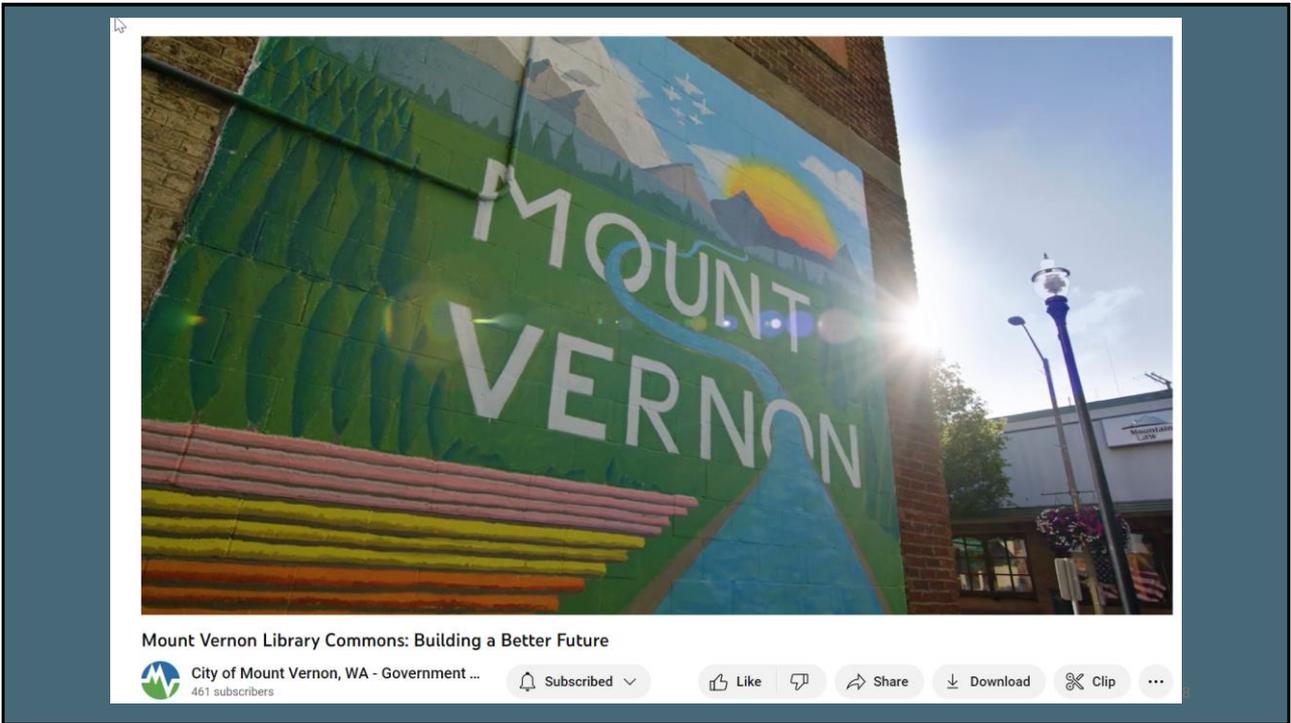


26

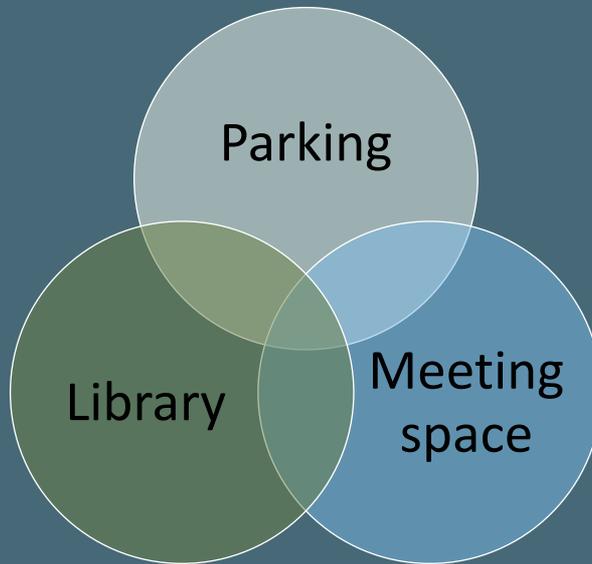
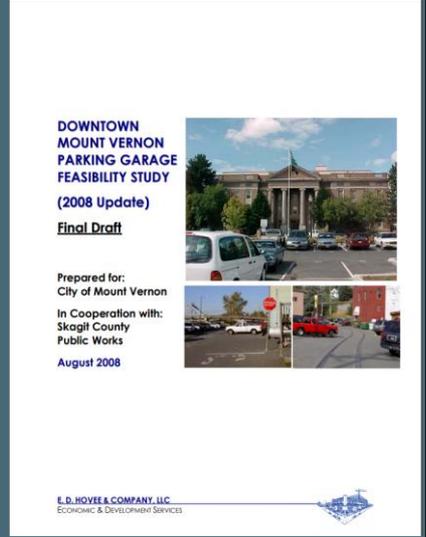
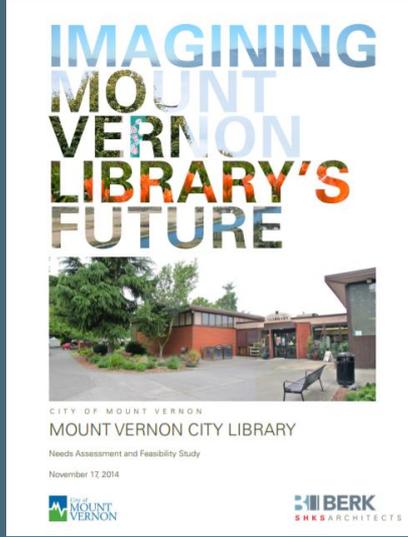
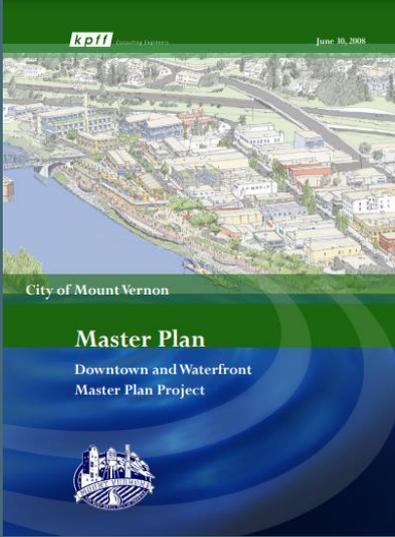
26

