

Community Economic Revitalization Board



CERB Administered Programs





Community Economic Revitalization Board

Background

In 1982 Legislature created CERB and established the mission:

“Foster economic development through stimulation of private investment and job opportunities for the general welfare of state inhabitants...” RCW 43.160





Community Economic Revitalization Board

CERB is designed to finance:

Public infrastructure construction to support private business development

Public broadband infrastructure to provide high-speed, open-access service for rural underserved communities.

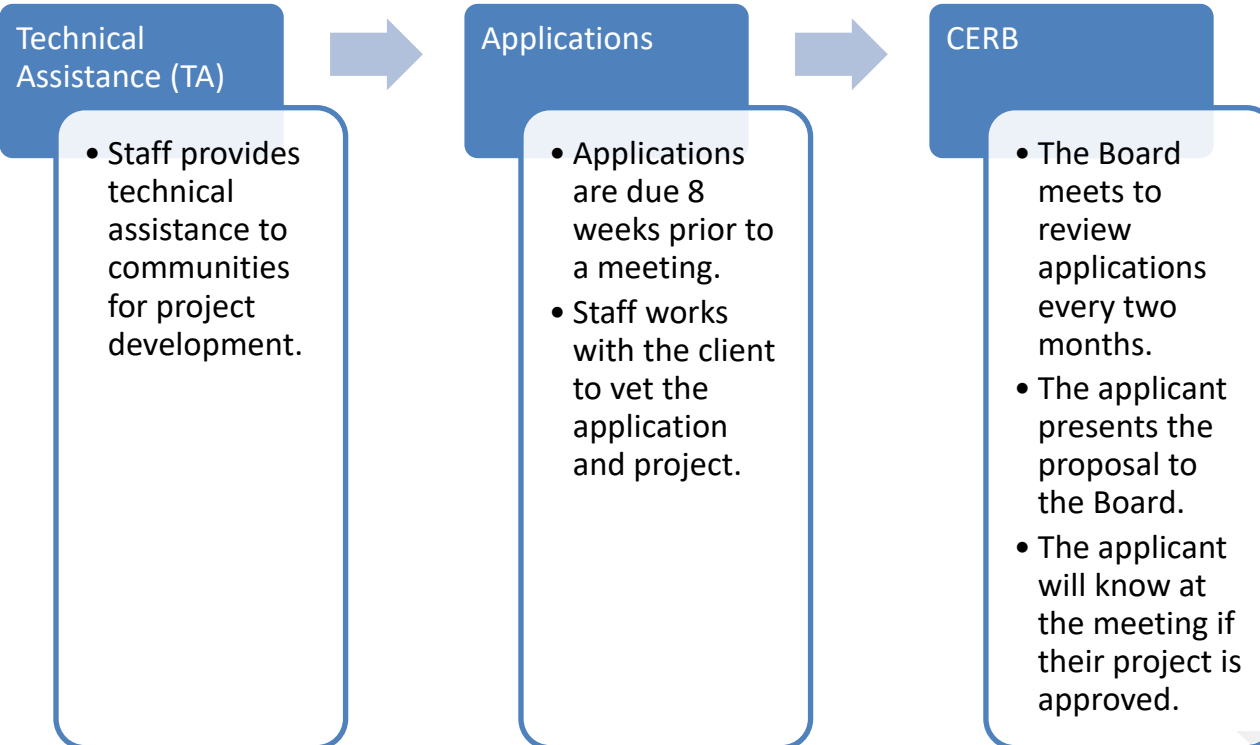
Economic development, site readiness, and broadband planning





