



# CERB PROGRAMS 101

Community Economic Revitalization Board





# Community Economic Revitalization Board

## CERB's Mission

The Community Economic Revitalization Board (CERB) was created as a state board in 1982 in Chapter 43.160, Revised Code of Washington.

CERB provides financing for public facilities and site specific planning projects designed to attract and retain private business, create permanent private jobs, and promote economic development.





# Community Economic Revitalization Board

## Who Is CERB?

Investing in  
Washington's Economic Future





# Community Economic Revitalization Board

## CERB's Funding Source & Staffing

**Account 887** – Public Facility Construction Loan Revolving Account (PFCLRA)

**2.3 FTEs**





# Community Economic Revitalization Board

CERB is designed to:

Finance public  
infrastructure  
construction to support  
private business  
development

Assist local  
governments with  
economic development  
planning





# Community Economic Revitalization Board

## Core CERB's Funding Programs

### Planning Program

- Grants

### Committed Private Partner

### Prospective Development

- Loans/Limited Grants





# Community Economic Revitalization Board

## Eligible Jurisdictions

- Cities & Towns
- Counties
- Federally Recognized Indian Tribes
- Municipal & Quasi Municipal Corps
- Port Districts
- Special Purpose Districts (e.g. PDAs, PUDs)



# Community Economic Revitalization Board

## Planning Grants Eligible Activities

Economic  
Feasibility

Environmental  
Impacts

Capital  
Facilities

Land Use

Permitting

Marketing

Project  
Engineering &  
Design

Site

Site Planning

Broadband





# Community Economic Revitalization Board

## Eligible Public Facility Projects

### Activities

- Acquisition
- Construction
- Reconstruction
- Rehabilitation
- Repair
- Replacement

### Systems: Improvement of:

- Building or Structures
- Broadband/Telecommunications
- Bridges
- Domestic & Industrial Water
- Earth Stabilization
- Electricity
- Natural Gas
- Port Facilities
- Railroad
- Roads
- Sanitary Sewer
- Storm Water
- Transportation



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## **NOT** **Eligible**

**CERB may NOT finance projects which:**

Result in retail development

Facilitate gambling

Displace jobs from one part of the state to another

Are outside the applicant's jurisdiction

*CERB does not contract with private business, only the local government applying for funds.*





# Community Economic Revitalization Board

## How CERB works

### Tech Assistance (TA)

Community has an idea – Staff wants to hear about all their ideas.

Staff will help:

- Determine if it fits CERB
- Determine which Program
- Determine project Readiness
- Come for a face-to-face meeting
- Get them ready to apply

### Applications

Applications are due 8 weeks prior to a meeting.

Staff works with the client to vet the application and project.

