

**BEFORE THE BOARD OF COUNTY COMMISSIONERS  
OF ISLAND COUNTY, WASHINGTON**

**IN THE MATTER OF REVISING )  
APPENDIX 8 OF THE 2024-2028 ISLAND )  
COUNTY COMPREHENSIVE )  
ECONOMIC DEVELOPMENT )  
STRATEGY (CEDS) )  
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**WHEREAS**, on the 2<sup>nd</sup> day of July 2024, the Board adopted Resolution C-35-24, thereby publishing the Island County Comprehensive Economic Development Strategy (CEDS) 2024-2028; and

**WHEREAS**, capital infrastructure projects for various public-benefit facilities are listed in the CEDS Appendix 8 and are an integral part of disbursing Island County Rural County Economic Development (RCED) funds for those projects where so approved by the Board; and

**WHEREAS**, the Economic Development Council for Island County (EDC), being the Associate Development Organization (ADO) for Island County, discovered in April 2025, an error of omission regarding CEDS Section 6. Appendix 8: CEDS Project List, which could prevent several government entities from their lawful bid to apply for RCED funds;

**WHEREAS**, the Board is committed to collaborating and coordinating with city, town, port, and other community partners to make economic development more sustainable, strategic, and programmatic in Island County; and

**NOW THEREFORE, BE IT HEREBY RESOLVED** that the Board of Island County Commissioners approves the revised Appendix 8: CEDS Project List, attached hereto as Exhibit A, to the Island County Comprehensive Economic Development Strategy (CEDS) 2024-2028.

**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

**BOARD OF COUNTY  
COMMISSIONERS  
ISLAND COUNTY WASHINGTON**

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Melanie Bacon, Chair

Attest:

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Janet St. Clair, Member

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Jennifer Roll, Clerk of the Board

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Jill Johnson, Member

Resolution No. C-18-25

2024-2028 Comprehensive Economic Development Strategy (CEDS) Project List Revision

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## **RESOLUTION ATTACHMENT A:**

### **CEDS Section 6. Appendices**

Appendix 8: CEDS Revised Project List

## Section 6. Appendices

### 8. CEDS Project List

The following table is Island County's CEDS Project List for 2024. This is the first time that Island County has had a consolidated economic development project list.

As noted in **Section 4**, the Evaluation Plan, the Island County CEDS Project List will be updated on an annual and as needed basis, in the event of an emergency.

Project Name	Project Location	Project Description	Project Type	Estimated Total Cost	Potential Funding Sources	Secured Funding Amount (Source)	Island CED funding?	EDA funding?	Other funding?
Short name	City, Island	Brief 1-3 sentences describing basics of project. Connect to biz or ecdev if not obvious.	Potential project types include: Public Works, Economic Development, Public Health, Workforce, Education, Public Safety, Parks & Rec, Tourism, Climate Resilience	As of the most recent estimate.	Potential funding sources include but are not limited to: Island County CED, TIB, REET I, REET II, LTAC, Bonds, General Fund, Capital Funds, Impact Fees, Port, State (CERB, Broadband), Federal (DOE, DOT, MARAD, USDA, etc.)	Amount secured / committed to date, if any (with source of funding noted)	Do you plan to apply for Island County CED funding for this project? Yes / No	Do you plan to apply for EDA funding for this project? Yes / No	Do you plan to apply for other funding for this project? Yes / No
<b>Town of Coupeville</b>									
Rural Water Service Water Main Extension	Big Cedar Ln to Patmore Rd.	Out of Town water service extension	Public Works, Climate Resilience, Public Health	\$1,400,000.00	Water Fund, Grants	\$0	Yes	Yes	Yes
Rural Water Service Water Main Extension	Patmore Rd. to Wanamaker Rd.	Out of Town water service extension	Public Works, Climate Resilience, Public Health	\$800,000.00	Water Fund, Grants	\$0	Yes	Yes	Yes
Rural Water Service Water Main Extension	Engle Rd. / SR20	Out of Town water service extension	Public Works, Climate Resilience, Public Health	\$1,105,000.00	Water Fund, Grants	\$0	Yes	Yes	Yes
Water System Consolidation	Central Whidbey	Consolidate smaller water systems Within the Town's Water Service area	Public Works, Climate Resilience, Public Health	\$1,000,000.00	Water Fund, Grants	\$0	Yes	Yes	Yes
Sewer Line Extension	Moore Pl. to Town Limits	Sewer Extension	Public Works, Climate Resilience, Public Health	\$1,300,000.00	Sewer Fund, Grants	\$0	Yes	Yes	Yes
Phase II: WWTP Water Reuse	Coupeville, WWTP	follow up to wastewater treatment plant water reuse feasibility study	Public Works, Climate Resilience, Public Health	\$3,000,000.00	Sewer Fund, Grants	\$0	Yes	Yes	Yes
Boat Ramp Improvements	Coupeville, Thomas Coupe Park	Rehabilitate boat ramps, reconstruct small boat launch with storage and access. Install marine/ RV sewage pump out station.	Public Works, Parks & Rec	\$1,000,000.00	General Fund, Grants	\$0	Yes	Yes	Yes
Active Transportation Plan	Coupeville	Develop an Active Transportation Plan to explore projects and investments to improve walk- and roll-ability within Town Limits and connections to regional trail networks	Parks & Rec, Tourism	\$80,000.00	General Fund, Grants	\$0	Yes	Yes	Yes
Parks and Recreation Plan	Coupeville	Develop a Parks and Rec Plan to explore improvements and investments to park facilities	Parks & Rec, Tourism, Climate Resilience	\$50,000.00	General Fund, Grants	\$0	Yes	Yes	Yes