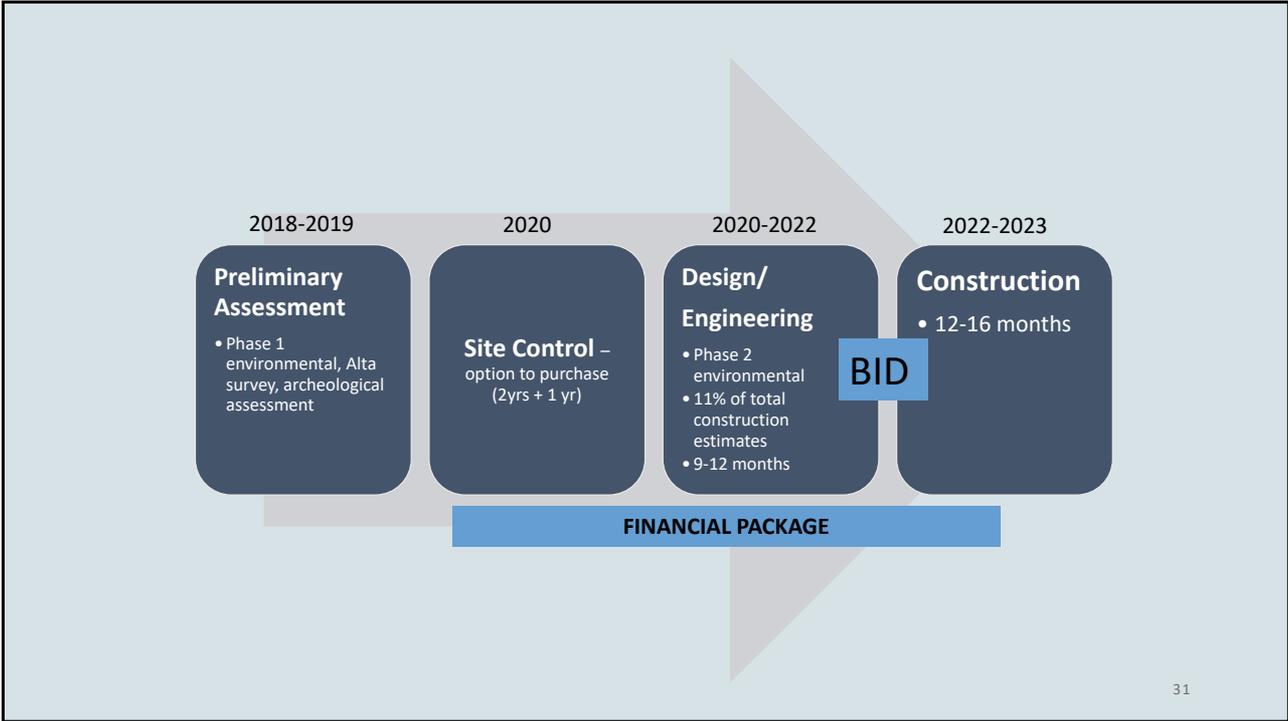


27



28





PROJECT BUDGET

\$53.4 MILLION

BID CONTINGENCY: 5% of hard costs including sales tax

CONSTRUCTION CONTINGENCY: 10% on hard costs, \$3,745,000

OPPORTUNITY:

BIPARTISAN INFRASTRUCTURE BILL

COLD CALLING



Shutterstock

Since the pandemic began, the U.S. government has passed four laws that approve spending \$7.6 trillion in pandemic relief, infrastructure investment and economic stimulus.

33

33



34



35

- Public library
- Community Center
- Commercial Kitchen
- 269 parking spaces (76 EV charging)
- 7 E-bicycle charging stations
- Photovoltaic array
- All electric building
- Outdoor space
- Lookout seating at NW corner

