

# The funding stack: Combine funding for capital projects

Mayor Jill Boudreau  
Mount Vernon, Washington

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## **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

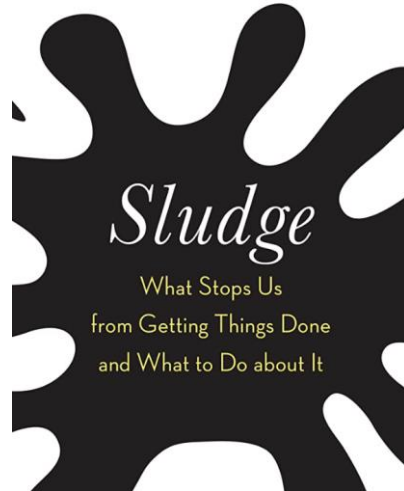
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## The approach

- 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



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## 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

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

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Settlers in 1870

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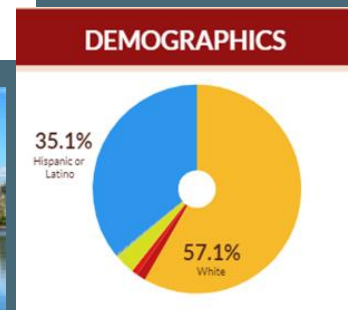


Googled!



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



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# 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

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Funding infrastructure in a  
small rural City is hard.

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## HOW SCARY ARE FEDERAL FUNDS?



GRANT  
WRITING  
BCA  
NEPA  
BUY AMERICA  
DAVIS BACON  
FEDERAL  
AUDIT  
COMPETING

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SUCCESS  
BEFORE  
COVID

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## PURPOSE

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

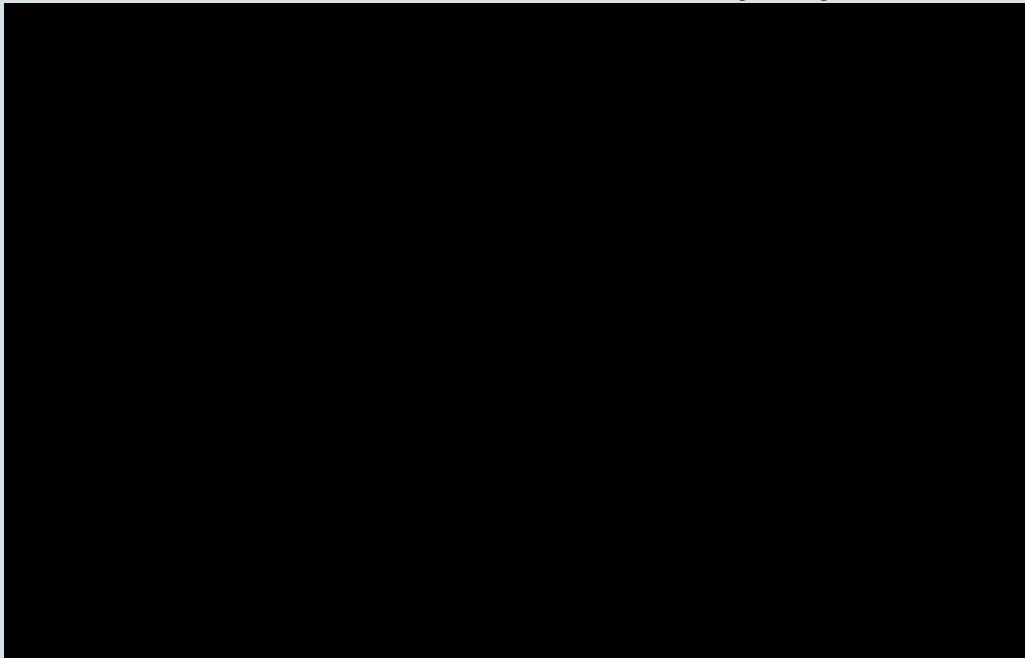
## PUBLIC PROCESS

Citizen Advisory Group- 31 members  
Planning Commission  
City Council

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



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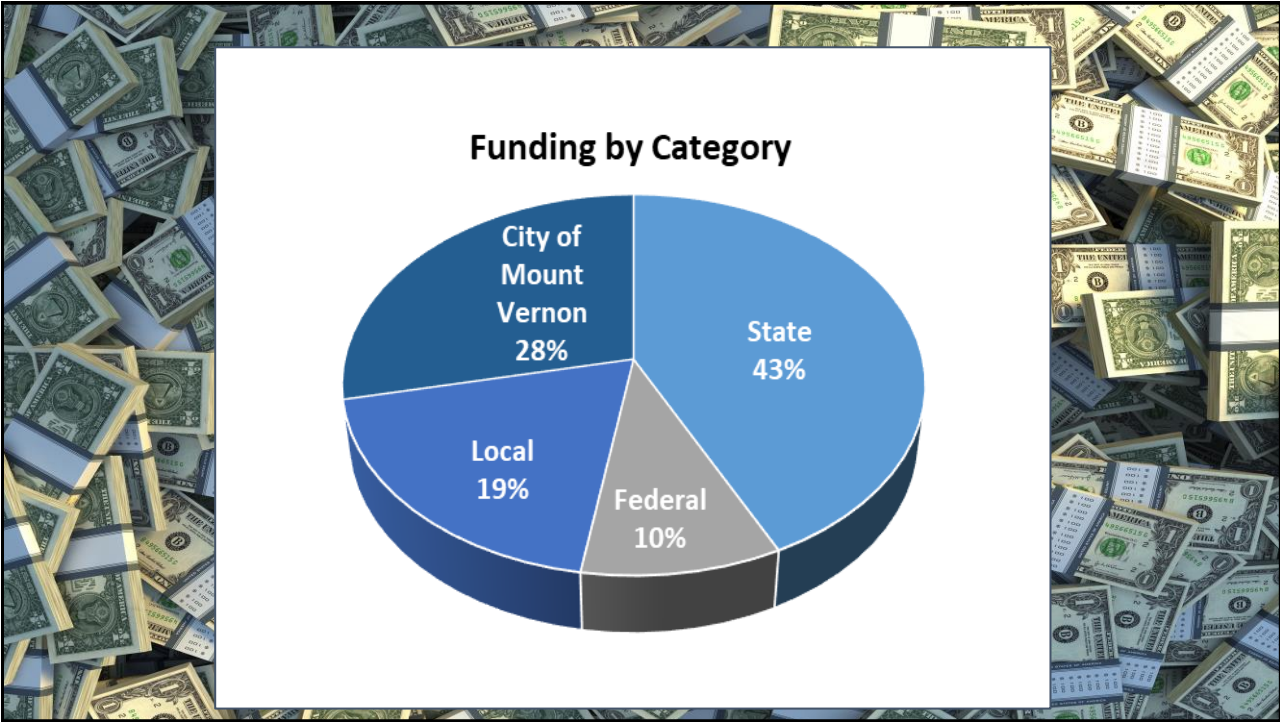




# FUNDING MIX

FEDERAL	STATE	CITY	OTHER LOCAL
HUD CDBG APPROPRIATION (FTA)	CAPITAL RECREATION ECOLOGY COMMERCE	REET GENERAL FUND TRANSPORTATION	SKAGIT COUNTY DIKE DISTRICT 3 PUGET SOUND ENERGY
3,035,856	13,210,295	8,768,619	5,900,000

