

Clallam County Economic Development Council

EDC & Community
Development Presentation
to Clallam PUD
January 9, 2023



Introductions

- ▶ Colleen McAleer
 - ▶ Executive Director, Clallam EDC
 - ▶ County & State Designated ED Org for Clallam
- ▶ Bruce Emery
 - ▶ Director of Community Development, Clallam County
 - ▶ Publicly Elected Position
- ▶ Geoff James
 - ▶ Executive Director, Port of Port Angeles
 - ▶ Countywide Taxing District

PUD ARCGIS Map – Reserve Power Capacity



- ▶ <https://clallampud.net/new-construction/> - Incredibly Useful
- ▶ Staff Created in 2022 in response to EDC Inquiries & Efforts

Defining The Need

- ▶ Need More Higher Wage Jobs
 - ▶ Clallam County is Economically Distressed by State and Federal Standards
 - ▶ Community Survey: Top Concerns Are All Economic Related
- ▶ Need More Housing
- ▶ In Coming Decades Need More Renewable Energy As Required by State Mandate
- ▶ Need To Identify Future Locations for Targeted Economic Growth Supporting High Wage Jobs

Pursuing Leads and Targeted Growth

- ▶ Commerce Sends “Hot Lists” out monthly
 - ▶ 100’s of leads – Site Selector Firms
 - ▶ Renewable Energy Companies & Innovative High Tech - Needing Power
 - ▶ High Paying jobs & Significant CAPEX
- ▶ We frequently are not competitive
 - ▶ Rail or Natural Gas Requirements
 - ▶ Infrastructure Requirements – Power/Sewer/Water
 - ▶ Contiguous Heavy Industrially Zoned Property – No CUP
- ▶ Competitive for only 2 out of 64 currently

							Infrastructure Requirements				
Rating	Opportunity Name	Industry Sector	Projected Jobs	Projected CAPEX (USD)	Project Description	Hot List Date	Acreage	MW	Rail	NG	Water
Hot	Project Moses	Food Processing	200	\$30,000,000	US food processing company expanding processing capacity in Washington State. This project will process locally grown tomatoes. Searching for 40 acres.	10/31/2022	40	Submitted Proposal			
Hot	Project Relay	Clean Tech	300	\$500,000,000	U.S.-based battery manufacturer looking for a 200 acre site . Project Relay seeks to build HQ, R&D center, and a green gigafactory and Washington is considered along with other location	10/27/2022	200				
Hot	Project Helios	Clean Tech	1,700	\$390,000,000	Solar module manufacturer looking for existing building of 1.5 million square feet, with 30 MW of electric power . Conducting a site search.	10/27/2022	100	30			
Hot	Project Glow	Clean Tech	1,500	\$800,000,000	U.S.-based wafer manufacturer looking for a 100 acre site . Project Glow seeks to build 1.5m sf factor. UPDATE: Client contunies to be in contact with two WA locations. Competing with Texas.	10/27/2022	100				
Hot	Project Mars	Semiconductor	800	\$3,000,000,000	Semiconductor FDI opportunity, company is looking for 60 acres to establish semiconductor fabrication and advanced packaging capabilities for the U.S. microelectronics supply chain. The initial capital investment of approximately \$2.4 billion (equipment, building, infrastructure, and clean room) will be accompanied by subsequent investment of \$600 million in R&D expenditures.	10/6/2022	60				
Hot	Project R1	Hydrogen	500	\$5,000,000,000	FDI opportunity, Project R1 features a company looking to produce green hydrogen in Washington State and will use this hydrogen to create ammonia for fertilizers. Looking for 177 acres , and working around utility challenges. This is a large electricity demand project. Roughly 400 mw per phase of development needed.	10/6/2022	177	400			
Hot	Project Eagle	Clean Tech	540	\$450,000,000	Clean tech company with site in mind, looking at state & local incentives along with utility timelines/cost of development.	10/6/2022	55	15			
Warm	Project Reuse	Carbon Fiber Recycling	TBD	\$25,000,000	A global carbon fiber composite recycling company working to build an advanced material production facility in Washington State. The company expressed interest in locating only Western Washington. 75,000 sqft - 100,000 sf existing building. UPDATE: Company has delayed site selection until Q1 2023.	10/1/2022	8	3	N	N	
Warm	Project Kemp	ICT	50	\$800,000,000	A Fortune 100 company looking for 200 to 500 acres for a data center. UPDATE: n touch directly with ADOs in selected communities.	8/2/2022	200	80			
Cold	Project Rapid Test	Life Science	55	\$30,000,000	Korean life science company specializing in covid tests. Looking for existing facility. UPDATE: Sites submitted. Currently under review.	3/15/2022	50				
Warm	Project File	ICT/ Manufacturing	2000	\$500,000	Forign ICT company looking for 50-100 acres. Multi-state inquiry. Update: Site package and state intro sent to client. Long term lead	12/27/2021	50-100				
Warm	Project Walleye	ICT/ Data Center	160	\$3,000,000,000	Large Scale Data Center campus. Proposed sites submitted to Company. UPDATE: Earlier client reported delay in site selection efforts. Now reengaged with Commerce on incentives.	8/1/2021		20			
Cold	Project Crown	Advanced Manufacturing	100	\$100,000,000	Initially client looked for 100,000 sq ft building and 30MW. UPDATE: Continues to evaluate existing buildings with green power.	6/1/2021		30			
Hot	Project Transit	Clean Tech/EV			Working with EV manufacturer to define project parameters. UPDATE: Client working directly with Western WA county.	3/30/2021	200				
Hot	Project Lime	General Manufacturing	102	\$100,000,000	A graphite manufacturer has selected WA as one of its top options due to low electricity costs. Update: Client selected WA and working directly with shortlisted counties. Decision pending a federal grant.	6/1/2021		111			