Staff drafts a project analysis and staff recommendation

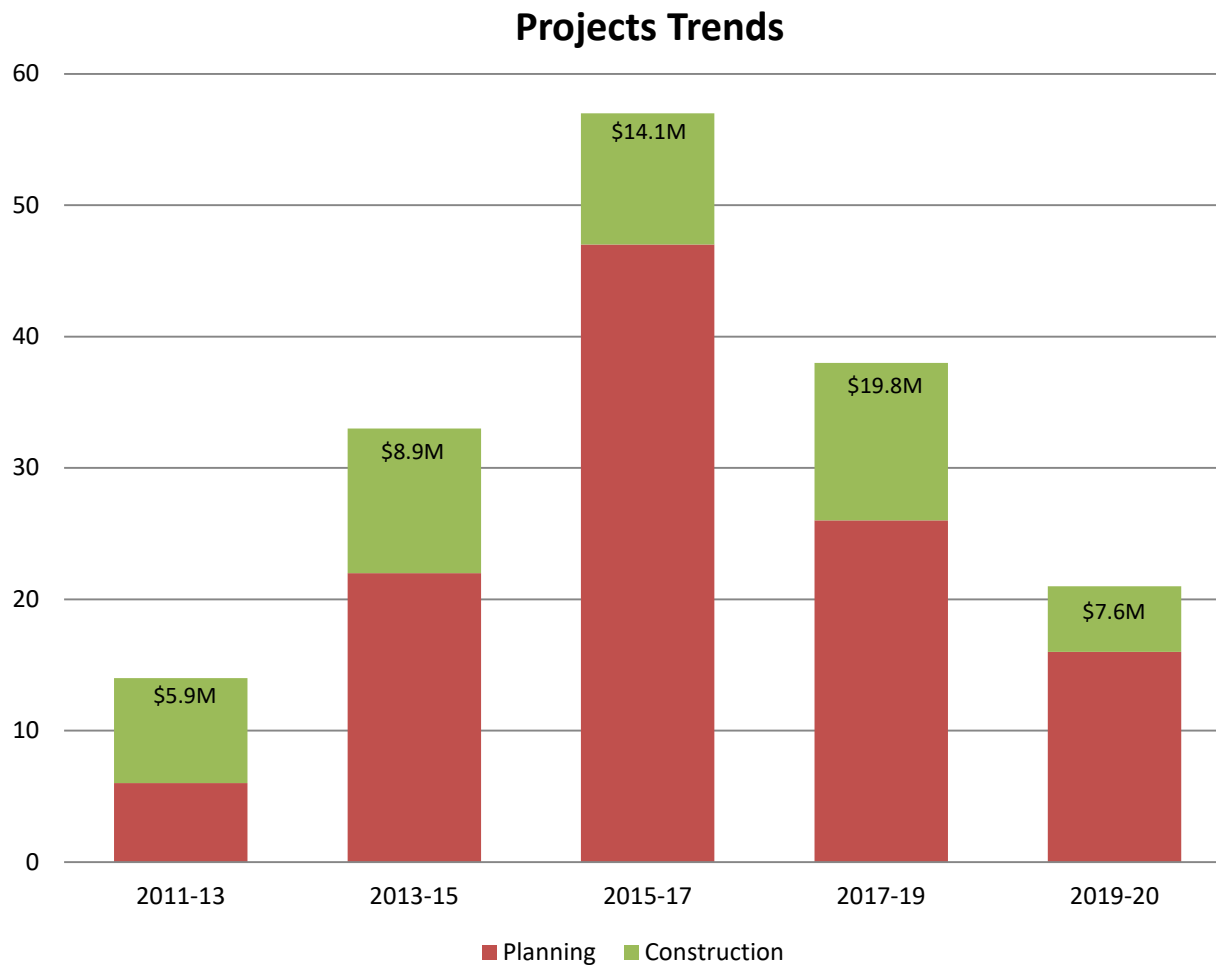
### CERB

The Board meets to review applications every two months.

The applicant presents the proposal to the Board.

The applicant will know at the meeting if their project is approved.

# Community Economic Revitalization Board





# Community Economic Revitalization Board

## Rural vs Urban Funding

Projects January 2007 – January 2020

|                     | CERB                | Match               | EST Private Invest   | EST FTEs     |
|---------------------|---------------------|---------------------|----------------------|--------------|
| 122 Rural           | \$34,136,192        | \$57,098,087        | \$344,052,894        | 3,593        |
| 41 Urban*           | \$12,735,123        | \$30,910,993        | \$119,850,000        | 1,133        |
| <b>163 Projects</b> | <b>\$46,871,315</b> | <b>\$88,009,080</b> | <b>\$463,902,894</b> | <b>4,726</b> |

\*Of the 41 Urban project, 23 were in Rural Communities (population of 19,999 or less, or with a Federal Recognized Tribe).

|                     |             |              |              |     |
|---------------------|-------------|--------------|--------------|-----|
| *23 Rural Community | \$8,959,873 | \$27,197,781 | \$17,450,000 | 434 |
|---------------------|-------------|--------------|--------------|-----|

**56% percent of CERB's projects were in a Rural County, a Rural Community in a Urban County, or with a Federally Recognized Tribe.**