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**Flood Protection Project completed!**



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## FEMA – flood map revision 2019

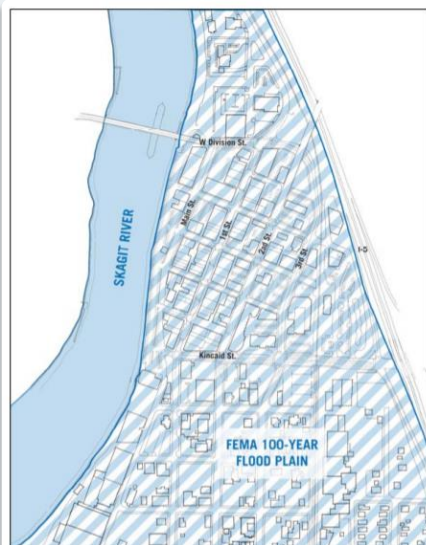


Figure 3-3: Current FEMA 100 Year Flood Plan



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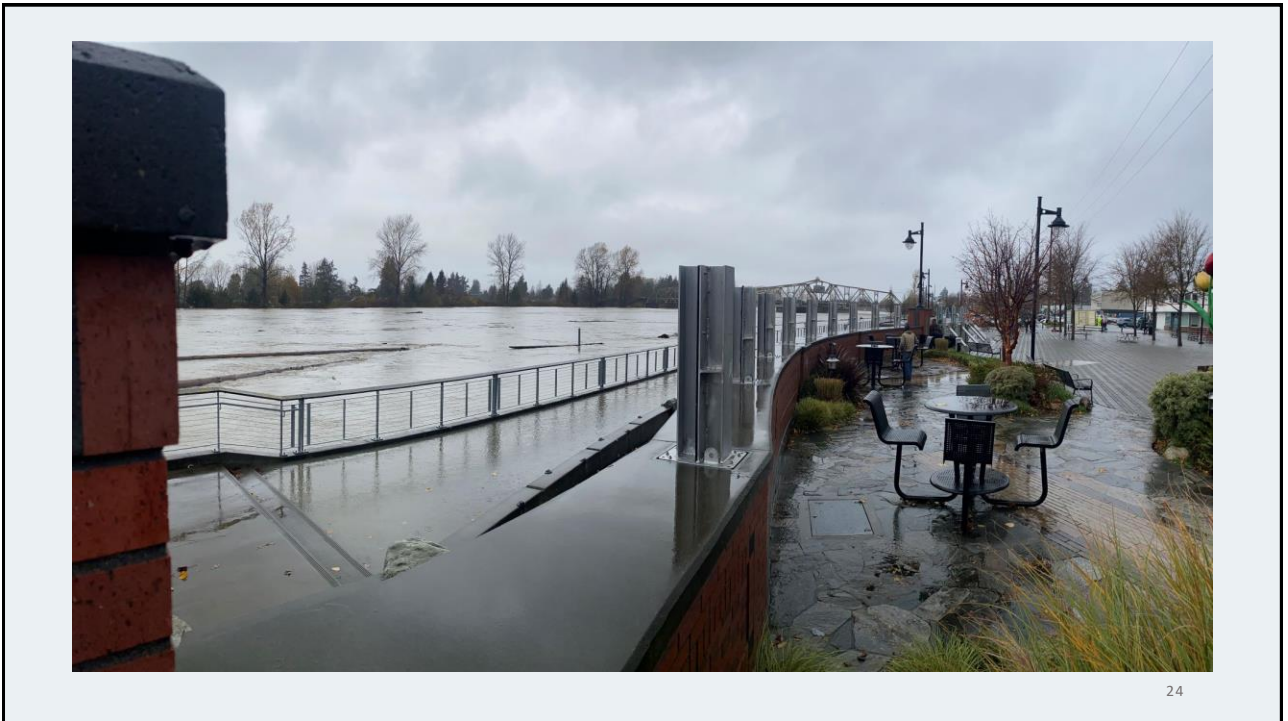


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- Combine uses
- Align city, state, federal initiatives
- Read
- Webinars and surf the web
- Get to know Federal agency offices in your State
- AWC & National League of Cities

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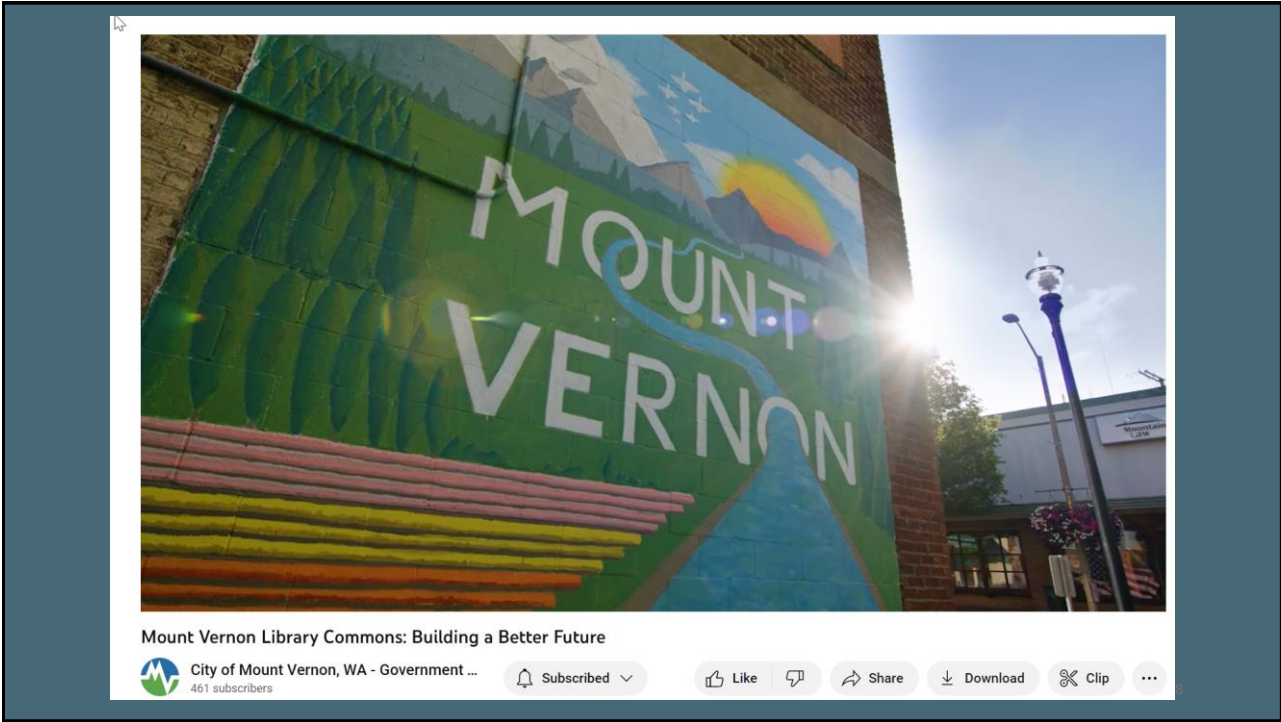


