

# Carlsborg Sewer System Project



*Presented by Bainbridge Graduate Institute  
Student Intern Cohort Spring 2011*

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# Bainbridge Graduate Institute



- Mission-based MBA Program
  - Sustainability
  - Community development
  - Social responsibility
  - Client partnerships for ALP projects
  - Potential for future partnerships



# Clallam Economic Development Council



- Linda Rotmark, Executive Director of CEDC
- *Research advisors:*
  - Lynn Longan, Washington Dept of Commerce  
Regional Manager
  - Carol Creasey, Clallam County
  - Tom Martin, PUD
- *Community Meetings:*
  - Local business owners
  - Residents / Community members

# Project Overview



- Section D of the CERB Construction Prospective Development application
- CERB Feasibility Study Threshold Criteria
  - Areas of subject matter covered
    - Economic Development
    - Project Feasibility
    - Demographics of Workforce
- Next steps
  - Local Agencies
  - New intern team



# Stakeholder Viewpoints



## Sewer Support

- Growth restrictions contradict UGA zoning and prohibit expansion
- Limited growth means limited profitability
- Insurance availability and property values are at risk

## Septic Support

- Costs of sewer to residents and business owners is unknown
- Nitrate problem known, but not believed
- Views the sewer as a commercial property issue

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# Potential Consequences

- Compliance with the Growth Management Act
  - Carlsborg found invalid and noncompliant in April 2008
- Drinking Water safety
  - Increasing nitrate levels
- Business Outlook
  - Currently employ ~1000 people
  - Valuable industrial zoned land
  - Business variety
    - Sunny Farms Country Store
    - High Energy Metals
    - Mervin Manufacturing
- Realities of the nationwide economy
  - High unemployment with poor chances of quick recovery



# Data Sorting



- Survey Population
  - Approx. 150 businesses in Carlsborg UGA
  - 50 businesses contacted
  - 16 responses received
- Small sample size
- Served as launch pad for future business community involvement