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How CERB works



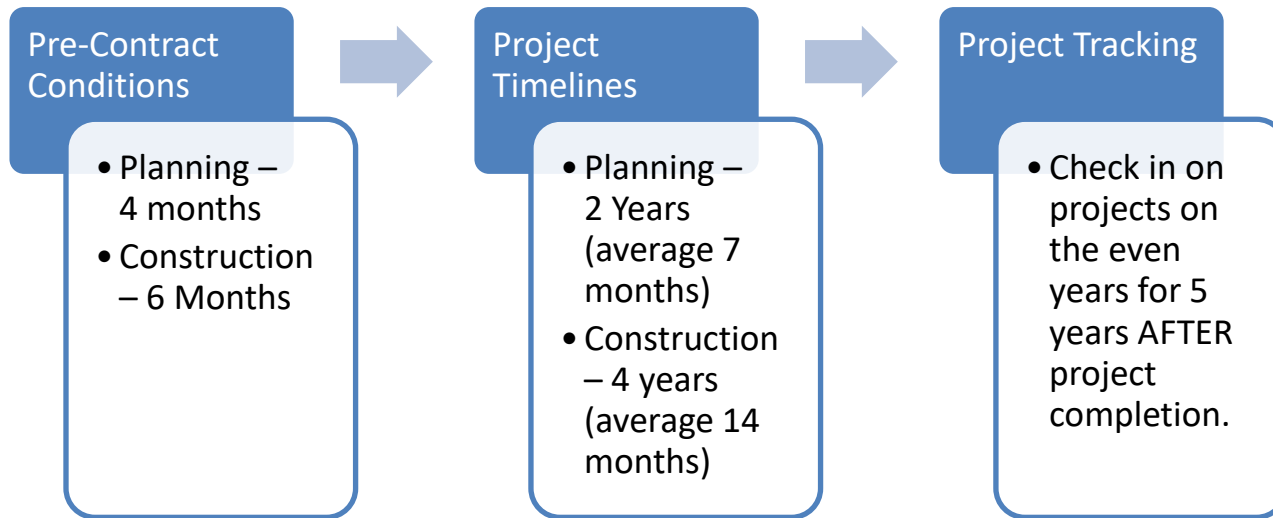
*CERB Tracks **ALL** Projects for 5 years **AFTER** Completion*





Community Economic Revitalization Board

How CERB works



Programs

Community Economic Revitalization Board

Grants

Economic Development
Site Readiness
Broadband

Planning

Private business needs public infrastructure to:

- Site, expand, be retained
- Create and retain jobs
- Complete private capital project

Committed Private Partner

Loans/Limited Grants

Planning has been completed and project is deemed feasible

Project is in a rural county/community

Public infrastructure is needed to:

- Recruit private industry to the community
- Job creation
- Private Investment

Prospective Development

Planning has been completed and project is deemed feasible

Project is in a rural county/community

Project is in unserved or underserved area

Project has a committed ISP

Rural Broadband



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Eligible Jurisdictions

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



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Construction Eligible Public Facility Projects

Activities

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

- Planning for all activities & systems

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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Planning Grants Eligible Activities

Economic Feasibility

Environmental Impacts

Capital Facilities

Land Use

Permitting

Marketing

Project Engineering & Design

Site Planning

Site Readiness Activities*

Broadband*

**Different set of minimum requirements to complete, then the economic development minimum requirements*



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Funding Limits

- Construction – Up to \$5,000,000 per project
 - Grant eligible only to the extent a loan is not financially possible
 - Construction Grant: *Up to 25% of total award, determined by the underwriting process and the Debt Service Coverage Ratio.*
 - Applicant can request up to a 3 year deferral for the first payment.
 - Cash Match 20% for Committed Private Partner/Rural Broadband
 - Cash Match 50% for Prospective Development
 - 1%-3% interest rate
 - Not to exceed 20 year loan term
- Planning Grant– Up to \$100,000 per project
 - \$50,000 grant per project, for planning activities that **will not** lead to CERB construction project.
 - \$75,000 grant per project for planning activities that **could** lead to CERB construction project.
 - \$100,000 grant per project for achieving site readiness, that **could** lead to CERB construction project.
 - Cash Match 20%



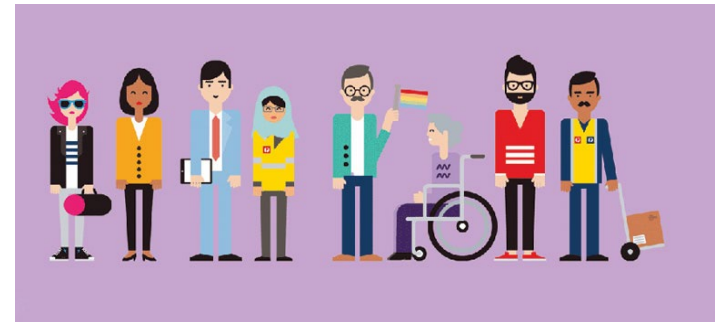
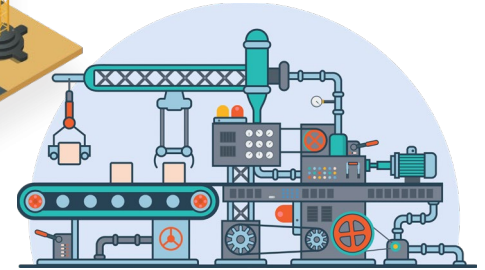