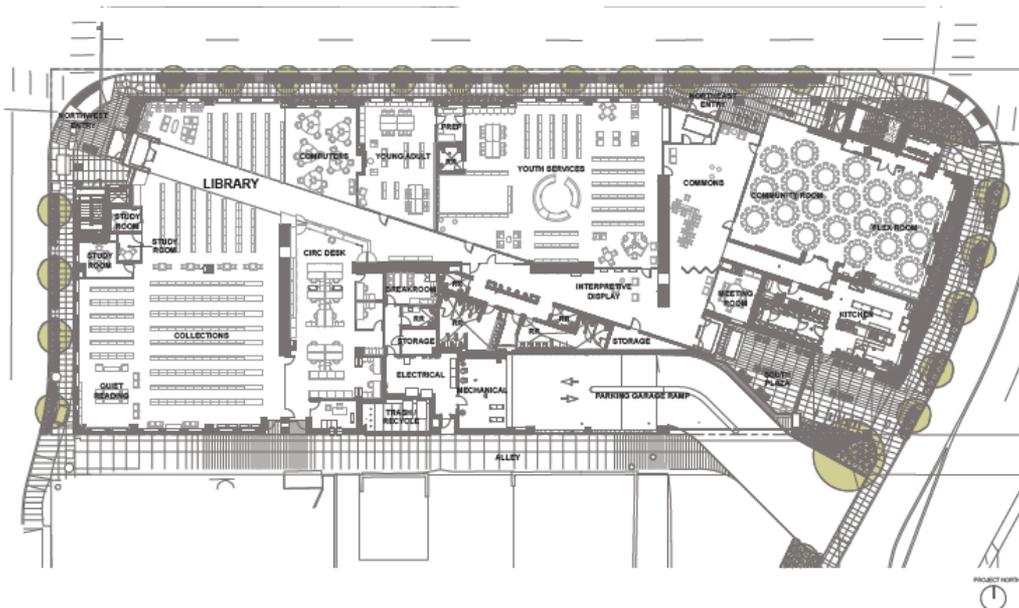
An architectural rendering of a modern building with a dark facade and a glass section. The building has a sign that says "LIBRARY" and another that says "COMMONS". There are trees and a street in the foreground.

36

36

Broad community support

- ▶ OUR COMMUNITY MEMBERS
- ▶ Senators Murray & Cantwell
- ▶ Congresswoman DelBene
- ▶ Governor Inslee
- ▶ 40 & 10 Legislative Districts
- ▶ Skagit County Commissioners
- ▶ Samish Indian Nation
- ▶ IBEW Local, Carpenters Local
- ▶ Chamber of Commerce
- ▶ SVC
- ▶ Skagit Regional Health
- ▶ Port of Skagit
- ▶ Mount Vernon School District
- ▶ Mount Vernon Library Foundation
- ▶ Sustainable Communities
- ▶ Puget Sound Energy
- ▶ Washington Conservation Voters