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<b>Island County</b>									
Airport Compatability and Economic Development Study	Whidbey Airpark; DeLaurtensis Airport; Camano Island Airfield	Study improvements near private airports to promote economic development.	Planning	TBD	Grants, Island County	\$0	TBD	TBD	TBD
Sewer/Septic Study and Design for Clinton	Clinton RAID	Assess the scope and design considerations for a sewer or community septic system for Clinton.	Planning, Public Works	TBD	Grants, Island County	\$0	TBD	TBD	TBD
Transportation Improvement Program - Bike Trails	Hwy 20/Hwy 525	Bridge to Boat implementation; connecting existing segments of trails with new or planned segments.	Planning, Public Works	TBD	Grants, Island County	\$0	TBD	TBD	TBD
Land Acquisition for Affordable Housing	Island County	County to work with developers and builders to identify land acquisitions to serve as a model for workforce housing.	Planning, Human Services	TBD	Grants, Island County	\$0	TBD	TBD	TBD
Water Study	Island County	Study to assess the water quantity and quality of our sole source aquifers to better understand locations that can support development and growth.	Planning, Health	TBD	Grants, Island County	\$0	TBD	TBD	TBD
State Route 20 Shoulder Widening, Race Road to Welcher Road	Central Whidbey	Construct highway shoulders and improve intersections as needed.	Public works, Economic Devleopment, Public Safety, Tourism	\$7,000,000	Grants, WSDOT, Island County	\$1,600,000	Yes	Yes	Yes
State Route Intersection Improvement at Bush Point Road/Honeymoon Bay Road	Whidbey Island Greenland Area	Construct a roundabout at the intersection	Public works, Economic Devleopment, Public Safety	\$3,000,000	Grants, WSDOT, Island County	\$0	TBD	TBD	Yes
Clinton Ferry Terminal Pedestrian Connectivity	South Whidbey	Construct improved pedestrian access between WSDOT park and ride on SR 525 and previous improvements (sidewalks and pedestrian crossing flashing beacons) connecting to the ferry. Construct improvements to the park and ride lot and improve existing cross walks on SR 525 as needed.	Public works, Economic Development, Public Safety, Tourism	\$1,500,000	Grants, WSDOT, Island County	\$0	Yes	Yes	Yes

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<b>Island County</b>									
Island County Solid Waste Transfer Station	Near Coupeville	Design and construction of a solid waste transfer station	Public works and public safety. All economic and tourism interests on Whidbey are ultimately dependent on this essential infrastructure.	\$7,600,000	Island County tipping fees, grants	\$2,100,000	TBD	TBD	Yes
New Camano Island Solid Waste Transfer Station--preliminary engineering and site acquisition/selection	Camano	Perform preliminary engineering and acquire/select a site to build a new solid waste transfer station on Camano Island. Cost estimated for preliminary engineering only.	Public works and public safety. All economic and tourism interests on Camano are ultimately dependent on this essential infrastructure.	\$500,000	Island County tipping fees, grants	\$0	TBD	TBD	Yes
Whidbey Airpark Access Improvements	South Whidbey	Develop public road improvements to the Whidbey Airpark	Public works, Economic Development, Tourism	\$10,000,000	Road District, EDA, RCED	\$50,000	TBD	TBD	TBD
Island Transit's Zero Emission Transition	Island County	Island Transit will convert its service fleet to zero emission vehicles by 2040. In addition to vehicle purchases, this project includes adding the fueling/charging and maintenance infrastructure to enable this change.	Public works, climate resilience, economic development, and tourism.	\$46,000,000	Federal and state transit funding, federal green energy funding, state Commerce Department funding, local funds, Congressionally Directed Spending, Move Ahead Washington money funded in part by the state's Climate Commitment Act	\$7,000,000 in Move Ahead Washington/Climate Commitment Act funding; \$1,500,000 in Consolidated (state and federal) funds	No	No	Yes
Island Transit's South Whidbey Transit Center project	Whidbey Island	Island Transit will build a transit center to support the safe and easy transfer between routes and modes, including parking for vehicles.	Public works, climate resilience, economic development, and tourism.	\$15,000,000	In addition to the federal funds already awarded, local funds.	\$7,100,000 in federal bus facilities funding, and \$4,000,000 in a Congressionally Designated Spending request expected to be in the FY 2024 appropriations bill.	No	No	Yes

