

# North Central Washington EDD Project Proposal 2009-2010 Application

The North Central Washington Economic Development District (NCW EDD) accomplishes its mission through projects initiated by its members and other organizations. Please complete this application and return it to the NCW EDD no later than 5:00pm November 20, 2009 for consideration. Return one electronic copy to [Jennifer@ncwedd.com](mailto:Jennifer@ncwedd.com) and one hard copy via US Mail.

## Our address is:

NCW EDD  
PO Box 1064  
Wenatchee, WA 98807

The NCW EDD can assist qualifying projects of regional economic significance with ranking, fund sourcing, networking, facilitation and grant writing efforts. The NCW EDD can also provide letters of support for appropriate projects.

A committee of NCW EDD members will review all submitted applications and contact appropriate applicants to schedule a formal presentation. From the rankings derived from the submitted materials and presentations, appropriate support and/or resources will be allocated.

The NCW EDD Board of Directors selects projects to work on each year based on the recommendations of the committee, budget, and resources available. Consideration is given to NCW EDD members, projects with demonstrated readiness to proceed, and those that can build the capacity of the NCW EDD through joint efforts.

Estimated Project Start & Completion Dates: March 2010/October 2010

Name of Project: Twisp PDA Facility Upgrades

Name of Lead Organization or Individual: Twisp Public Development Authority

Name of Lead Organization Contact with EDD (if any): Mark Wolf-Armstrong

Address: PO Box 517

Phone: 509-997-3300

Email: [mwolfarmstrong@gmail.com](mailto:mwolfarmstrong@gmail.com)

NCWEDD member: Yes      No X

## 1. Brief Description of Proposed Project:

As part of our larger vision for development of the 6.5 acre former U.S. Forest Service Complex in Twisp, the Twisp Public Development Authority (PDA) is requesting prioritization for key early actions. These include upgrades, infrastructure improvements and removal of buildings on the PDA campus in Twisp. These actions are aimed at immediate improvements to the connectivity between the main downtown of Twisp and key commercial/retail businesses to the east/southeast, and to the utility and efficiency of a number of major buildings and underlying infrastructure. These improvements include:

1. Upgrades in energy conservation and HVAC systems in:
  - a. Shop/maintenance building (former)
  - b. Fire management building (former)
  - c. Recreation and trails building (former)
  - d. Tree cooler (former) (to meet health standards for food storage)

These upgrades will include installing variable fluid heat pump systems, maximum insulation and glazing to create the tightest and most efficient heating and cooling in these structures.

2. Deconstruction of several structures, such as the former administration building, tall vehicle shed (1930s), fencing and the south shed wall that blocks pedestrian and bicycle traffic through the campus connecting the main downtown of Twisp with key commercial/retail businesses to the east/southeast. Two aims during deconstruction will be recycling materials and training on deconstruction techniques and opportunities.
3. Installation of new water and sewer mains and stubs to serve the current and future campus buildings. This will allow metering of different building and increase water efficiency throughout the campus.

The aggregate cost of these improvements is estimated at \$500,000 to \$750,000. Funds granted under federal, state, county and regional programs will be leveraged with funds from two additional private gifts for early action on the campus. These grants amount to \$200,000 over the next 18 months.

The PDA will seek funding from several state and federal programs such as USDA RD, EDA and federal stimulus funding. Support and prioritization at the local, county and regional levels will be both a critical vote of local support and a source of matching funds as we seek to acquire state and federal funding.

We anticipate the generation of a substantial number of jobs in project management, subcontracts (person-months) and full time permanent employment at the PDA.

**2. If the NCW EDD is used to acquire funds, who will administer those funds? (Lead organization, NCW EDD, or other)**

N/A

**3. Will your project require the use of the NCW EDD 501c3 status for grant writing?**

No

**4. Will this project result in the creation of new jobs or retention of existing jobs? Please explain.**

The following summarizes our conservative projection of the impact on jobs from the development of the Twisp PDA campus and its programs.

Jobs created:

1-3 years 20

3-5 years 40 More

Jobs retained: 20

For this specific set of actions in the proposal, we estimate that 6 full time temporary positions will be created, and at least 30 person/months of subcontractors will be created.

**5. What are the measurable regional economic benefits?**

See job creation and retention above.