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Public Project



Private Project



Committed Private Partner/Prospective Development



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Median Wage Requirement

Median wage of the jobs created, must be higher than the current median wage, within 5 years of the public project being completed.

Adams	\$20.19	Grays Harbor*	\$22.74	Pierce	\$27.75
Asotin	\$22.37	Island	\$24.42	San Juan	\$28.34
Benton	\$27.28	Jefferson*	\$24.66	Skagit*	\$25.94
Chelan	\$21.52	King	\$42.76	Skamania*	\$23.93
Clallam*	\$22.95	Kitsap	\$25.50	Snohomish	\$30.41
Clark	\$27.94	Kittitas	\$22.44	Spokane	\$25.19
Columbia	\$27.68	Klickitat	\$24.41	Stevens*	\$23.20
Cowlitz*	\$27.72	Lewis*	\$24.47	Thurston	\$27.70
Douglas	\$20.69	Lincoln	\$24.35	Wahkiakum*	\$23.30
Ferry*	\$22.19	Mason*	\$22.63	Walla Walla	\$23.36
Franklin*	\$21.51	Okanogan*	\$19.02	Whatcom	\$25.89
Garfield	\$22.14	Pacific*	\$21.64	Whitman	\$25.74
Grant*	\$21.50	Pend Oreille*	\$22.75	Yakima*	\$19.96

Source: Washington Employment Security Department, Labor Market & Economic Analysis Branch, Vancouver Office. 2022.

*Identifies Distressed Counties (2022)

Blue Counties are Rural Counties

Updated 11-2023



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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
- Are for the deployment of publicly-owned telecommunication network infrastructure ("backbone") **solely for the sake of creating competitive, publicly-owned telecommunication network infrastructure.**

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

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Jobs (FTEs)		Private Investment*		State & Local Tax Revenue*		Assessed Valuation*	
Estimates	Actuals	Estimates	Actuals	Estimates	Actuals	Estimates	Actuals
175	211	\$2,500,000	\$16,613,000	\$1,219,840	\$1,167,534	\$2,358,058	\$10,662,400



Project	CERB	Match
2012: SEPA Permitting Planning	\$50,000	\$20,000
2013: Foods in Season Building #15	\$499,000	\$2,025,429
2016 Industrial Building #18	\$2,000,000	\$3,750,297
2020: Industrial Building #20	\$1,440,873	\$5,559,129
Total Investments:	\$3,989,873	\$11,354,855

**Some projects are still in the 5 year reporting period.*



Community Economic Revitalization Board

Jobs (FTEs)		Private Investment*		State & Local Tax Revenue*		Assessed Valuation*	
Estimates	Actuals	Estimates	Actuals	Estimates	Actuals	Estimates	Actuals
1,324	1,515	\$36,000,000	\$36,000,000	\$2,313,945	\$2,250,000	\$5,000,000	\$5,072,474