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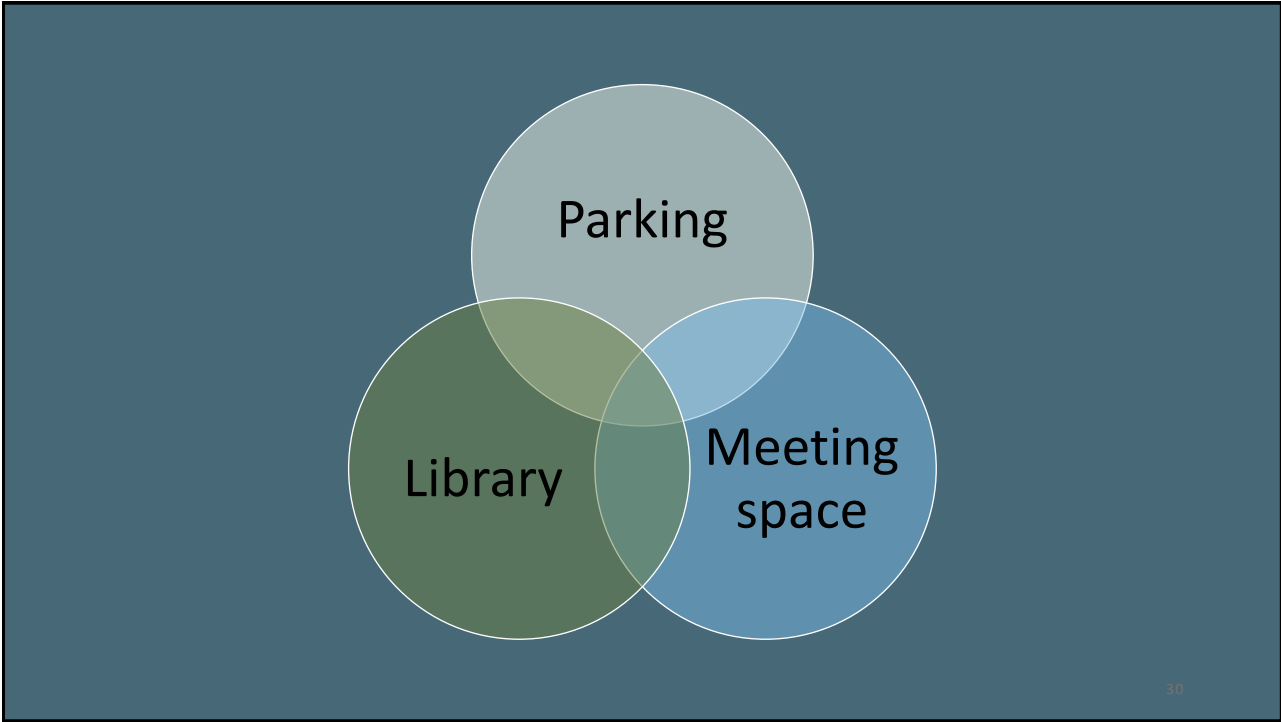
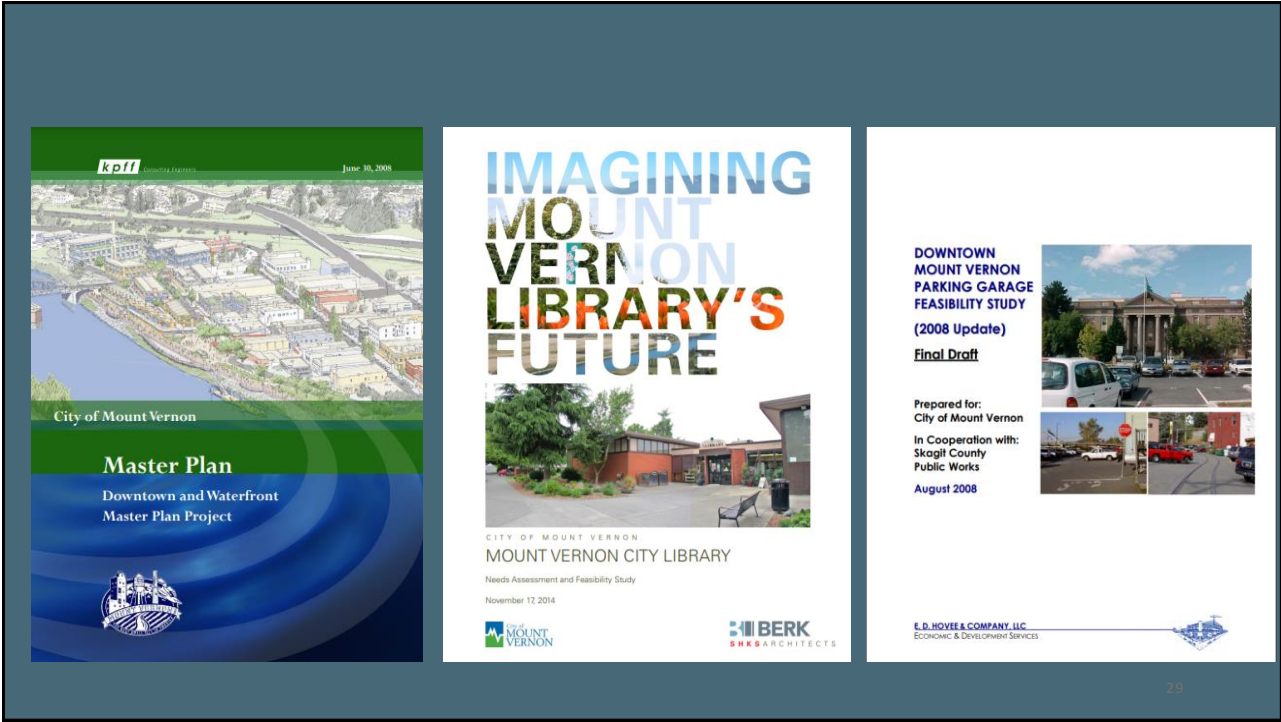
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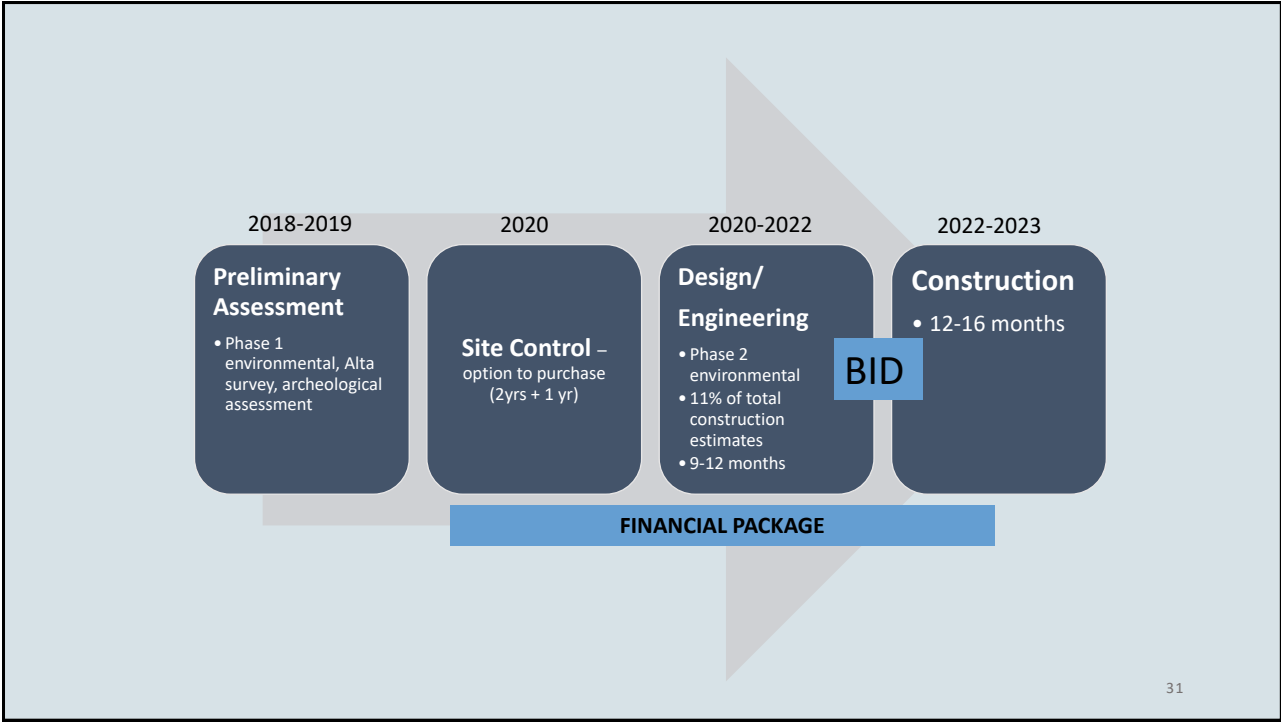