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## WASHINGTON STATE COMMUNITY ECONOMIC REVITALIZATION BOARD

# 2017-19

*A visual review through 24 months of projects and projections.*

### \$19,809,211 Awarded

38 Projects  
8 Committed Private Partner  
4 Prospective Development  
26 Planning

MATCH  
**\$140,241,815**



### **28 RURAL Projects**

\$18,595,099

9 URBAN Projects  
\$418,875

COST PER JOB  
**\$7,299**



### Estimated Business Outcomes

\$189,086,024  
Private Investment

2,605  
Estimated Created/Retained Jobs

\$1 CERB leveraged \$10 Private

Leveraged Private Investment  
**\$1 CERB = \$10 Private Investment**

### **18 PORT Projects**

\$14,722,714

12 CITY Projects  
\$2,692,060

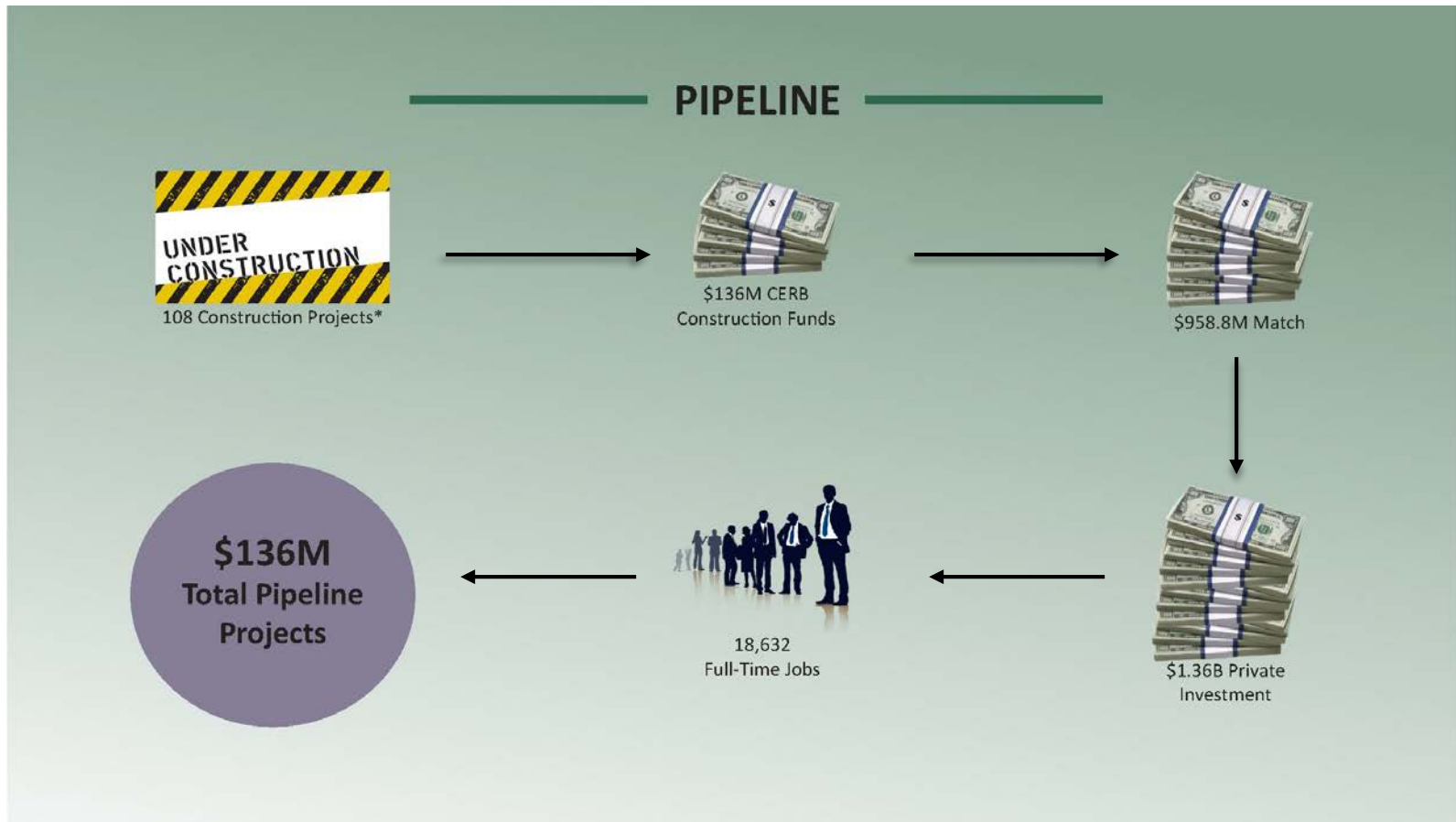
4 SPECIAL PURPOSE Projects  
\$1,350,000

