

**CITY OF WEST RICHLAND  
RESOLUTION NO. 51-21**

**A RESOLUTION OF THE CITY OF WEST RICHLAND, WASHINGTON,  
AUTHORIZING DISBURSEMENT AGREEMENT FOR USE OF COMMUNITY  
ECONOMIC REVITALIZATION BOARD (CERB) FUNDS BETWEEN THE CITY  
OF WEST RICHLAND AND WASHINGTON STATE DEPARTMENT OF  
COMMERCE REGARDING COOPERATIVE WAY IMPROVEMENTS.**

**WHEREAS**, Washington State Department of Commerce Community Economic Revitalization Board (hereinafter "CERB") has previously agreed to distribute certain funds received from the State of Washington that is set aside for local economic development in Washington communities known as the CERB Fund (hereinafter "Fund"); and

**WHEREAS**, the Benton REA and the City of West Richland (hereinafter "City") jointly submitted application for the development of Cooperative Way; and

**WHEREAS**, the City has obtained \$200,000.00 grant from the Rural County Capital Funds for the project as matching funds; and

**WHEREAS**, Benton REA intends to reimburse the City for the loan amount; and

**WHEREAS**, the Project will catalyze increased private investment in existing businesses and vacant commercially and industrially zoned properties along SR 224 (Van Giesen Street) and Keene Road that can support manufacturing, processing, retail, and other purposes; increase sales tax revenue; and create a significantly increased number of family wage jobs; and

**WHEREAS**, specific companies have expressed desire to purchase and develop some of the underlying land along the SR 224 (Van Giesen Street) and Keene Road corridors if the infrastructure can be brought to City standards; and

**WHEREAS**, regional economic data included in the City's Comprehensive Plan states West Richland can support approximately 2,117 new commercial and industrial jobs along the SR 224 (Van Giesen Street) corridor with the necessary infrastructure in place; and

**WHEREAS**, the City has requested \$800,000.00 for the Project from that portion of the Fund allocated to it by CERB to be reimbursed to the City; and

**WHEREAS**, CERB has granted up to \$200,000.00 in grant money and \$600,000.00 as a low interest loan. The total amount is a percentage of the total project cost and is currently based upon an engineer's estimate; and

**WHEREAS**, the requested funding amount is currently available within the City's Fund allocation;


**WHEREAS**, the Community Development and Public Works Directors recommend approval of said Disbursement Agreement, and

**NOW, THEREFORE**, the City Council of the City of West Richland, Washington, hereby resolves as follows:

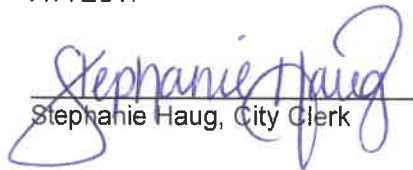
**Section 1.** That the Mayor is hereby authorized to execute the Disbursement Agreement for use of Community Economic Revitalization Board Funds by and between the City of West Richland and Washington State Department of Commerce regarding Cooperative Way improvements.

Section 2. This Resolution will take effect upon the date of approval and signature.

**PASSED BY THE CITY COUNCIL OF THE CITY OF WEST RICHLAND,  
WASHINGTON**, this 19<sup>th</sup> day of October, 2021.

  
Brent Gerry, Mayor

ATTEST:

  
Stephanie Haug, City Clerk

APPROVED AS TO FORM:

  
Bronson Brown, City Attorney

Washington State  
Community Economic Revitalization Board

Initial Offer of Financial Aid

City of West Richland  
Federal Tax Number: 91-6011881  
Offer Date: September 16, 2021

The Community Economic Revitalization Board (CERB) is authorized by chapter 43.160 RCW to provide funds to political subdivisions to assist in financing the cost of certain public facilities. This Initial Offer of Financial aid is contingent upon the availability of CERB funds. CERB hereby offers to make funds available to the **City of West Richland**, hereafter referred to as the "Contractor," in order to aid in financing the cost of, or improvements to, public facilities consisting of **The Cooperative Way Construction Project** as described in the application (hereafter collectively referred to as the "Project").

This offer consists of:

- General Obligation loan of \$600,000
- Interest rate: 1.50 percent (%) per annum on the outstanding principal balance
- Term: 10 years maximum
- Grant of \$200,000

This offer is subject to completion of pre-contract conditions, as described in Attachment A.

A final contract shall be developed by CERB prior to disbursement of funds. No project costs incurred prior to this offer date will be reimbursed by CERB. In the event a final contract is not executed, no CERB funds will be disbursed.

If accepted, this Initial Offer of Financial Aid must be signed and returned to CERB by **October 29, 2021**.

ACCEPTANCE

FOR CERB

FOR THE CONTRACTOR

\_\_\_\_\_  
Randy Hayden, Chair  
Community Economic Revitalization Board

\_\_\_\_\_  
Brent Gerry, Mayor/Chief Operating Officer  
City of West Richland

Date: \_\_\_\_\_

Date: \_\_\_\_\_

## CERB Pre-Contract Requirements

### Initial Offer of Financial Aid

If you wish to accept CERB's offer, please sign and **return two original copies of the enclosed Initial Offer of Financial Aid by October 29, 2021**. A copy of the executed Initial Offer will be forwarded for the City's records.

If the terms and conditions of this offer are not acceptable, you may request in writing that CERB reconsider, amend or modify its offer.

### Pre-Contract Requirements

Please complete the conditions below and submit the appropriate documentation to CERB.

If all conditions are not completed by **March 17, 2022**, you have the option to request an extension from the Board. If the Board does not approve an extension of the initial offer, the offer will expire.

1. Repayment Resolution or Ordinance
2. Finalized Budget
3. Finalized Scope of Work
4. National and/or State Environmental Protection Act Certification
5. Statement regarding permits and clearances  
*Note: This statement pertains only to the public project, and is not intended to extend to the requirements, which must be met by the private development.*
  - a. BPA Land Use Permit
  - b. Construction Plan Approval
6. Governor's Executive Order 21-02: Cultural Resource Review & Tribal Consultation
7. Evidence that the following matching funds for the public project have been secured from the following or alternate sources:
  - a. Rural County Capital Funds      \$200,000      CASH
8. Evidence that the private investment is secured:
  - a. BREAA      \$6,000,000      CASH