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<b>City of Langley</b>									
Slope Stabilization - 1st Street Bluff - Capital Improvement, Design and Implement	Langley, Whidbey Island	Design and construct stabilization strategies to address ongoing and /or incipient failure along 1st street bluff to preemptively protect, water, transporation infrastructure located near downtown main business corridor and main access to Marina.	Public Works, Public Safety, Parks & Rec, Tourism, Economic Development, climate resilience	\$840,000.00	CED, TIB, Capital Funds,	\$0.00	Yes	TBD	YES
Landslide Catchment Improvments - Cascade Ave & Wharf St	Langley, Whidbey Island	Construct a catchment structure to prevent landslide debris from impacting Wharf Street- the direct connection between downtown and the Marina	Public Works, Public Safety, Economic Development, tourism, climate resilience	\$975,000.00	CED, Capital Funds, TIB, Port	\$0.00	Yes	TBD	YES
Slope Restoration with Public Amenities - Cascade Ave and Wharf St	Langley, Whidbey Island	Remove invasive species and revegetate with native plants that contribute to erosion control and slope stabilization	Public Safety, Tourism, Parks and Rec, Tourism, Economic Development	\$625,000.00	CED, Capital Funds, General Fund, LTAC	\$0.00	Yes	TBD	TBD
Stair Assessment and Maintenance - Boy and Dog Park	Langley, Whidbey Island	Structural evaluation of 70 Year old stair conditions to access shoreline and Seawall Park	Public Works, Public Safety, Economic Development, Parks and Rec, tourism, climate resilience	\$34,000.00	CED, Capital Funds, General Fund, LTAC	\$0.00	Yes	TBD	TBD
Slope Restoration - Boy and Dog Park	Langley, Whidbey Island	Remove invasive species and revegetate with native plants that contribute to erosion control and slope stabilization.	Public Works, Public Safety, Economic Development, Parks and Rec, tourism, climate resilience	\$125,000.00	CED, Capital Funds, LTAC	\$0.00	Yes	TBD	TBD
EV Charging Stations	Langley, Whidbey Island	Install EV charging stations	Public Works, Climate Resilience	\$180,000.00	CED, Capital Funds, General Fund	\$35,000.00	Yes	TBD	TBD

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<b>City of Oak Harbor</b>									
Central Development Area Study & Implementation Plan	Oak Harbor	Creation of a comprehensive development subarea plan for older sections of the City that includes the Marina, the Downtown, and the Midtown District to create the Central Development Area Study & Implementation Plan.	Economic Development	\$450,000.00	EDA	\$15,000 City General Fund	No	Yes	No
SE Pioneer Way Revitalization/Reuse Study	Oak Harbor	Oak Harbor will conduct a site clean up of 1081 and 1091 Pioneer Way in conjunction with a revitalization / reuse study focused on the downtown corridor.	Economic Development; Tourism	\$1,000,000.00	EPA, WA State Ecology	\$200,000 - WA State Ecology grant	No	No	Yes
Shoreline Restoration	Oak Harbor	This project would be a combined effort from Streets, Sewer, Storm Drain and Streets to improve our infrastructure from Midway to Regatta.	Public Works, Public Safety, Economic Development	\$2,000,000.00	Streets Operation/REET, Water, Wastewater, Storm Drain	\$1,099,075 - Streets/REET, Water, Wastewater, Storm Drain	No	No	No
Pioneer Way - SR20 to City Beach Street	Oak Harbor	Water main replacement and other utility upgrades. Multi-modal improvements including re-channelizing the road and full repaving of the street.	Public Works, Economic Development	\$3,000,000.00	Arterials, Unsecured grant	\$0	No	No	Yes
SR20-SW Eagle Vista Ave to SW 24th	Oak Harbor	Pedestrian and safety improvements, including providing crossings on SR20, improved access to transit and traffic calming treatments. Work may include construction of roundabouts at the intersections and speed limits reductions to promote a safe transition from rural highway to an urban setting	Public Works, Public Safety, Economic Development	\$5,000,000.00	Arterials, Unsecured grant	\$0	No	No	Yes
Midway Blvd Reconstruction	Oak Harbor	Pavement Preservation / ADA upgrades on Midway Blvd - Road Diet	Public Works, Public Safety, Economic Development	\$950,000.00	STBG/IRTPO grant, Arterials	\$821,750 - STBG/IRTPO grant; \$128,250 - Arterials	No	No	No