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# PROJECT BUDGET

**\$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.

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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

Architectural rendering of a modern building complex. The main building is a multi-story structure with a dark facade and large windows. A sign on the side reads "LIBRARY". To the right, a taller, more modern glass-fronted building is labeled "COMMONS". The foreground shows a street corner with trees, a traffic light, and a small outdoor seating area. The number "36" is visible in the bottom right corner of the rendering.

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## 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



**Mount Vernon Library Commons @MVLLibraryCommon · 21h**  
Depending on how you "frame it," carpenters really make a project successful. North Puget Sound Carpenters Local 70 (@nwcarpenters) has trained a diverse workforce for the next era. Thanks for your support on the #MVLCL.



**Mount Vernon Libra...** · 6/10/22 ...  
The @USDOT RAISE program funds great projects. Yet, our benefits go beyond our grant. For instance, RAISE doesn't award points for increasing graduation rates. That is why @SecretaryPete should make us a Project of Merit. At #RAISE we charge cars & change lives. THX 2022 Bulldogs!

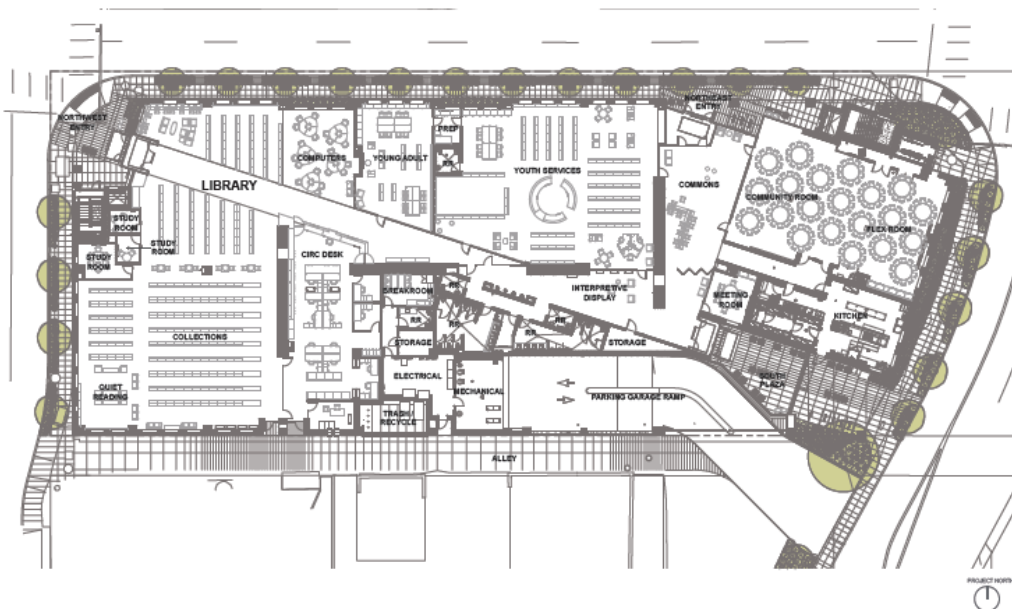


**Mount Vernon Libra...** · 6/13/22 ...  
Today was a big day. Finally, we got the official vote to acquire the needed land from Skagit County! What a win for the city and the county. Our plan has been in the works since 2018, and hopefully, a grand opening in 2023. A great day for #ebike, #trains, #buses and #EVs.



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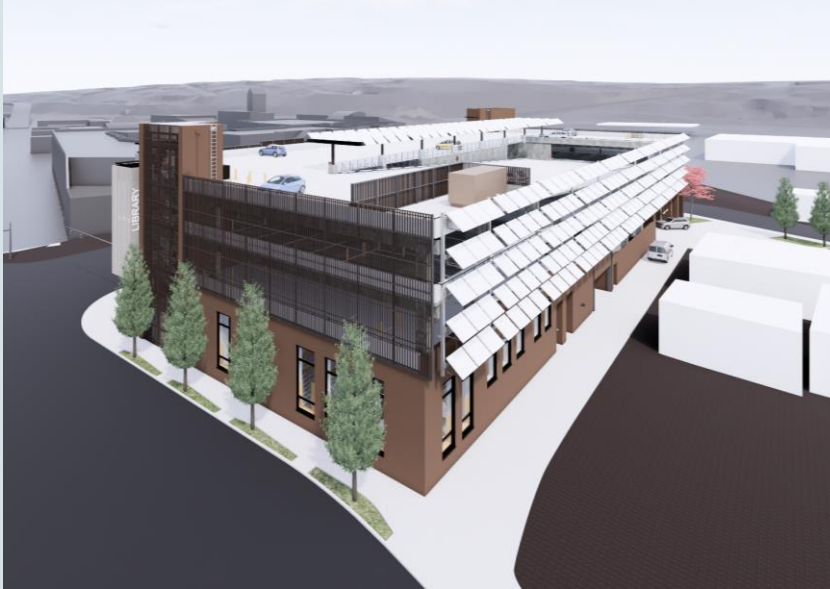
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LIBRARY AND COMMUNITY CENTER

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## 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