Economic development is the cornerstone of this enterprise. It will support the financial needs of the facility while generating revenue for the extended community. This economic engine will provide the ability for the programs and facilities to flourish and be self-sustaining. Instituting successful and sustainable facilities and programs for the community is the goal of this project, including:

- Establish location for business development.
- Develop facilities for life-long education and worker training programs.
- Foster partnerships to enhance economic opportunities such as cooperative agricultural ventures.
- Identify partners to create arts facilities and an education institute.
- Build a center for sustainable systems training and implementation.
- Establish partnerships to create a regional, dynamic and active center for development in the Methow Valley.

The declining workforce combined with growth in the service sector inhibits the viability and profitability of many businesses. It causes some businesses to import workers from other countries. The PDA campus would address this issue by providing job training opportunities, and by developing community and cultural services that support and appeal to a younger workforce.

We anticipate providing training in sectors of growing importance in the 21<sup>st</sup> century. An example is solar installation, for which the demand is very likely to grow rapidly across our region.

**6. What are the measurable environmental benefits? If no measurable benefits, please explain why there are no significant environmental effects?**

We expect to build to the highest standards of energy and water conservation, clean/alternative energy systems and green building technologies, materials and techniques. We plan to deconstruct using recycling and reuse strategies. The

entire Twisp PDA campus will be a model in demonstrating methods of living and working in harmony with the natural environment. Thus the environmental benefits of this enterprise will extend far beyond the boundaries of the site. We will be able to measure these benefits in terms of the adoption of standards and environmentally responsible technology in our community and in the wider region.

**7. What are the measurable community benefits?**

This project implements our strategy to foster a diverse economy. This project will fill a critical gap in the local economy with a solid training, development and implementation program. This program will be designed to support a higher-skilled workforce, create new business enterprises, and offer continuing education and assistance. The facilities and programs will be in operation year-round, which will also address seasonal employment problems.

A diverse economy is characterized by many different types of income sources and revenue streams, production and services. One of the intentions of this project is to bring people, resources and money into the community. It is also an intention to draw upon the resources that exist here. Many partnering opportunities are available to coordinate programs on the PDA campus. This is a community project. Local people will be designing and participating in every aspect of the project which in itself will bring diversity to the project.

Over time, a clear measure of community benefit will be a shift in the demographic makeup of our community and region. We will work to reverse the exodus of young people in the 20-34 age group, as rewarding employment opportunities increase.\*\*

\*\* As an indicator, whereas this age group currently accounts for 20.9 percent of the state's population, it accounts for only 14.7 percent in Twisp.

**8. For the following items either enter (C) for completed, (U) for underway, (N) for needed, (EDD) requested from the EDD, or (NA) not applicable:**

Feasibility Study	C
Engineering report	U
Permits	N
Business or strategic plan	U
Grant application(s)	U
Implementations financing	N
Letters of support	U
Partners organized	U
Project coordination	U

9. From pages 17-21 of the current NCW EDD Comprehensive Economic Development Strategy (CEDS Report 2008-2009) document, list the goals and strategies this project will accomplish. This document can be found at <http://www.ncwedd.com/scope.htm>

Your support of our efforts would further a number of elements of the NCW EDD Comprehensive Economic Development Strategy, as described in the current Action Plan for this strategy (provided by J. Korfiatis).

Objective 1, Strategy 3: Work with other organizations to develop and offer facilitation, leadership, economic development, and other training opportunities as needed to build capacity and strengthen partnerships.

Objective 2, Strategy 1: Promote regional economic development perspective among partner organizations and community leaders.

Objective 4: Identify priority regional projects based on economic significance and alignment with EDD priorities

Objective 5: Facilitate regional entrepreneurship

The mission statement of the Twisp PDA reads as follows:

“The Twisp Public Development Authority is a **partnership** with the Methow Valley community

that fosters and promotes **economic vitality, local agriculture, arts and culture and innovative educational opportunities.**

Programs are rooted in a commitment to **sustainable practices** in our community and beyond.”

A number of the elements of our mission statement are directly addressed in the EDD’s Guiding Principles. These are highlighted with an asterisk below (\*)

### **Guiding Principles**

Guiding principles establish a broader framework for the EDD vision and mission statements. They identify a set of values critical to the success of achieving our vision. Though each of these principles stands alone in reflecting our committee’s values, it is recognized that some may either complement or conflict with others. The ideal projects will balance competing principles when possible.