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<b>City of Oak Harbor</b>									
Industrial Avenue Tie-In	Oak Harbor	This project includes a tie-in connection between the 12-inch water pipe in Goldie Rd right-of-way to the existing 8-inch PVC parallel line at Industrial Avenue. This will help provide adequate fire flows to meet the 3,500 gpm requirement for businesses in the area.	Public Works, Economic Development	\$60,000.00	Water, Reserves	\$24,000-Water; \$36,000-Reserves	No	No	No
N. Whidbey Sewer Expansion	Oak Harbor	This project is to begin the design process for the installation of a lift station and all related infrastructure to serve the North Enterprise Zone.	Public Works, Economic Development	\$250,000.00	Unsecured grant	\$0	Yes	Yes	Yes
Marina Additional Improvements	Oak Harbor	This project will consist of removing and replacing the whalers on the north and south side of the main walkway. It will also consist of upgrading or replacing 2-3 electrical junction boxes along the main walkway.	Public Works, Public Safety, Parks and Recreation, Economic Development; Tourism	\$250,000.00	Marina funds	\$250,000 - Marina	No	No	No
Marina Boat Yard Acquisition	Oak Harbor	Purchase the boat yard at the south end of the Marina parking lot.	Parks and Recreation, Economic Development	\$673,688.00	Marina funds; RCED grant secured	\$675,000 - Grant; \$24,813 - Marina funds	Yes - secured	No	No
Marina Dredging	Oak Harbor	Complete the Pre-design study and then dredge the Marina	Parks and Recreation, Economic Development; Tourism	\$12,000,000.00	Marina funds; Grant-CPP; Bonds; Unsecured grant	\$150,000 - Rates; \$150,000-Grant-CPP	Yes	Yes	Yes
Channel Dredging	Oak Harbor	Work with the Army Corps of Engineers on design and dredge of the channel between Oak Harbor Bay and Saratoga Passage	Parks and Recreation, Economic Development, Tourism	\$15,000,000.00	Federal	\$0	No	No	Yes
7th Avenue Wetlands Trail Feasibility Study	Oak Harbor	Planning and feasibility studies required to construct trails on city-owned property in the Northern section of the City. Trail network will provide passive recreation and pedestrian access to local residents, service providers and businesses in the area.	Parks and Recreation, Economic Development	\$110,000.00	TAP Grant; Paths & Trails fund	\$0	Yes	No	Yes

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<b>City of Oak Harbor</b>									
N. Whidbey Broadband Study	Oak Harbor	Conduct a study on the broadband needs of the City and North Whidbey Island. The study will focus on unserved and underserved areas within City limits as well as other areas in North Whidbey Island that have less than the State broadband download and upload speed and connectivity goals.	Economic Development	\$75,000.00	CERB grant; IC Matching Funds; City General Fund	\$0	Yes	No	Yes - CERB
Whidbey Island Regional Sports Complex Study	Oak Harbor	Conduct a study on the viability of building an indoor sports complex for Whidbey Island	Parks and Recreation, Tourism; Economic Development	\$200,000.00	State legislature Community Project	\$0	No	No	Yes
North Industrial Park Feasibility Study	Oak Harbor	Conduct an Economic Development study for the North Industrial Park area of Oak Harbor	Economic Development	\$75,000.00	CERB grant (\$50,000)	\$0	Yes	No	Yes
Internet/Broadband expansion through Midtown	Oak Harbor	Whidbey Telecom has a Middle Mile grant to expand its service from Coupeville north of Oak Harbor. Oak Harbor can connect for \$24/foot. Looking at connecting Fire Station 82, Swantown to CWF, Downtown/Citywide Wireless, Heller to Navy base & City shop on 16th.	Economic Development, Tourism	\$24,000.00	Broadband grant	\$0	Yes	No	Yes
Athletic Fields Renovation	Oak Harbor	Give citizens a sense of pride in our community and positive places to play baseball, football and soccer. Fields need to be renovated to ensure children and adults have safe playing fields	Parks and Recreation, Economic Development, Tourism	\$300,000.00	RCO grant	\$0	No	No	Yes
Active Transportation Plan Implementation	Oak Harbor	Implement strategies to enhance quality of life, increase sustainability, support local economies and improve mobility and safety	Economic Development, Tourism	\$1,000,000.00	grants	\$0	No	No	Yes