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



RESILIENT DESIGN

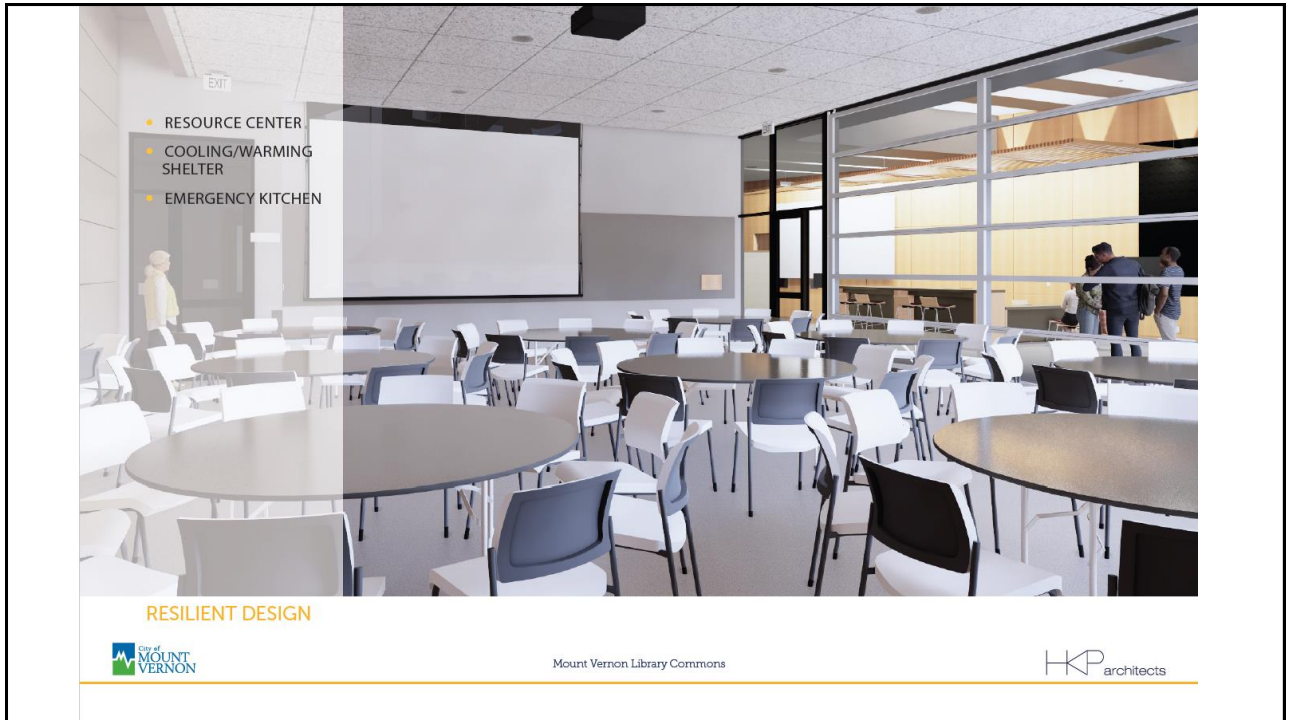


Mount Vernon Library Commons

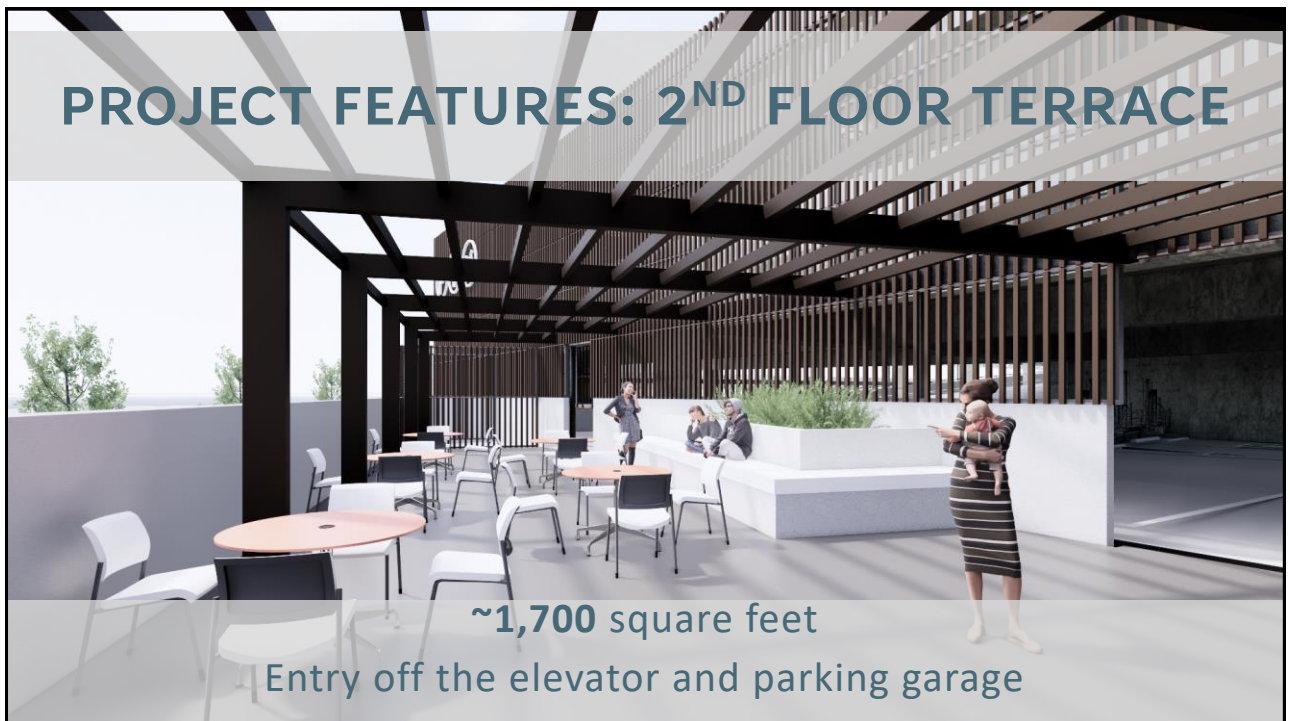
HKP architects

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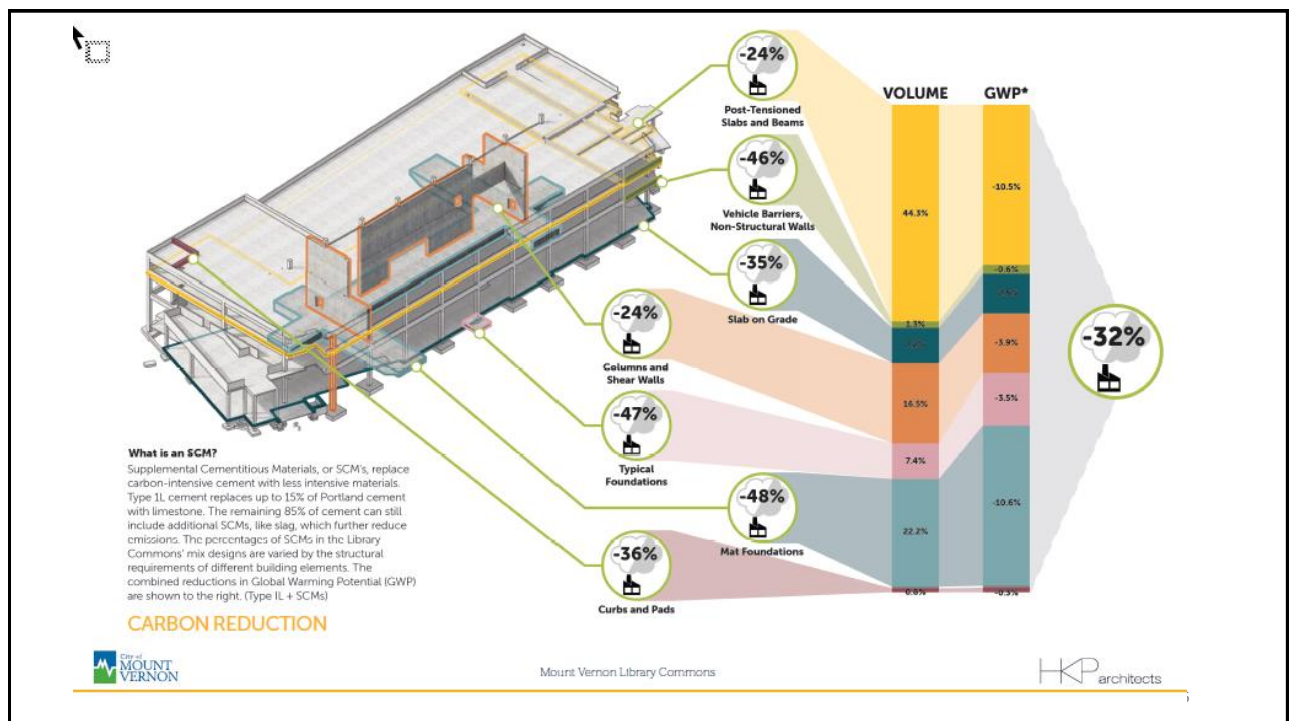
• ALTERNATES TO FUND:

- 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



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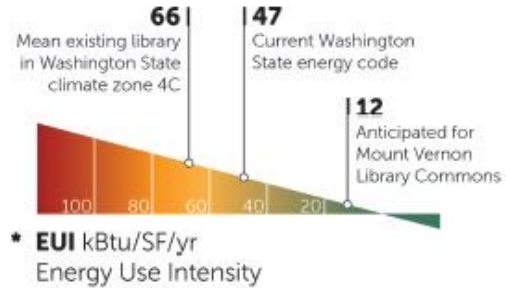