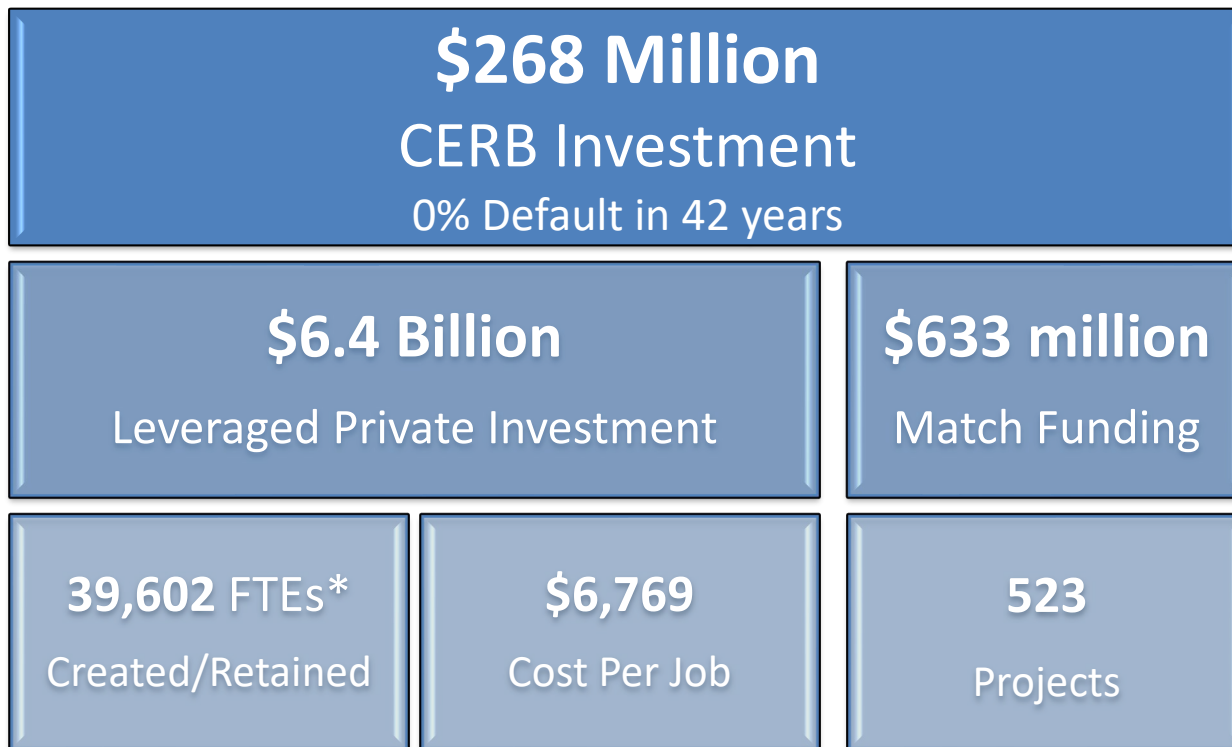
Project	CERB	Match
2019: Wallula Dodd Water System Project	\$3,000,000	\$14,031,950
Total Investments:	\$3,000,000	\$14,031,950