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<b>Port of Coupeville</b>									
Central Whidbey Broadband	Central Whidbey	Bringing broadband to 1043 premises	Public Works, Broadband, Economic Development	\$6,557,244	Grants	Public Works Board \$4,842,933 & Dept of Commerce \$ 1,614,311	NO	No	No
EV Charging Stations	Greenbank Farm	Adding 6 Fast EV charging stations	Public Works, Transportation, Climate Resilience	Unknown	WAEVCP grant \$550,000.00 (been awarded, waiting for contract)	Dept. of Commerce DOC \$172,000.00	No	No	No
Pond Rehabilitation	Greenbank Farm	This is our firesuppression system for the barn as well as ag. Provides water for farmers on our land.	Agriculture, Public Safety,	Unknown	IDD funds	\$0	TBD	TBD	TBD
Envelope Repair	Coupeville Wharf	Remove siding, install weather protection and stabilization, replace siding, windows and doors.	Tourism; Economic Development	\$800,000	Grants, IDD funds	\$0	TBD	TBD	TBD
Raising the Wharf	Coupeville Wharf	Due to sea level rising, we plan to raise the wharf to save it from rising sea levels 2025.	Tourism, Economic Development	\$6,000,000	Grants, earmarks	\$0	TBD	TBD	Yes
Stadium Lights	Greenbank Farm	Replacing lights on extra parking area	Tourism, Economic Development, Public Works	\$70,000	IDD funds	\$0	TBD	TBD	TBD
Dock Replacement	Coupeville Wharf	Dock Replacement	Tourism, Economic Dev., Public Works, transportation	Unknown	Unknown	\$0	TBD	TBD	TBD
Bulkhead Emergency Repair	Coupeville Wharf	Bulk head emergency repair	Public Safety	Unknown	Unknown	\$0	TBD	TBD	TBD
Barn A Roof Replacement	Greenbank Farm	Barn A roof replacement	Tourism, Public Works	\$300,000	Unknown	\$0	TBD	TBD	TBD

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<b>Port of South Whidbey</b>									
Clinton Passenger-Only Ferry Dock	Clinton, WA	The Clinton recreational dock was damaged in storms. The Port is planning to replace the dock with one capable of accommodating passenger-only ferries.	Public Works, Transportation, Economic Development, Recreation, Emergency Preparedness	\$4,600,000	Federal (FHWA, FTA), State (WSDOT, Washington State Ferries, appropriations), Island County CED	\$1,700,000	No	No	Yes
Possession and Bush Point Boarding Float Replacements	Clinton WA, Freeland WA	The boarding floats at two Port of South Whidbey boat ramps are reaching the end of their useful lives. The Port plans to replace these critical assets.	Public Works, Recreation	\$2,000,000	State (Recreation and Conservation Office)	\$0	No	No	Yes
Workforce Housing	Langley, WA	The Port is pursuing workforce housing as a secondary use at the Whidbey Island Fairgrounds and Events Center. The project is in feasibility assessment phase (architectural and engineering).	Public Works, Economic Development, Workforce	\$500,000	Island County CED, State (CERB)	\$150,000	Yes	No	No
Campground Improvements	Langley, WA	The Port plans to continue development of the campgrounds at the Whidbey Island Fairgrounds and Events Center.	Public Works, Economic Development, Lodging, Recreation	TBD	Island County CED, State (Recreation and Conservation Office), City of Langley (LTAC)	\$337,500	Yes	No	Yes
Mooring buoys at the South Whidbey Harbor	Langley, WA	The Port plans to pursue additional moorage options at the South Whidbey Harbor in Langley, including potential mooring buoys.	Public Works, Economic Development, Tourism, Recreation	\$100,000	State (Recreation and Conservation Office)	\$0	No	No	Yes