LIBRARY AND COMMUNITY CENTER

Project Features: Parking Garage



Includes 3 levels of parking

76 EV Charging Stations

Rough-in for **124 future EV Charging Stations**

Two 4-stop hydro elevators

Electric bike lockers

39

39

- FLOODING
 - » FLOOD WALL
- EARTHQUAKE
 - » RISK CATEGORY III
- FIRE
 - » NON-COMBUSTIBLE



RESILIENT DESIGN

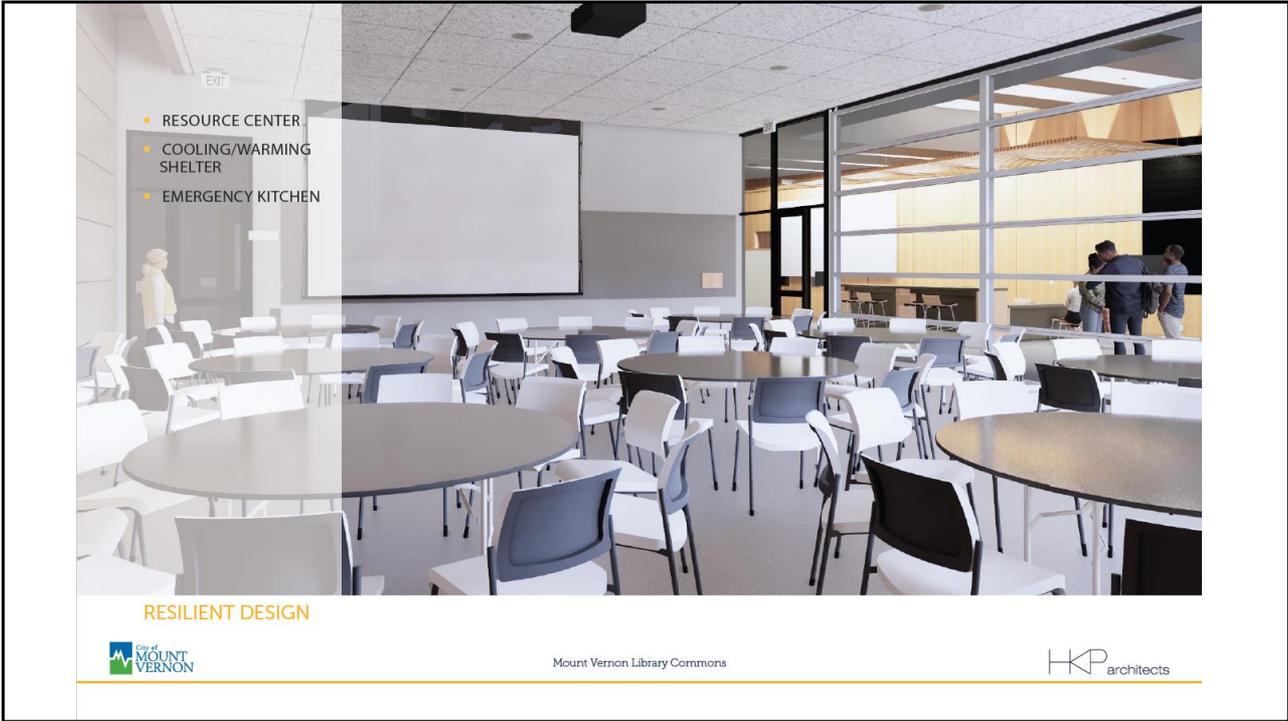


Mount Vernon Library Commons

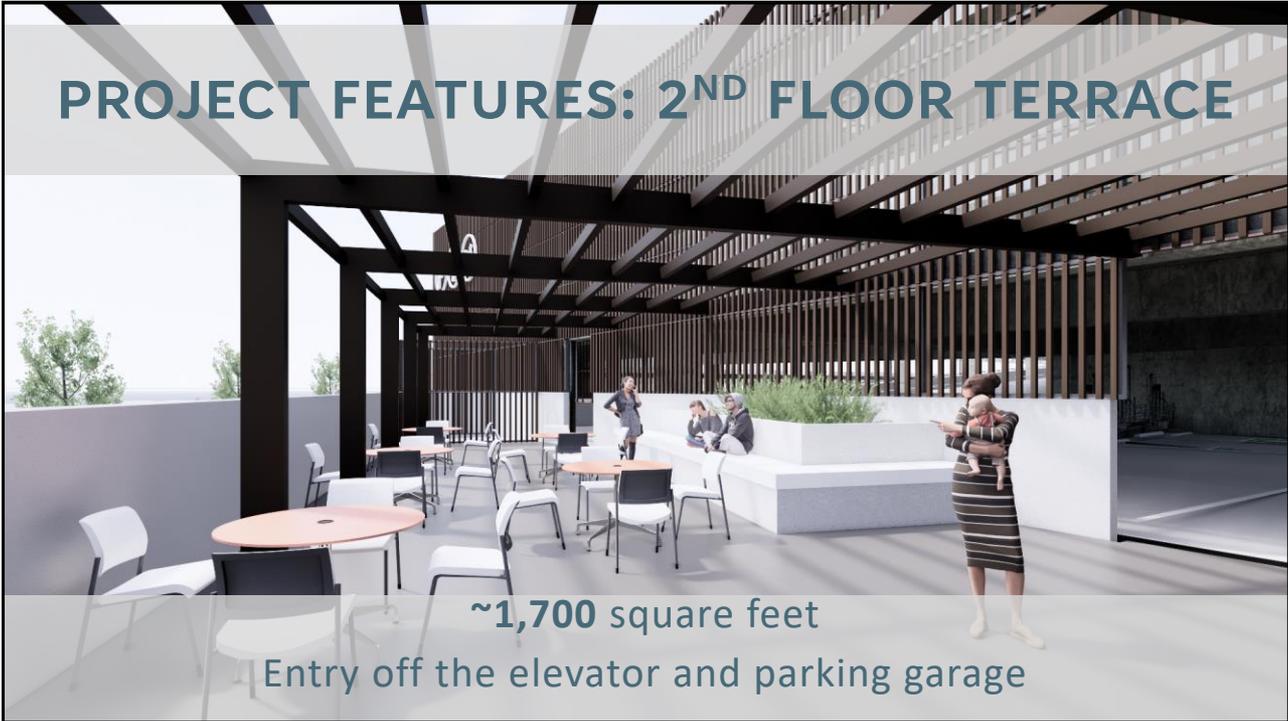
HKP architects

40

20



41



42



43



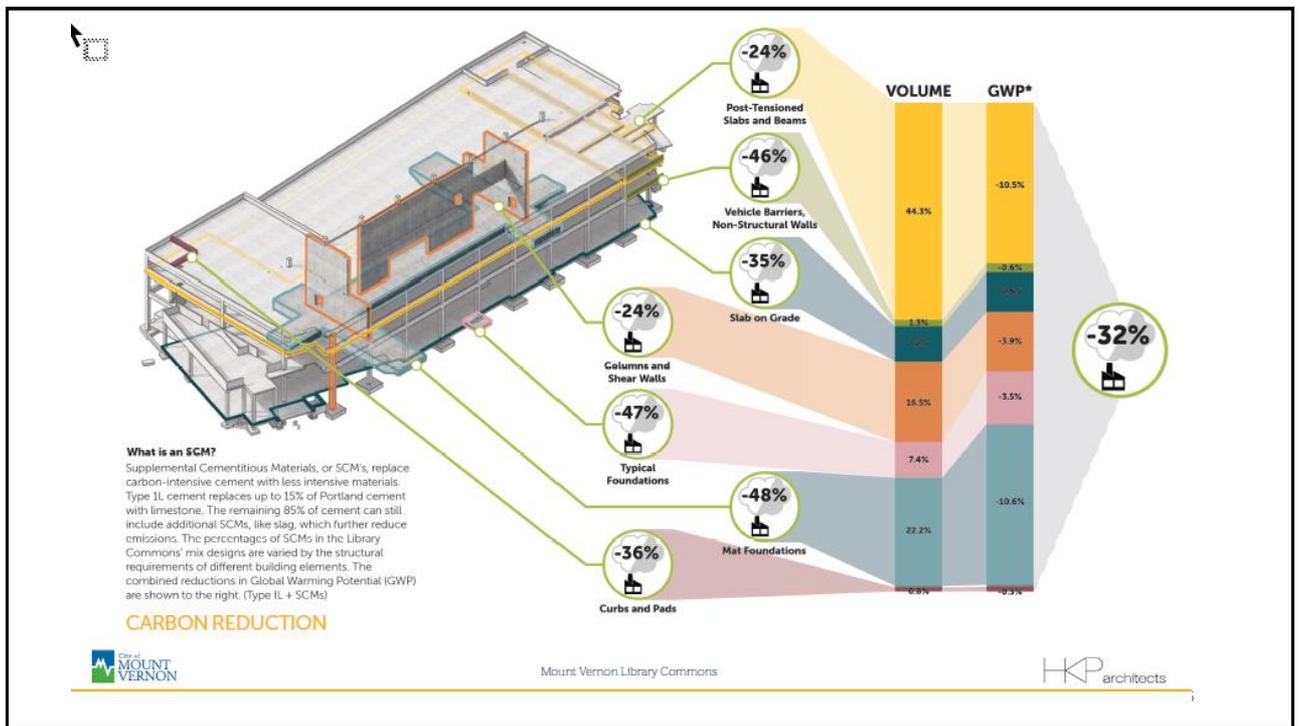
44

- ALTERNATES TO FUND:
 - ROOF TERRACE TRELLIS AND PAVERS
 - FRITTED GLASS AT MARQUEES IN LIEU OF PERFORATED METAL PANEL
 - PARKING AVAILABILITY SIGNALING SYSTEM
 - DIGITAL DISPLAY IN COMMONS
 - PAINT AT PARKING GARAGE CEILING