**Some projects are still in the 5 year reporting period.*



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Core CERB 1982-2024

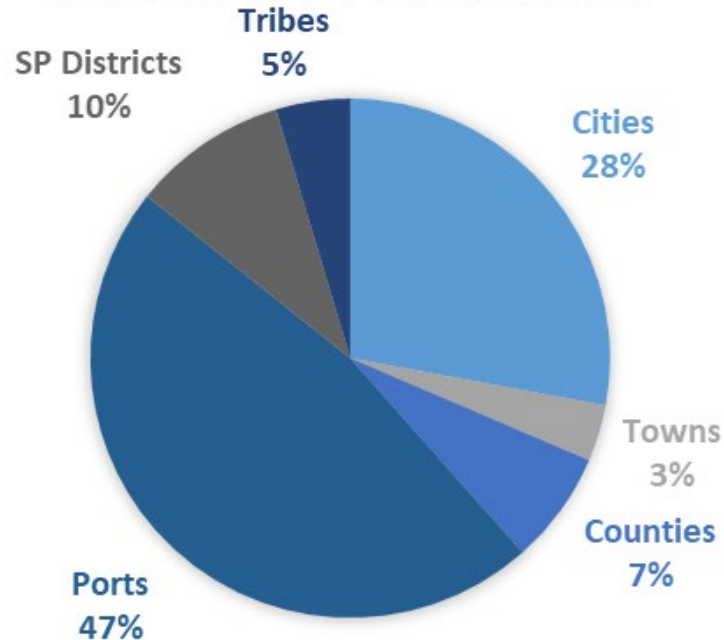


**Created and retained jobs are full-time permanent high-wage jobs, not construction jobs.*

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Core CERB 1982-2022

PROJECTS BY APPLICANT



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\$268,067,601 Invested

523 Projects

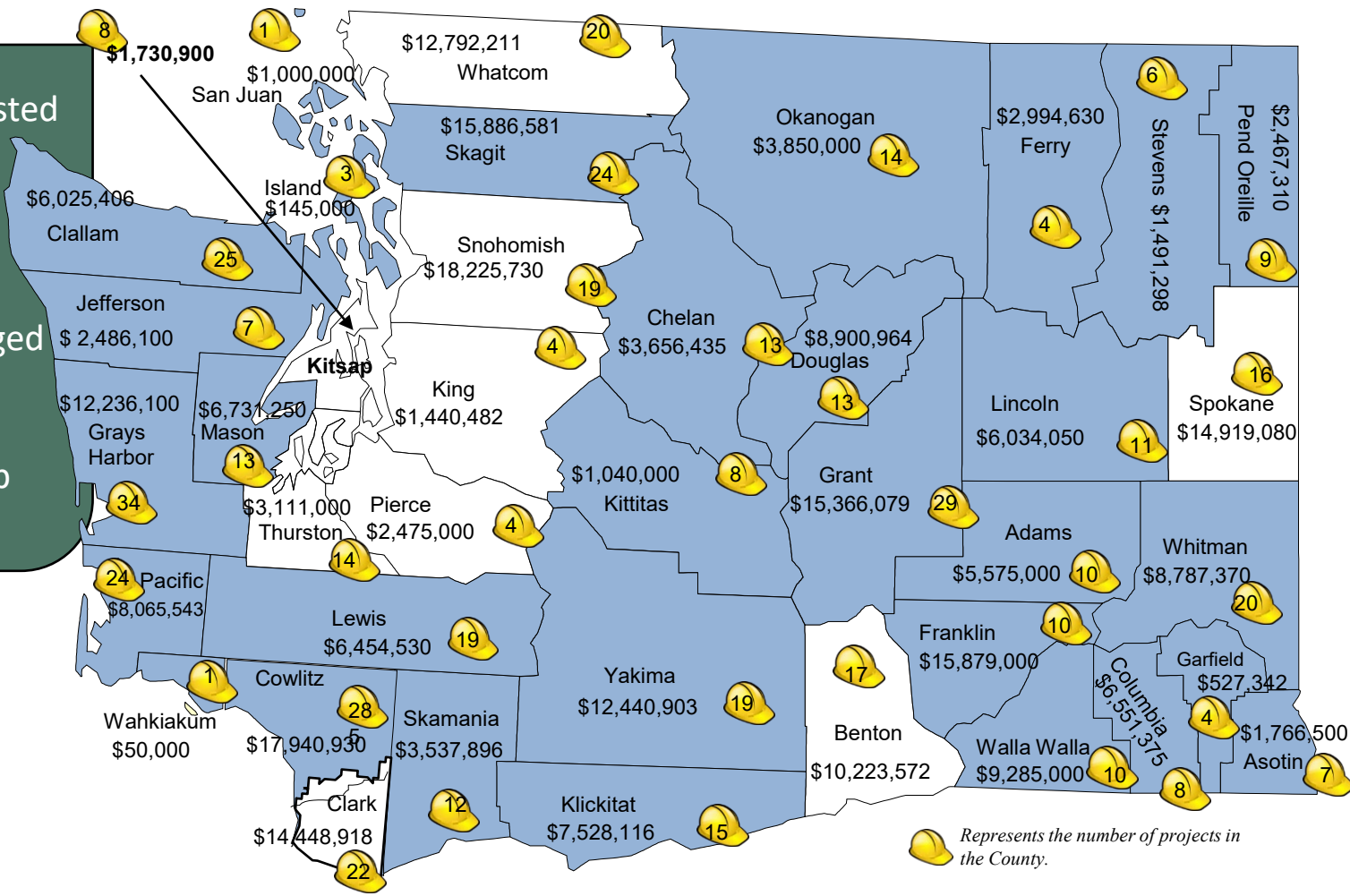
39,602 FTEs

Created/Retained

**\$6.4 Billion Leveraged
Private Investment**

\$6,679 Cost per Job

**Core CERB
Investments
1982 - 2024**



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Project	CERB	Match
2019: Port of Columbia Broadband Planning Study	\$26,625	\$7,500
2021: Dayton Community Broadband Project	\$2,000,000	\$1,247,493
Total Investments:	\$2,026,625	\$1,254,493

