

CLARK COUNTY
STAFF REPORT



DEPARTMENT/DIVISION: Board of County Commissioners

DATE: December 16, 2014

REQUEST: That the Board of County Commissioners grant signature authority to the director of economic development to execute an addendum to the Interlocal Agreement with the Port of Vancouver to conduct the industrial land site readiness project and sign all related contract documents.

CHECK ONE: Consent County Administrator

BACKGROUND: Clark County entered into an Interlocal Agreement with the Port of Vancouver on September 30, 2014 to establish the basis of cooperation for the purposes of planning and execution of projects for industrial development, job creation and economic development purposes of mutual interest. Establishing a supply of development-ready large sites with rail service has been identified as a critical regional need to attract and retain large industrial firms and generate traded-sector jobs.

The industrial land site readiness project is a joint effort by Clark County and the Port of Vancouver through the Interlocal Agreement relationship to address the need for industrial employment land in Clark County served by freight rail and truck infrastructure. The project will evaluate sites in the St. Johns/Barberton area as to market readiness with respect to regional economic development goals and target industries, clearly identifying opportunities and constraints for involved stakeholders.

Mackenzie, a contractor with experience and established credentials in conducting this type of analysis within the region, was competitively selected using the MRSC roster.

COMMUNITY OUTREACH: No public outreach is required for this action.

BUDGET AND POLICY IMPLICATIONS: The industrial land site readiness project is funded through \$70,000.00 of general fund and a contribution from the Port of Vancouver in the amount of \$32,100.00 through the Interlocal Agreement.

FISCAL IMPACTS: Yes No

ACTION REQUESTED: That the Board of County Commissioners grant signature authority to the director of economic development to execute an addendum to the Interlocal Agreement with the Port of Vancouver to conduct the industrial land site readiness project and sign all related contract documents.

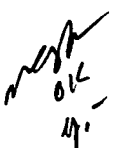
DISTRIBUTION: BOCC, PA, Auditor


Jeff Swanson
Director of Economic Development

APPROVED: 
CLARK COUNTY, WASHINGTON
Board of County Commissioners

Dec. 16, 2014
SR 28814

JS/js



FISCAL IMPACT ATTACHMENT

Part I: Narrative Explanation

The General Fund (0001) currently has the budget and revenue to pay for the 2013-14 biennium payment of \$70,000 for this project. For the 2015-16 Biennium the General Fund will need spending authority and revenue collection authority of \$32,100.00 to pay the remainder of the invoices and to collect the contribution from the Port of Vancouver.

Part II: Estimated Revenues

Fund #/Title	Current Biennium		Next Biennium		Second Biennium	
	GF	Total	GF	Total	GF	Total
0001/General Fund-Railroad	40,000		32,100			
0001/General Fund	30,000					
Total	70,000		32,100			

II. A – Describe the type of revenue (grant, fees, etc.) The revenue used to pay for this project includes General Fund funding in the amount of \$30,000.00, an insurance reimbursement that is already in the railroad 2013-14 revenue budget of \$40,000, and a contribution from the Port of Vancouver in the amount of \$32,100.00 which will be collected in 2015.

Part III: Estimated Expenditures

III. A – Expenditures summed up

Fund #/Title	FTE's	Current Biennium		Next Biennium		Second Biennium	
		GF	Total	GF	Total	GF	Total
0001/General Fund-Railroad	0	40,000		32,100			
0001/General Fund		30,000					
Total	0	70,000		32,100			

III. B – Expenditure by object category

Fund #/Title	Current Biennium		Next Biennium		Second Biennium	
	GF	Total	GF	Total	GF	Total
Salary/Benefits						
Contractual	70,000		32,100			
Supplies						
Travel						
Other controllables						
Capital Outlays						
Inter-fund Transfers						
Debt Service						
Total	70,000		32,100			

Port of Vancouver
3103 NW Lower River Road
Vancouver, WA 98660

SECTION 4: INTEGRATION

The INTERLOCAL AGREEMENT and this ADDENDUM set forth the entire agreement between PORT and COUNTY, superseding any prior understandings between PORT and COUNTY, whether oral or written. In the event of a conflict in the provisions of the INTERLOCAL AGREEMENT and this ADDENDUM, the provisions of the INTERLOCAL AGREEMENT will control. EXHIBIT A, the contractor's scope of work attached to this ADDENDUM, will be controlled by the provisions of this ADDENDUM in the event of a conflict. The provisions of this ADDENDUM can only be modified by a written agreement signed by both PORT and COUNTY.

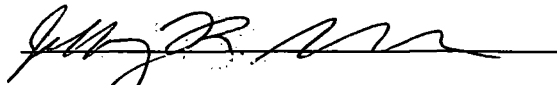
IN WITNESS THEREOF, PORT and COUNTY execute this ADDENDUM by their duly authorized officers as of the ____ day of _____, 20__.

PORT OF VANCOUVER

CLARK COUNTY

By Todd Coleman

CEO/Executive Director


By Jeff Swanson

Director of Economic Development

APPROVED AS TO FORM ONLY

ANTHONY F. GOLIK

Clark County Prosecuting Attorney



By Christine Cook, Sr. Deputy Prosecuting Attorney

**ADDENDUM No. 1 TO
INTERLOCAL AGREEMENT
BETWEEN
CLARK COUNTY, WASHINGTON
AND PORT OF VANCOUVER, WASHINGTON**

THIS ADDENDUM No. 1, hereinafter referred to as the "ADDENDUM", to the INTERLOCAL AGREEMENT between the PORT OF VANCOUVER, hereinafter referred to as the "PORT", and CLARK COUNTY, hereinafter referred to as the "COUNTY", is entered into to execute a project, hereinafter referred to as the "PROJECT", as provided for under Section 3 of the INTERLOCAL AGREEMENT.

NOW THEREFORE the COUNTY and the PORT agree:

SECTION 1: PURPOSE, SCOPE, and DELIVERABLES

The purpose of the PROJECT is to contract with a consultant to conduct a study entitled the "Clark County Industrial Land Site Readiness Project". The PROJECT is an effort to address the need for industrial employment land in Clark County served by freight rail and truck infrastructure. The PROJECT will evaluate sites in the St. Johns/Barberton area of Clark County as to market readiness with respect to regional economic development goals such as recruitment and retention of targeted industry clusters, clearly identifying opportunities and constraints for involved stakeholders. Deliverables include reports, data and analysis, as well as presentations of the same to COUNTY and PORT executives, officers, stakeholders and other leadership as appropriate.

The consultant's detailed scope of work is attached as EXHIBIT A to this ADDENDUM. PROJECT completion is expected by June 15, 2015.

SECTION 2: LEAD PARTY

COUNTY shall serve as the leading party for the PROJECT. COUNTY will select a qualified consultant through a competitive process using the MRSC roster and enter into a personal services contract with the consultant. PROJECT deliverables shall be jointly owned by COUNTY and PORT. COUNTY agrees to provide \$70,000.00 in funding for the PROJECT upon the effective date of this ADDENDUM. PORT agrees to provide \$32,100.00 in funding for the PROJECT for which COUNTY will provide a lump-sum invoice in January, 2015.

SECTION 3: PROJECT CONTACTS

For COUNTY:

Jeff Swanson, Director of Economic Development
Clark County
1300 Franklin Street
PO Box 5000
Vancouver, WA 98660

For PORT:

Katy Brooks, Director of Business Development