45

45



46

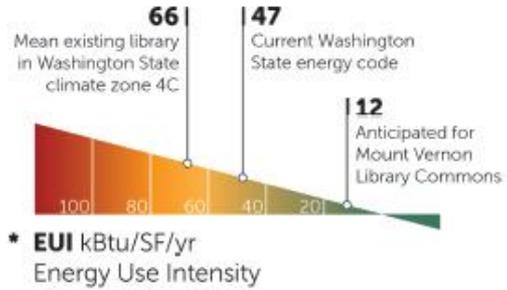
PASSIVE HOUSE

STRATEGIES:

-  **Super Insulated Envelope**
-  **High-Performance Glazing**
-  **Heat Recovery Ventilation**
-  **Thermal-Bridge-Free Detailing**
-  **Air-tight Construction**

BENEFITS:

-  **Low Energy Use**
12 EUI*
-  **Comfortable Interior Environment Year Round**
-  **Improved Indoor Air Quality**
-  **Quiet Acoustics**



Less than 1/5 the energy use of the mean existing library in Washington State climate zone 4C (66 EUI)

47

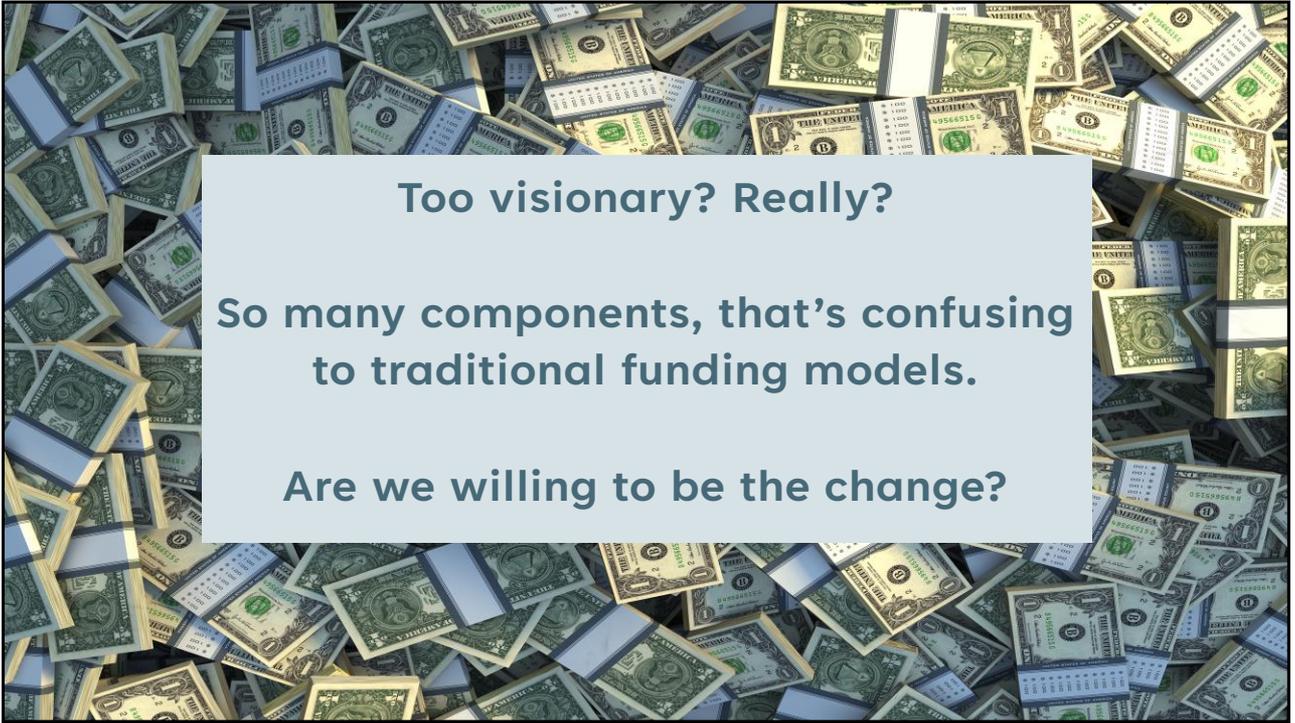
47



Mount Vernon Library Commons



48

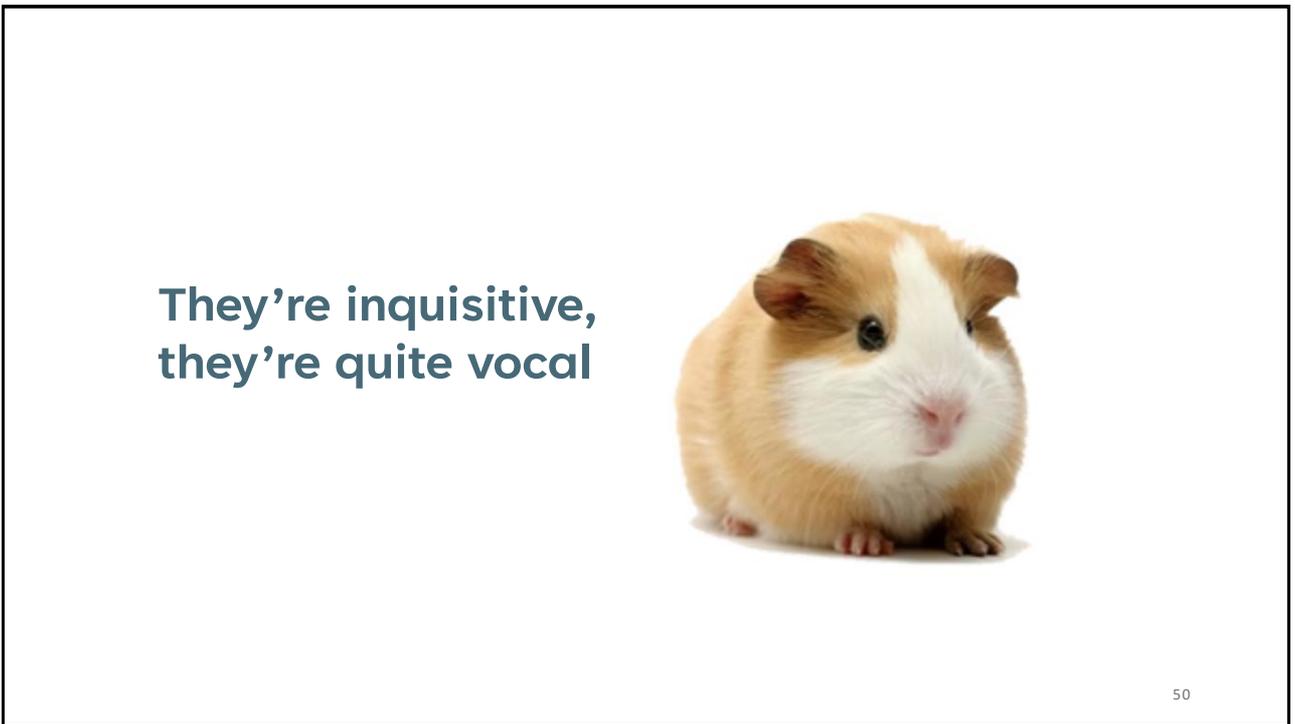


Too visionary? Really?

**So many components, that's confusing
to traditional funding models.**

Are we willing to be the change?

49



**They're inquisitive,
they're quite vocal**

50

50

Lets do this!
We ride at
dawn!