**Projects are still in the 5 year reporting period.*

Connections*		Internet Service Providers*	
Estimates	Actuals	Estimates	Actuals
1,287	1,424	5	3

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**Port of
Whitman
County**



Project	CERB	Match
2008: Telecommunication Study	\$25,000	\$73,839
2018: Last Mile Fiber Construction Project	\$2,000,000	\$2,043,800
2021: Malden/Pine City FTTx Project	\$1,734,921	\$867,460
Total Investments:	\$2,026,625	\$1,254,493

**Projects are still in the 5 year reporting period.*

Connections*		Internet Service Providers*	
Estimates	Actuals	Estimates	Actuals
1,802	1,533	5	5



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Rural Broadband 2018-2022

\$37.8 million
CERB Investment

\$22.2 million
Match Funding

15,087*
Connections
\$2,507 Cost per
Connection

27 Projects
71 Communities

5 Towers
520+ Miles of
Fiber

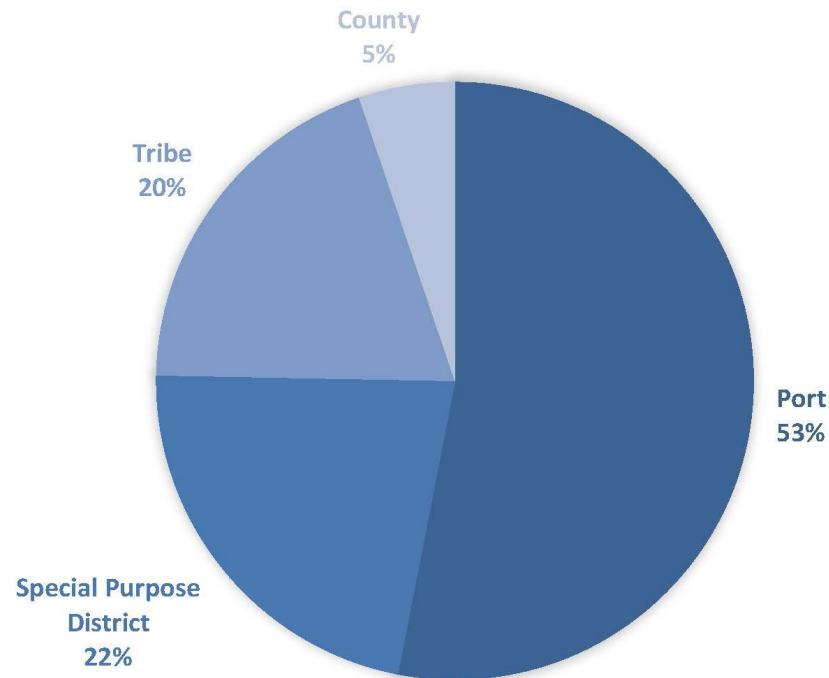
121 ISPs

**13,871 are household connections that facilitate virtual education, ecommerce, telework, and telemedicine*

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Rural Broadband 2018-2022

PROJECT BY APPLICANT TYPE



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CERB Rural Broadband Investment 2018-2023