- We recognize the importance of maintaining rural lifestyles and enhancing the quality of life.
- \*We value the preservation of unique and significant natural and cultural resources, and respect diverse cultures.

- \*We encourage participation of all citizens and consensus-based planning and recognize that success requires a long-term commitment.
- \*We value the importance of understanding our regional economy and using that to shape the future.
- \*We believe partnerships expand opportunities.
- \*We encourage sustainable economic development, believing that the integration of community, economy and environment is key to success
- \*We play a leadership role for regional economic development in the region.
- We believe in building on our strengths, supporting the maintenance and preservation of existing business and infrastructure.

**10. List local, county, regional, community and government agency supporters of the project:**

The Town of Twisp has submitted a letter of support to this application (attached)

This project is ranked #1 by the Okanogan Economic Alliance this year.

The Twisp PDA has made an exceptional effort to successfully obtain financial commitments for acquisition of the former U. S. Forest Service Complex and for startup operational funding. To date, we have secured over \$1.2 million. The community at large has made a substantial effort to assist the Town of Twisp with this project (estimated to be at least 500 hours), and has submitted approximately 80 letters of support.

Over the past month, as part of our master planning process, we conducted an extremely successful community gathering called “Hopes and Dreams,” attended by over 100 community members. Following this event, we recruited four community teams to assist in shaping the master plan. These locally-led team were formed around our four major program themes:

- Local Agriculture
- Green/Innovative Technologies (Sustainable Technologies)
- Education
- Arts and Culture

We also conducted an online survey to gather additional community input to the future programs and Master Plan. Interest in participation has been extremely high (see attached report from the Methow Valley News). We are completely committed to a master planning process that is inclusive of community

involvement.

From its inception, the Twisp PDA has articulated partnership with individuals and community organizations as a key success factor. We have conducted extensive outreach to many organizations, locally, regionally and statewide. Within each program area, as described above, we are identifying the best potential partners. Our community "Hopes and Dreams" workshops during the weekend of October 24-25 named literally dozens of potential partners. Our underlying philosophy is the notion of the PDA as an umbrella entity under which many other existing and potentially some new organizations can accomplish our mutual goals of economic development, economic diversification and workforce training.

**11. List sources of match dollars (S) secured, (P) planned, (N) needed, or (NA) not applicable:**

Funds leveraged for this project to date:

- |                                |               |
|--------------------------------|---------------|
| 1. Private donations           | \$200,000 (S) |
| 2. Volunteer labor (@ \$15/hr) | \$10,500 (S)  |

Acquisition and Master planning

- |                                 |                 |
|---------------------------------|-----------------|
| 1. Donations for acquisition    | \$1,000,000 (S) |
| 2. Grants for acquisition costs | \$30,000 (S)    |
| 3. Master Planning Grant (CTED) | \$50,000 (S)    |
| 4. Volunteer labor (@ \$15/hr)  | \$10,500 (S)    |

**12. Identify and estimate the cost of what you are requesting the NCW EDD to do for your project:**

Ranking and Prioritization

**13. Identify and estimate the project costs and tasks to be completed by your organization:**

\$500,000-\$750,000

**14. List sources of non-match dollars such as State, Federal, County, or Foundation money as (S) secured, (P) planned, (N) needed, or (NA) not applicable:**

As part of our Master Planning we will identify potential sources of funding for this project from Federal, State, County and Private sources. Our Master Plan will be completed in the first quarter of calendar year 2010.

**15. What is your current and anticipated schedule of work? Please list.**

Project Task	Status	Timeline
<ul style="list-style-type: none"><li>• Facility Infrastructure improvements</li></ul>	<ul style="list-style-type: none"><li>• Planning stage</li></ul>	<ul style="list-style-type: none"><li>• Dec 2009-March 2010</li></ul>
<ul style="list-style-type: none"><li>• Facility Infrastructure improvements</li></ul>	<ul style="list-style-type: none"><li>• Implementation</li></ul>	<ul style="list-style-type: none"><li>• Mar-Oct 2010</li></ul>

**16. Is there a sponsor for this project? If so, what is the sponsoring organization?**

While not an official sponsor, the Town of Twisp has provided the attached letter of support.