51



FEDERAL

HUD SECTION 108
APPROPRIATION
(HUD)
DEPT OF ENERGY
ARPA
*USDOT TIFIA
*USDOT EV CHARGING

8,355,000

STATE

CAPITAL
ECOLOGY
TRANSPORTATION
ALTERNATIVES
WSDOT DESIGN

19,750,000

CITY

REET
GENERAL FUND
TRANSPORTATION
STORM WATER
TOURISM
FIBER OPTIC FUND
LIFT AWARD

17,856,000

**OTHER
LOCAL**

SKAGIT COUNTY

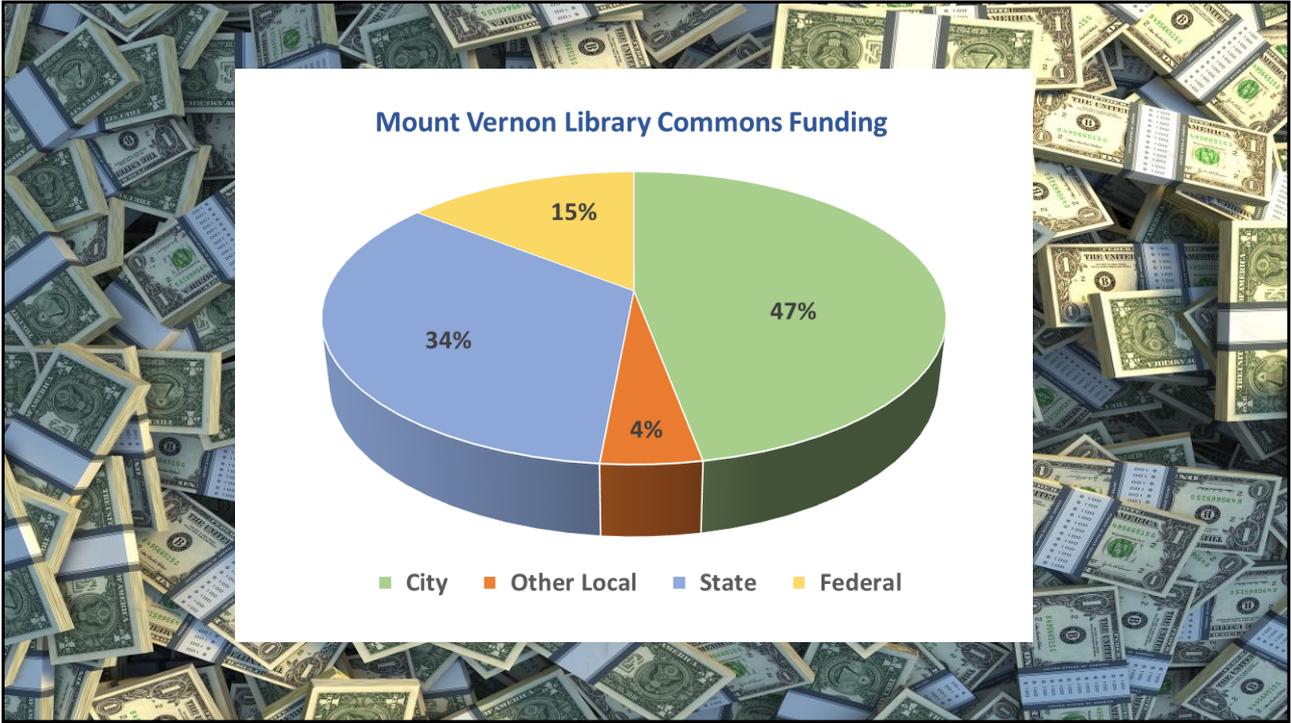
LIBRARY
FOUNDATION

PUGET SOUND
ENERGY

5,000,000

52

52



53

PROJECT OR NOT QUALIFIED												
Building Resilient Infrastructure and Communities (BRIC) Direct Technical Assistance (DEA) - FY 2022	Homeland Security/FEMA	no money technical assistance only										FED
Digital Investment Grants Program New Starts, Small Starts and Core Capacity Improvements	FTA								Advised - this will never work - goes to transit agencies			FED
Smart Communities Local Energy Action Program (SEAP) Pilot Program	US Dept of Energy		FY 2022						unfunded for FY 2023			FED
Community Facilities Direct Loan and Grant Program - Public	USDA								Mount Vernon does not qualify due to cap at 20k population for eligibility for grants			FED
Lower No Emission Grant Program (Low-No Program) - Public	USDOT	unknown							for support of buses only			FED
National EV Infrastructure NEV	USDOT/STATE		late 2022 - anticipated applications sometime in October or November	unknown, but annual 2022 anticipated new applications					PROGRAMS \$15M to WA for FY 2022, after that should be around \$15M per year to WA through 2026			EV charging FED
FEMA Building Resilient Infrastructure and Communities	FEMA								you have started construction you cannot apply			FED
Electrification of infrastructure	WA State Dept of Commerce	\$100k-\$400k	9/25/2022	October invited to 2nd round, final award Jan 2023	yes				Didn't qualify because we had already received some state funding. Commerce grant requirement.	transformer and switch		STATE
FEMA Hazard Mitigation Grant	FEMA/STATE OFM office	\$626,443	7/8/2022	pre-application need invite to apply				ALTERNATE ITEM Generator - Asy eligible - essentially has to show it	DDM rebidding at application, working with FEMA to use if we can fit it into existing grant guidelines. DEBREF with FEMA generator for a new construction building not prime need.			STATE
Fiber Optic Funding	FED and STATE	\$90,000							\$65 billion in grants. Do not qualify due to existing speeds that are provided by private providers.	Fiber service to public computing		STATE
EVSE	State of WA	\$400,000	late 2022	2023	yes				NOT AWARDED - all funding was allocated to private industry	EV charging		STATE
WA Clean Energy Fund Building Electrification grant program	State Dept of Commerce	10.7 million							ineligible: Who can apply? For-profit companies, Non-profit organizations, State, local, and federally recognized tribal governments, including K-12 public school districts and housing authorities, Individual owners of commercial and multifamily residential buildings and tenants with owner approval, Retail electric utilities			
Connected Communities (CC) - FY 2023	US Dept of Energy	\$5m to \$7M	FY 2022						unfunded for FY 2023			FED
Lease retrofit for public buildings	WA State Dept of Commerce		FY 2022						new construction not allowed to be funded			
HOPE	USDOT	\$6,000,000	next round 2023	2/28/2023	yes				advised we will not be competitively pre grant writers in DC			FED

54

NAME	ENTITY	AMOUNT	DUE DATE	AWARDS DATE	REIMBURSE	INFO	ITEM TO FUND	CATEGORY
SECURED FUNDING								