\$37,819,319 Invested

27 Projects

~71 Communities

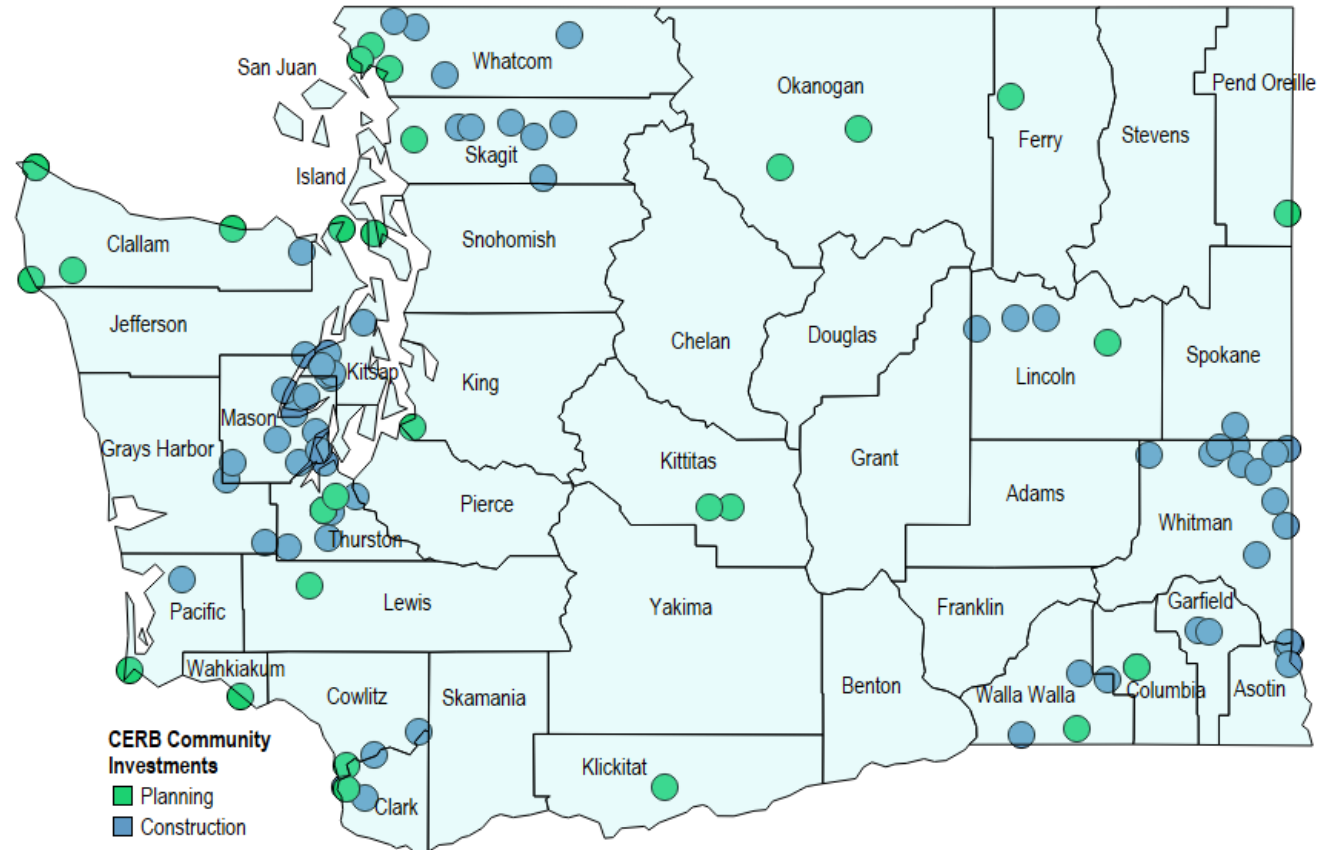
~15,087 Connections

~121 ISPs

5 Towers

~520 miles of fiber

\$2,507 Cost per
Connection





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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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Current Available Funding

	2023-25	Awarded	Available**
Core CERB	\$50,737,705	\$24,998,000	\$26,945,855

***Includes de-obligated funds*

Funding Limits

Program	Project Max	Grant Max	Match (project total)
Planning	\$100,000	100%	20%
Prospective Development	\$3,000,000	Up to 25%	50%
Rural Broadband	\$3,000,000	Up to 25%	20%
Committed Private Partner	\$5,000,000	Up to 25%	20%



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Loan/Grant Financing Criteria & Eligibility Model

			Loan Years					
DSCR	Eligible for Grants		1-10 Years		11-15 Years		16-20 Years	
	Rural County/Community	Urban County	Distressed County	Non-Distressed County	Distressed County	Non-Distressed County	Distressed County	Non-Distressed County
1.0-1.25	25%	No	1.00%	1.50%	1.25%	1.75%	1.50%	2.00%
1.26-1.49	15%	No	1.25%	1.75%	1.50%	2.00%	1.75%	2.25%
1.50-2.49	No	No	1.50%	2.00%	1.75%	2.25%	2.00%	2.50%
2.50+	No	No	2.00%	2.50%	2.00%	2.75%	2.50%	3.00%

Application and Meeting Dates

Construction	Planning	Board Meeting
July 15, 2024	July 29, 2024	September 19, 2024
September 16, 2024	September 30, 2024	November 21, 2024
November 18, 2024	December 3, 2024	January 16, 2025





Community Economic Revitalization Board

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