# PASSIVE HOUSE

## STRATEGIES:

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

## BENEFITS:

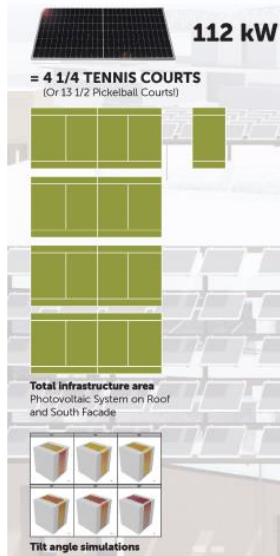
-  **Low Energy Use**  
12 EUI\*
-  **Comfortable Interior Environment Year Round**
-  **Improved Indoor Air Quality**
-  **Quiet Acoustics**



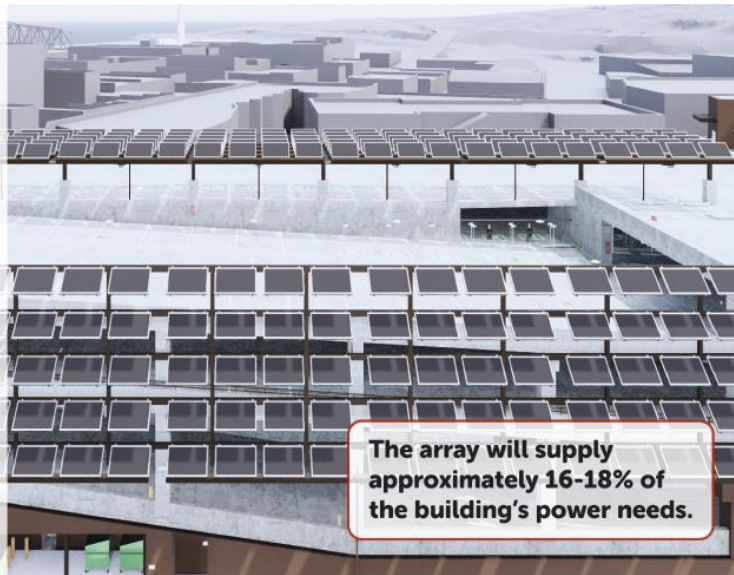
Less than 1/5 the energy use of the mean existing library in Washington State climate zone 4C (66 EUI)