3 COUNTY Projects  
\$149,200

1 TRIBAL Projects  
\$50,000



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*\*61 projects are based on previously funded planning studies. Estimates on 2017-19 averages.*



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## Project Tracking



Job creation, wages, and  
private investment

Tracked for 5 years **after** a  
project is complete.

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2015  
Planning Grant  
\$50,000  
**Guild Road  
Industrial Park  
Master Plan**

2017  
Planning Grant  
\$50,000  
**Dark Fiber Feasibility  
& Market Analysis**

2019  
Prospective  
Development \$628,250  
**Guild I and II Industrial  
Connection Project**

**Est Jobs Created:**  
70

2019  
Committed Private  
Partner  
\$3,000,000  
**Centennial and Rose  
Way Infrastructure and  
Building**

**Columbia Precast  
Products**

**Est Private Invest:**  
\$1,500,000

**Est Jobs Created &  
Retained:**  
100

2019  
Planning Grant  
\$50,000  
**Martin Bar Industrial  
Conceptual Site Study**



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# Community Economic Revitalization Board

## **2016 – Expansion at John’s Prairie Industrial Park**

The **conversion of an existing 11,600 square foot shed into a steel fabrication assembly building** that includes space for the manufacturing and testing of industrial electrical control panels. Site and building improvements include adding exterior walls, overhead shipping and personnel doors, floor leveling, extension of underground power, water, and storm water, and the addition of a restroom and interior walls.

## **2017 – Lynch Creek Property Expansion Project**

The **construction of three loading docks**, removal of concrete footings, **wall-in an additional building**, **conversion of building floor**, asphalt repair to make site safe for vehicles and forklifts, racking and computer automation combined with smart conveyer automation, and the installation of a 8,000 square foot cooler.

## **2018 – Belco Forest Products Building Expansion**

The **construction of a 30,000 Square foot warehouse building** including stormwater improvements, major electrical improvements and a fire sprinkler system.