CDBG Section 108 Loan	HUD	\$1,700,000	apply now		yes, through annual CDBG entitlement		Library portion	FED
Skagit County 09	Skagit County	\$500,000	received	6/1/2022	yes		Etchen construction	COUNTY
Skagit County 09	Skagit County	\$500,000	received	6/1/2021	yes		Parking portion	COUNTY
HUD Congressman DeBene	HUD	\$2,000,000	6/15/2022			fill out application in order to receive "non competitive federal grant"	Etchen construction	FED
CURRENT GRANT APPLICATIONS								
National Endowment for the Humanities (NEH) Infrastructure and Capacity Building Challenge Grants (Part 4) Capital Projects - FY 2022 NSF Foundation	NEH	max \$1 million	10/5/2022	4/2/2023		construction and equipment eligible		FED
GRANTS TO APPLY FOR 2023								
Transportation Alternative Funds	through SCOG	\$150,000	process in 2023	June 2023		Elbe charging stations	Elbe charging	FED to SCOG
Skagit County 09	Skagit County	\$187,000	4/1/2023	6/1/2023	yes		Puget Sound Energy costs	COUNTY
Carbon Reduction Program PFMAs	formula through State 65% local funding	\$300k to SCOG for 2022 for 5 years	approximately \$1,500,000 over 5 years, MW only eligible for urbanized area portion	6/1/2023	yes	\$110,000 annually (5 years) for MV, Burlington, SW urbanized area		FED to SCOG
Promoting Efficient Operations for Transformative, Efficient, and Cost Saving Transportation (PROTECT) Formula Program	formula through State 65% local funding					"facilities that support the operation or rapid recovery of surface transportation systems that serve critical local, regional, and national needs, including evacuation routes, and agency service facilities, major employers, critical manufacturing centers, ports and intermodal facilities, utilities, and Federal facilities," potential for that projects that help improve freight, safety, and provide or increase access to an agricultural, commercial, energy, or transportation facilities that support the economy of a rural area.	Generator	FED to SCOG
Rural Surface Transportation Block Grant	USDOT	\$800 million	1/1/2023			The Rural Surface Transportation Grant Program (RUSTRA) was created in the Bipartisan Infrastructure Law and will support projects to improve and expand the surface transportation infrastructure in rural areas to increase connectivity, improve the safety and reliability of the movement of people and freight, and generate regional economic growth and improve quality of life. Eligible projects for Rural grants include highway, bridge, and tunnel projects that help improve freight, safety, and provide or increase access to an agricultural, commercial, energy, or transportation facilities that support the economy of a rural area.		FED to SCOG
EV charging station community grant program	WA State Dept of Commerce	\$3m				\$68M allocated for grants - specifically level 3 & 2 chargers with community focus, preference to DCFC		STATE
Surface Transportation Block Grant	USDOT thru State for SCOG	\$4.8M locally decided upon	summer 2023	summer 2023		\$180M - The funding in this program is typically used by rural communities and states to improve road conditions on federal highways, recent guidance from U.S. DOT in April 2023 clarified that the buildup of EV charging stations can be included under this program, along with planning for EVs. urbanized areas, for trucking, should be allocated through SCOG's transportation policy based ASPO	EV charging	STATE
Electrification of infrastructure	WA State Dept of Commerce	\$50k - \$500k	1/6/2023		yes	DCFC	transformer and switch	STATE
SEVP	WSDOT	\$3M	1/11/2023					