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PV ARRAY



**The array will supply approximately 16-18% of the building's power needs.**

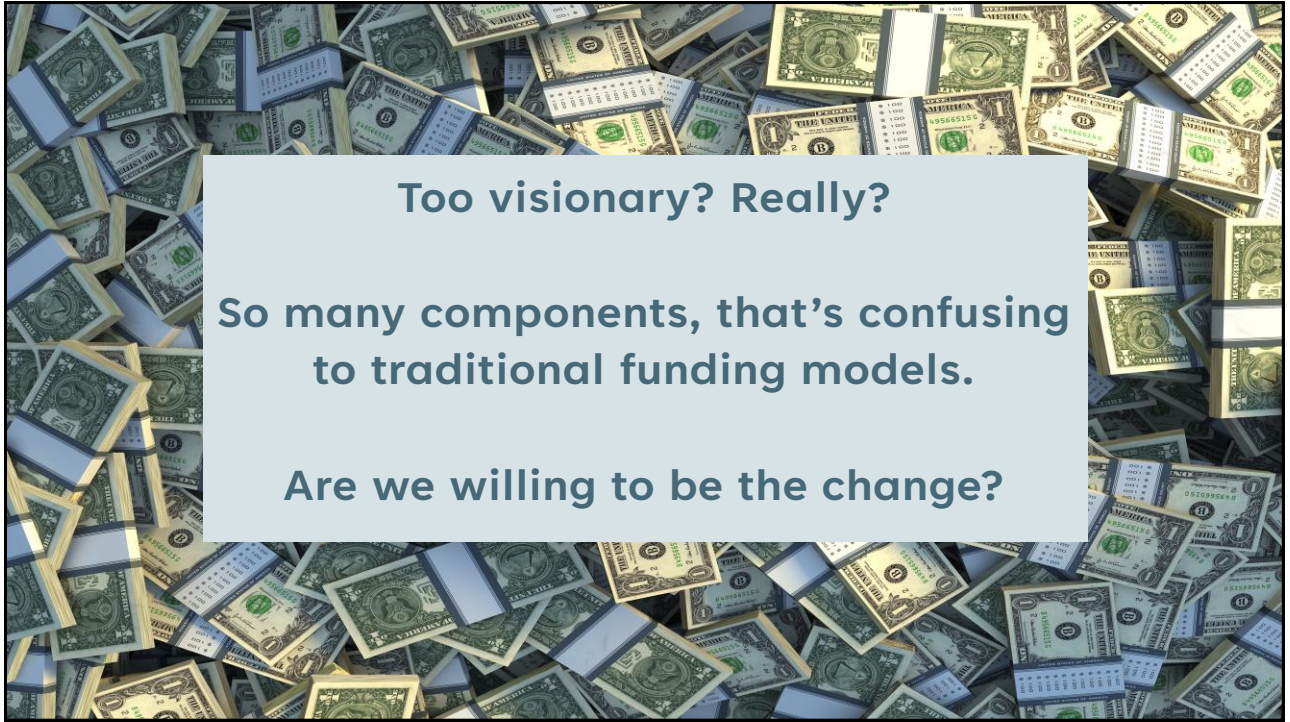


Mount Vernon Library Commons

HKP architects

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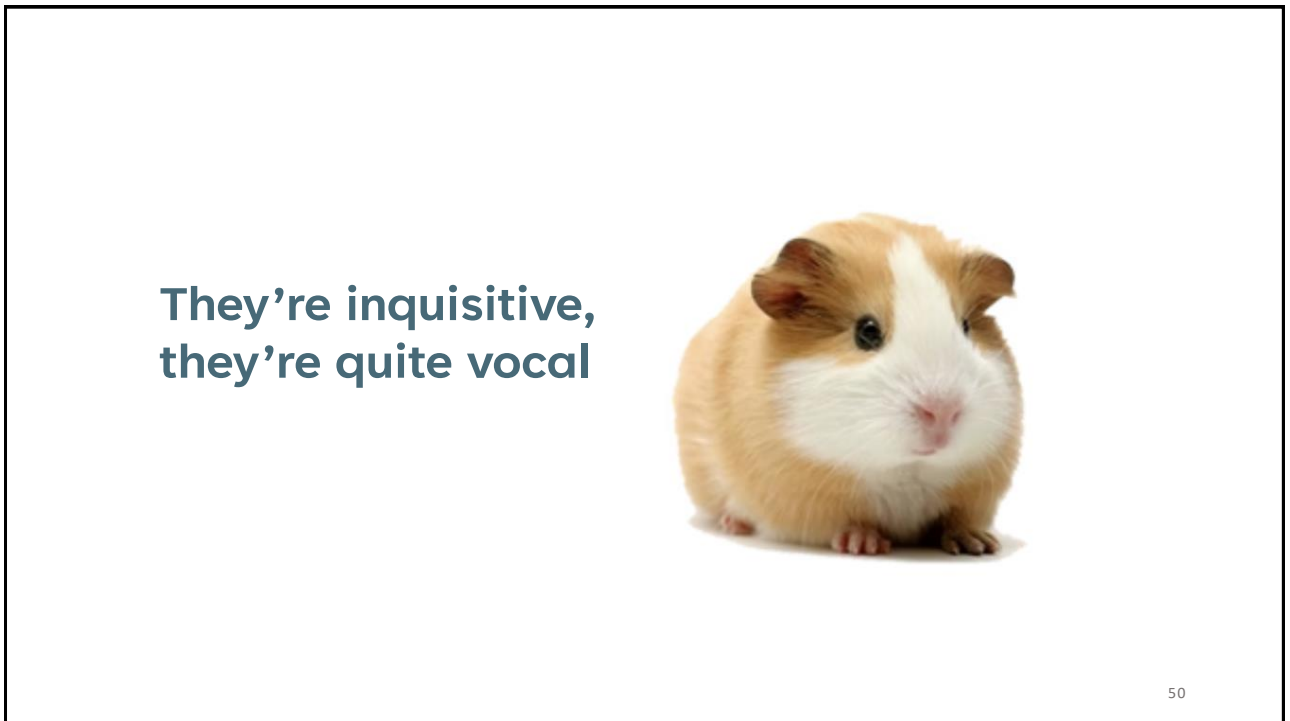


**Too visionary? Really?**

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

**Are we willing to be the change?**

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

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Lets do this!  
We ride at  
dawn!



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## FUNDING MIX

### 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**

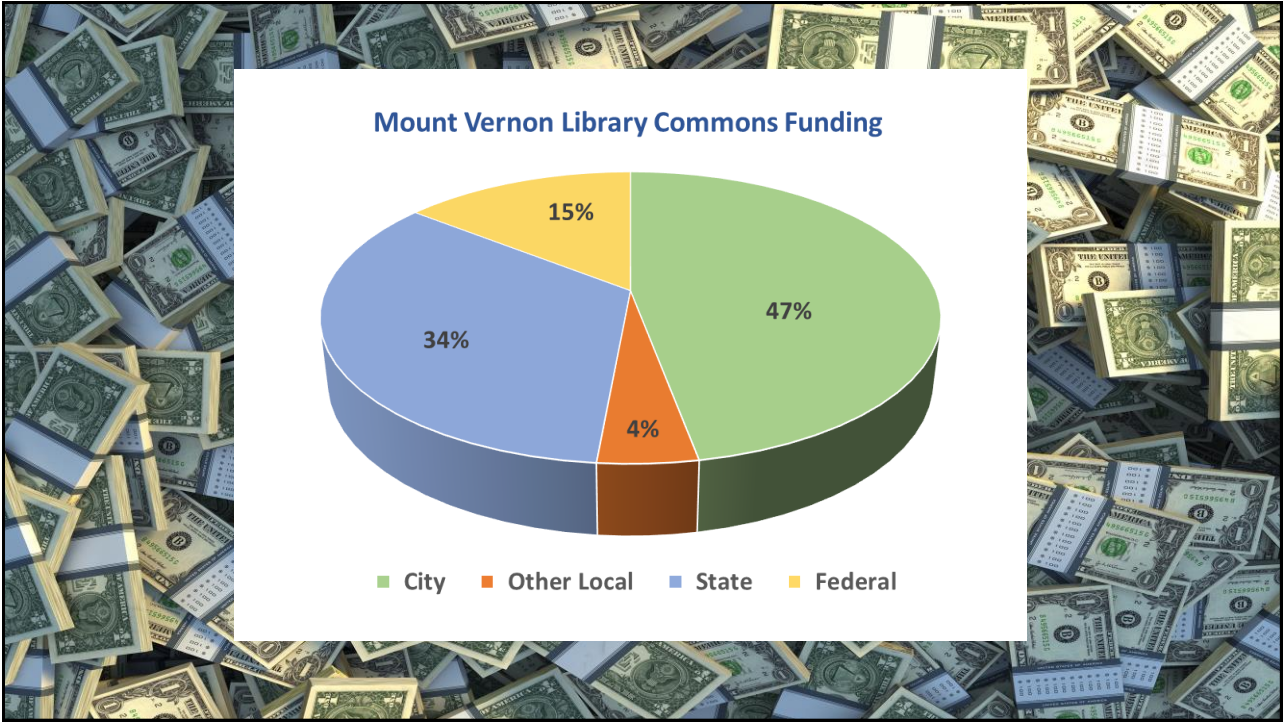
### OTHER LOCAL

SKAGIT COUNTY  
  
LIBRARY  
FOUNDATION  
  
PUGET SOUND  
ENERGY

**5,000,000**

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REJECTED OR NOT QUALIFIED									
Building Resilient Infrastructure and Communities (BRIC) Direct Technical Assistance (DTA) - FY 2022	Hazard Mitigation/FEMA	no money						no construction 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
Department of Energy Action Program (DEAP) Pilot Program	US Dept of Energy		FY 2022					unfunded for FY 2023	FED
Community Facilities Direct Loan and Grant Program - Phase 1	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) - Phase 1	USDOT	unknown						for support of buses only	FED
National EV Infrastructure NEXUS	USDOT/STATE		Late 2022 - anticipated applications sometime in October or November	unknown, but annual 2023 anticipated application				PROGRAMS \$10M to WA for FY 2022, after that should be around \$10M 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	9/15/2022	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 office	\$626,443	7/8/2022	pre-application meet invite to apply				DEBRIEF 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 ADVISED - all funding was allocated to private industry	EV charging STATE
WA Clean Energy Fund Building Electrification grant program	State Dept of Commerce	\$9.7 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	\$3m to \$7M	FY 2022					unfunded for FY 2023	FED
Solar retrofits for public buildings	WA State Dept of Commerce		FY 2022					new construction not allowed to be funded	
EVSE	USDOT	\$6,000,000	next round 2023	2/28/2023	yes			advised we will not be competitive by pro grant writers in DC	FED