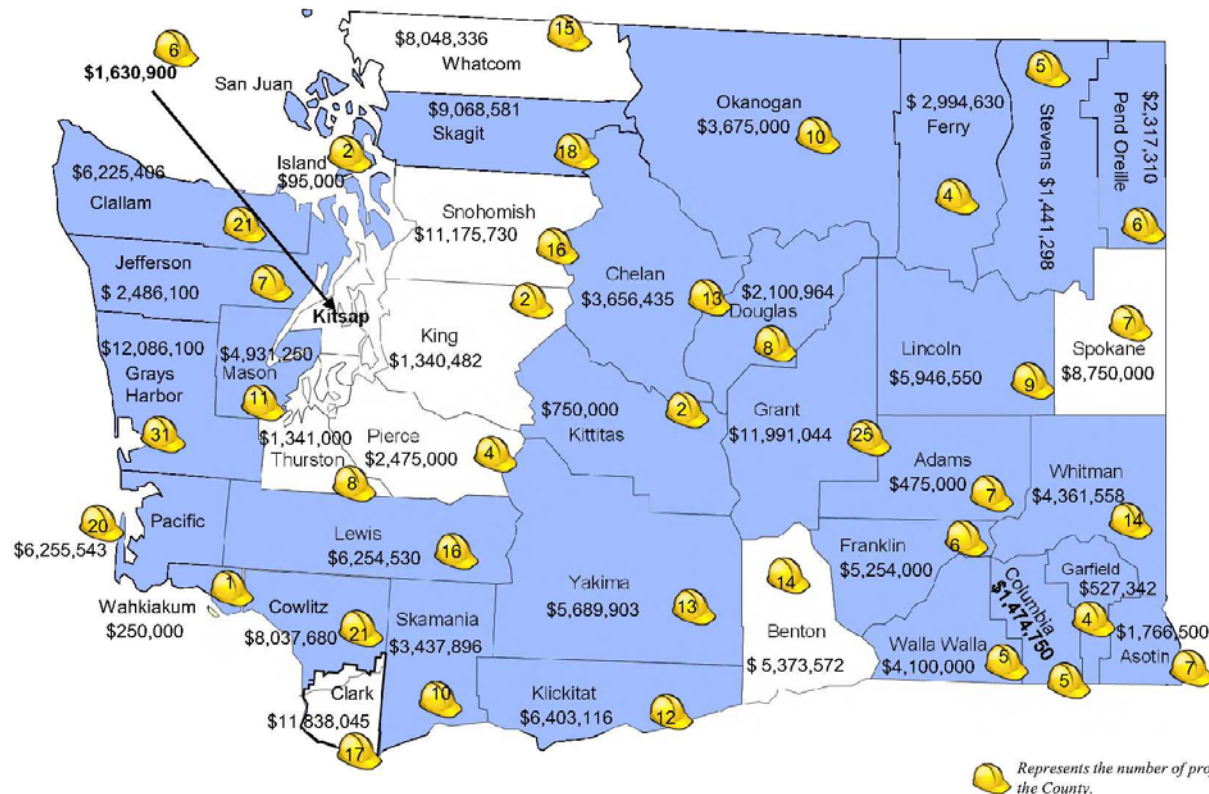
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| Year | Project                                  | Grant     | Loan        | Private Investment | Est Jobs Created & Retained |
|------|------------------------------------------|-----------|-------------|--------------------|-----------------------------|
| 2016 | Expansion at Johns Prairie Park          | \$160,000 | \$160,000   | \$1,269,500        | 50                          |
| 2017 | Lynch Creek Property Expansion Project   | \$300,000 | \$300,000   | \$1,100,000        | 50                          |
| 2018 | Belco Forest Products Building Expansion | \$500,000 | \$1,500,000 | \$750,000          | 68                          |
|      |                                          | \$960,000 | \$1,960,000 | \$3,119,500        | 168                         |

***Cost per job: \$17,380***

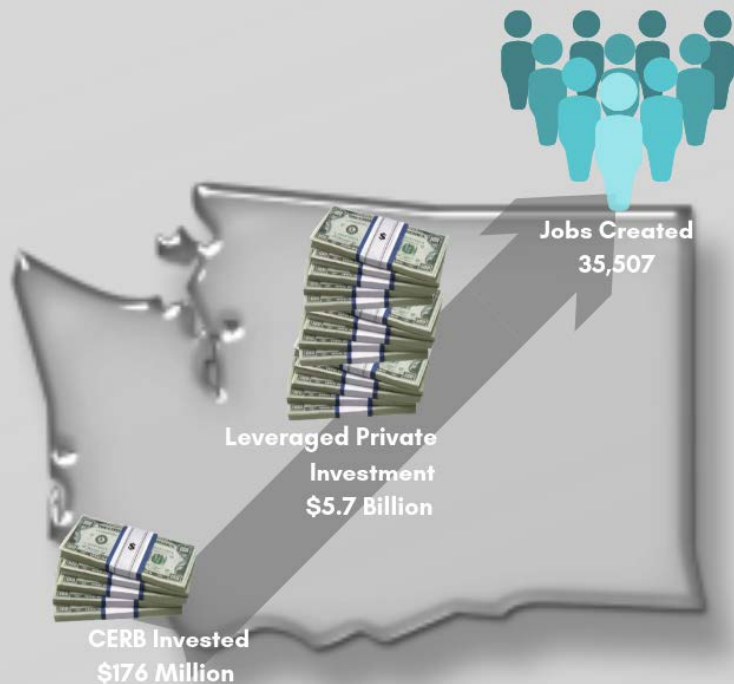
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## CERB Investments 1982 - 2018



# Community Economic Revitalization Board

## Historical CERB Investments 1982-2018



## Project Tracking

Tracked for 5 years after a project is complete.





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# THANK YOU!

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