55

FEDERAL AGENCIES ENGAGED AND/OR INVOLVED



USDOT

TIFIA LOAN
CFI grant



HUD

Our champions!
CDBG
Section 108
Appropriations
*Buy America



ENERGY

Block grant
Data sources



56

56

- Combine uses
- Align city, state, federal initiatives
- Read
- Get examples!
- Webinars and surf the web
- Get to know Federal agency offices in WA
- AWC, NLC & State Associations

57

57



BUY AMERICA

Each Federal Department has different rules. This is crazy. Advocate for consistency.

NEPA

Keep square footage of impervious the same. "The easiest part of oversight!"

AUTHORITY TO USE GRANT FUNDS (AUGF)

Don't commit choice limiting actions... BUT... stacked funding is vital.

FEDERAL VOICE

In person in DC. In person in your city.

STATE VOICE

Advocate for simple and streamlined grant processes. NO SLUDGE WANTED OR NEEDED.

OVERLY OPTIMISTIC & PERSISTENCE

Don't take no for an answer. Comment on grants. Get involved.

58

58

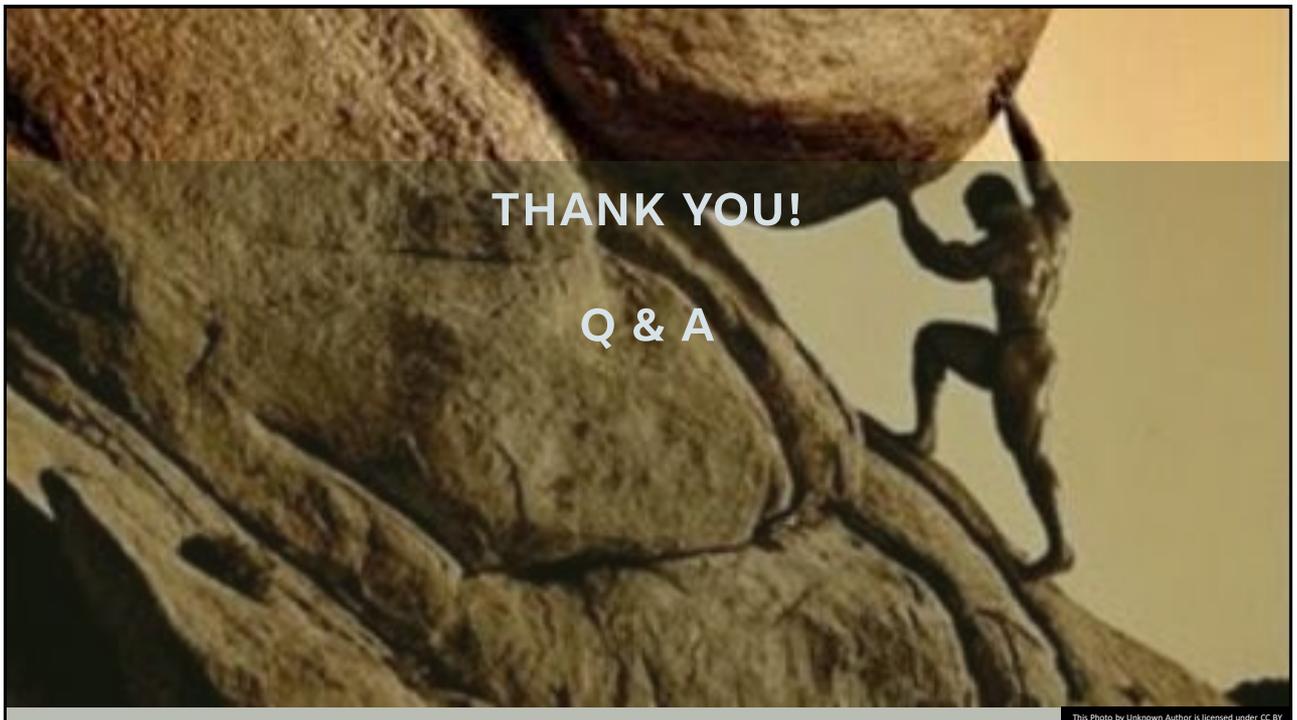


If I seem too passionate, it's because I care. If I come on strong, it's because I feel strongly. And if I push too hard, it's because things aren't moving fast enough



59

59



THANK YOU!

Q & A

This Photo by Unknown Author is licensed under CC BY

60