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NAME	ENTITY	AMOUNT	DUE DATE	AWARDS DATE	REIMBURSE	INFO	ITEM TO FUND	CATEGORY
<b>SECURED FUNDING</b>								
CDBG Section 108 Loan	HUD	\$1,700,000	apply now		yes, through annual CDBG allotment		Library portion	FED
Skagit County 09	Skagit County	\$500,000	received	6/1/2022	yes		Kitchen construction	COUNTY
Skagit County 09	Skagit County	\$500,000	received	6/1/2021	yes		Parking portion	COUNTY
HUD Congressman DeBene	HUD	\$2,000,000	6/25/2022			fill out application in order to receive "non competitive federal grant"	Kitchen construction	FED
<b>CURRENT GRANT APPLICATIONS</b>								
National Endowment for the Humanities (NEH) Infrastructure and Capacity Building Challenge Grants (Part B) Capital Projects- FY 2022 NSF Foundation	NEH	max \$1 million	10/5/2022	4/1/2023		construction and equipment eligible		FED
<b>GRANTS TO APPLY FOR 2023</b>								
Transportation Alternative Funds	through SCOG	\$150,000	process in 2023	June 2023		Elkbe charging stations	Elkbe charging	FED to SCOG
Skagit County 09	Skagit County	\$107,000	4/1/2023	6/1/2023	yes		Puget Sound Energy costs	COUNTY
Carbon Reduction Program PMMA	formula through State 65% local funding	\$300k to SCOG for 2022 for 5 years	approximately \$1,500,000 over 5 years, MV only eligible for urbanized area portions	6/1/2023	yes	\$111,000 annually (5 years) for MV, Burlington, SW urbanized area		FED to SCOG
Promoting Resilient Operations for Transformative, Efficient, and Cost Saving Transportation (PROTECT) Formula Program	formula through State 81% local funding				"Facilities that are critical to the operation or rapid recovery of surface transportation systems that serve critical, regional, and national needs, including evacuation routes, and that provide services to emergency service facilities, major employers, critical manufacturing centers, ports and intermodal facilities, utilities, and Federal facilities;" potential for	Generator	FED to SCOG	
Rural Surface Transportation Block Grant	USDOT	\$800 million	1/1/2023			The Rural Surface Transportation Grant Program (RSTG) 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 highways, 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	\$1m				\$68M allocated for grants - specifically level 3 & 2 chargers with community focus, preference to DCF		STATE
Surface Transportation Block Grant	USDOT thru State to SCOG	\$4-\$M locally decided upon	summer 2023	summer 2023		\$18G) 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 buildout of EV charging stations can be included under this program, along with planning for EVs; unknown details, forthcoming, should be allocated through SCOG transportation policy board of AMPO	EV charging	STATE
Electrification of infrastructure	WA State Dept of Commerce	\$50k - \$500k	1/6/2023		yes	DCF	transformer and switch	STATE
DEVP	USDOT	\$3M	1/1/2023					

# 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

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- 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

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### **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.

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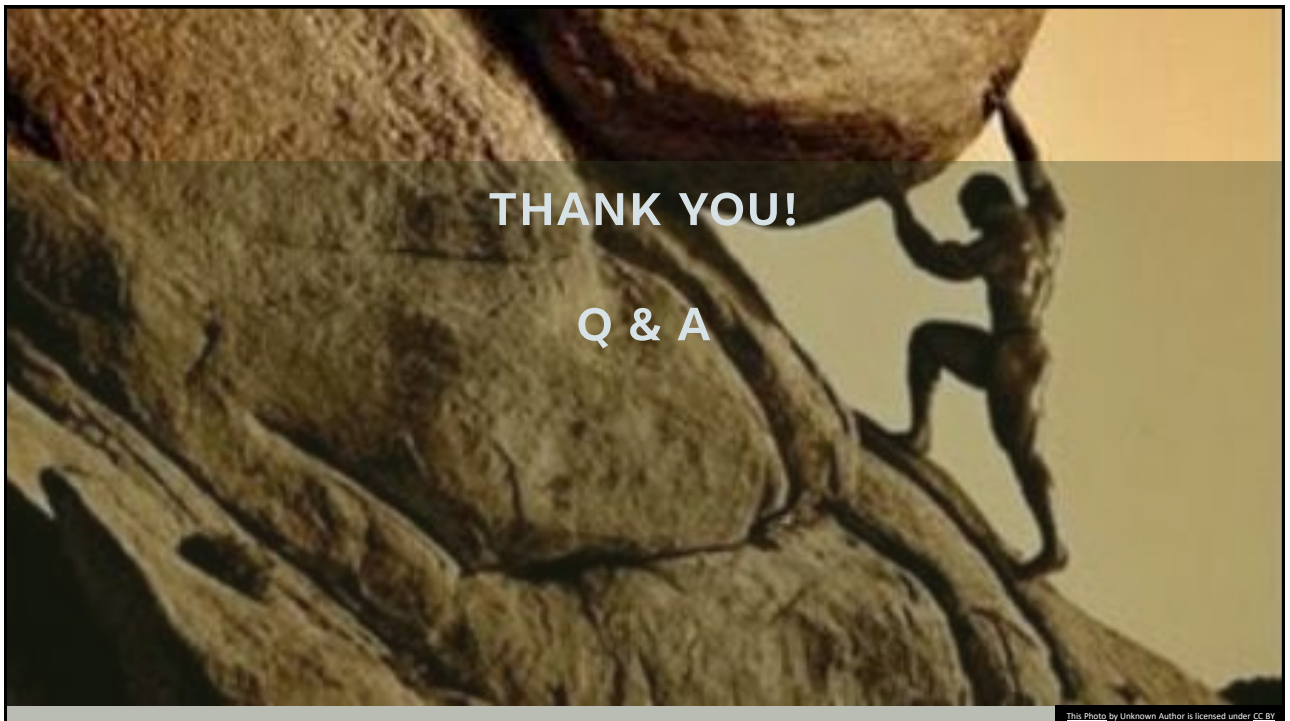
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If I seem too passionate, it's because I care. If I come on strong, it's because I feel strongly. And if I push too hard, it's because things aren't moving fast enough

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THANK YOU!

Q & A

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