Clallam EDC 5-Year Economic Plan

Science-based, Realistic Planning

508 Community Surveys to inform and drive the summary

300+ Business Surveys in 14 Clusters (private industry)

- ▶ 14 Clallam Industry Clusters
- ▶ # Employees, Median Wages, Revenues
- ▶ Supply Chain Growth Potential

Analyzing Targeted Wage for Family of Three with Two Adults Working

- ▶ One adult makes median wage - Private Industry - \$37K
- ▶ Threshold for Housing/Childcare/Retirement - \$75K
- ▶ Healthcare, Manufacturing/Maritime, Timber, Construction

Long Term Solutions to be Competitive

- ▶ Expand Areas that Allow Heavy Industrial Uses with Large Acreage
- ▶ Expand Utilities to Serve These Areas
- ▶ Create Plans and Assess Costs for Certain Sites
- ▶ Pursue Federal Grants in Partnership with Others both Public & Private
- ▶ Continue to Engage with NODC - (Karen Affeld) Regarding the Outcomes of the 2022 Energy Futures Conference

Thank You For Your Continued Engagement

- ▶ Exceptional Staff Responsiveness as We Pursue Lucrative Leads throughout the County
- ▶ New ARCGIS Map to Help Plan, Respond to Opportunities and Market Existing Industrial Properties
- ▶ Staff Engagement & Expertise at the Energy Futures Conference
- ▶ Your GM serving on our 2023 Executive Committee
- ▶ Formal Request: Contract with the EDC at \$25K level in 2023 as proposed/budgeted.

Your Support is Critical to Our Community
Success

We Do More Working Together!

Highlighting a Few of Our Important Partners

Department of Defense

State Department of
Commerce

Clallam County

OMC

Clallam PUD

Port of Port Angeles

City of Port Angeles

City of Sequim

City of Forks

Clallam Transit

Jamestown S'Klallam Tribe

Lower Elwha Klallam Tribe

Makah Tribe

PA Regional Chamber

Dungeness Valley Chamber

Forks Chamber

CIE & SBDC

NPBA

NODC

Realtor® Associations

Food Banks

United Way of Clallam
County

Habitat for Humanity
Clallam

Healthy Families of Clallam
County

Numerous Mills, Builders &
Developers

Numerous Banks