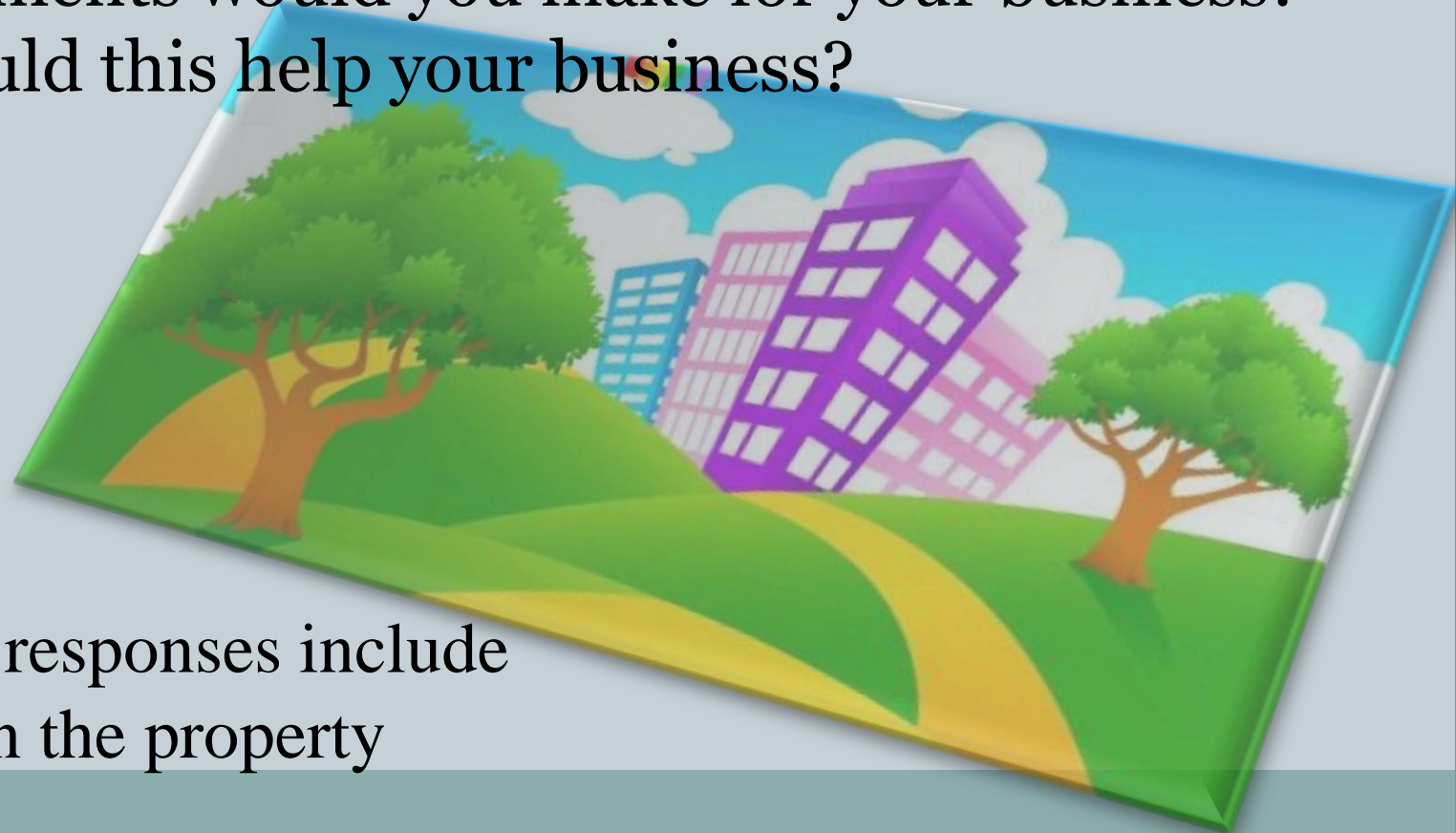


# Survey Highlights - Building Plans



## ➤ *Question:*

- If your business were to expand after the required interim controls are lifted, what structural enhancements would you make for your business? How would this help your business?



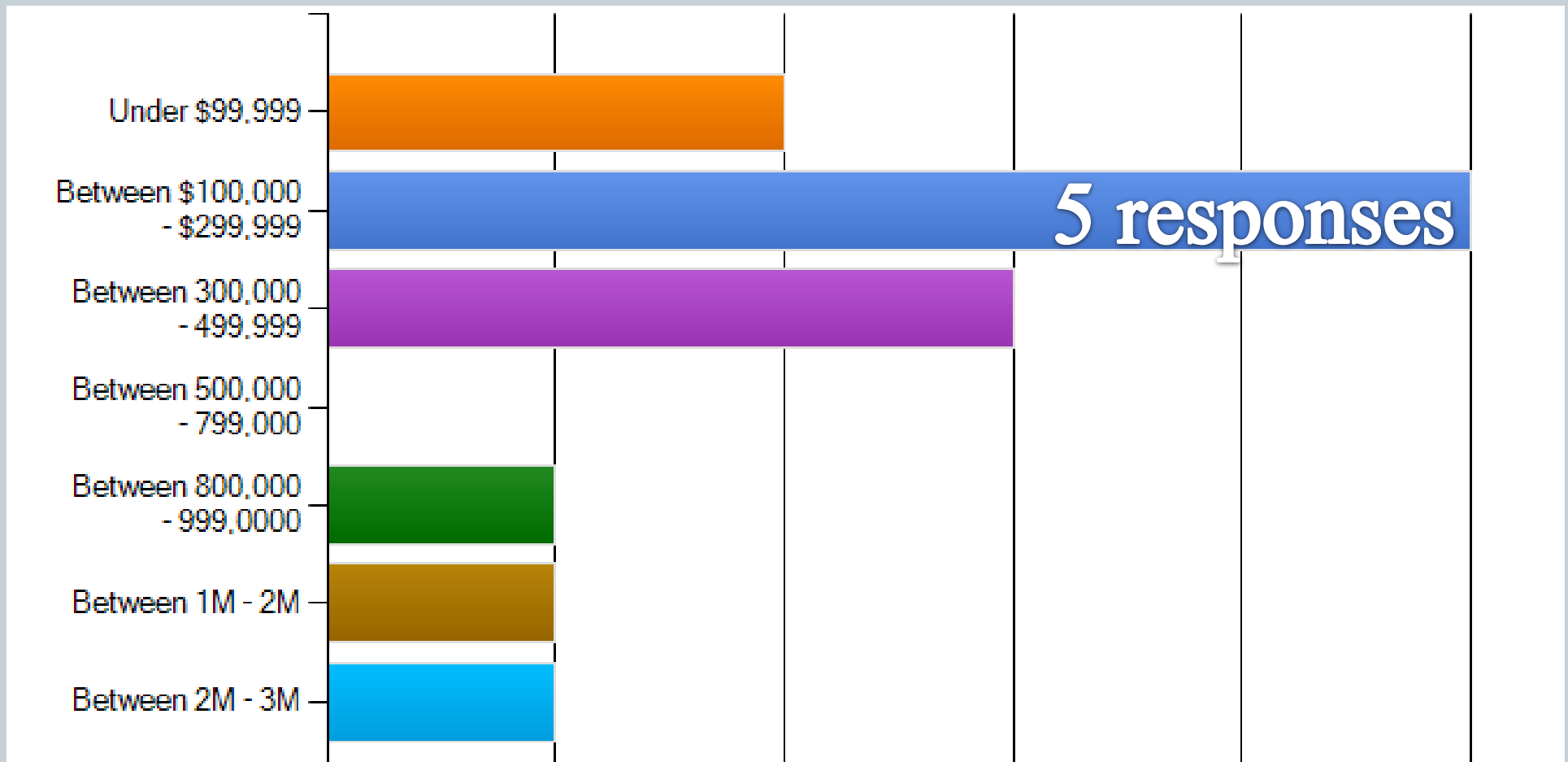
## ➤ *Answer:*

- 10 of 11 responses include building on the property

# Survey Highlights - Earnings After Taxes

## ➤ Question:

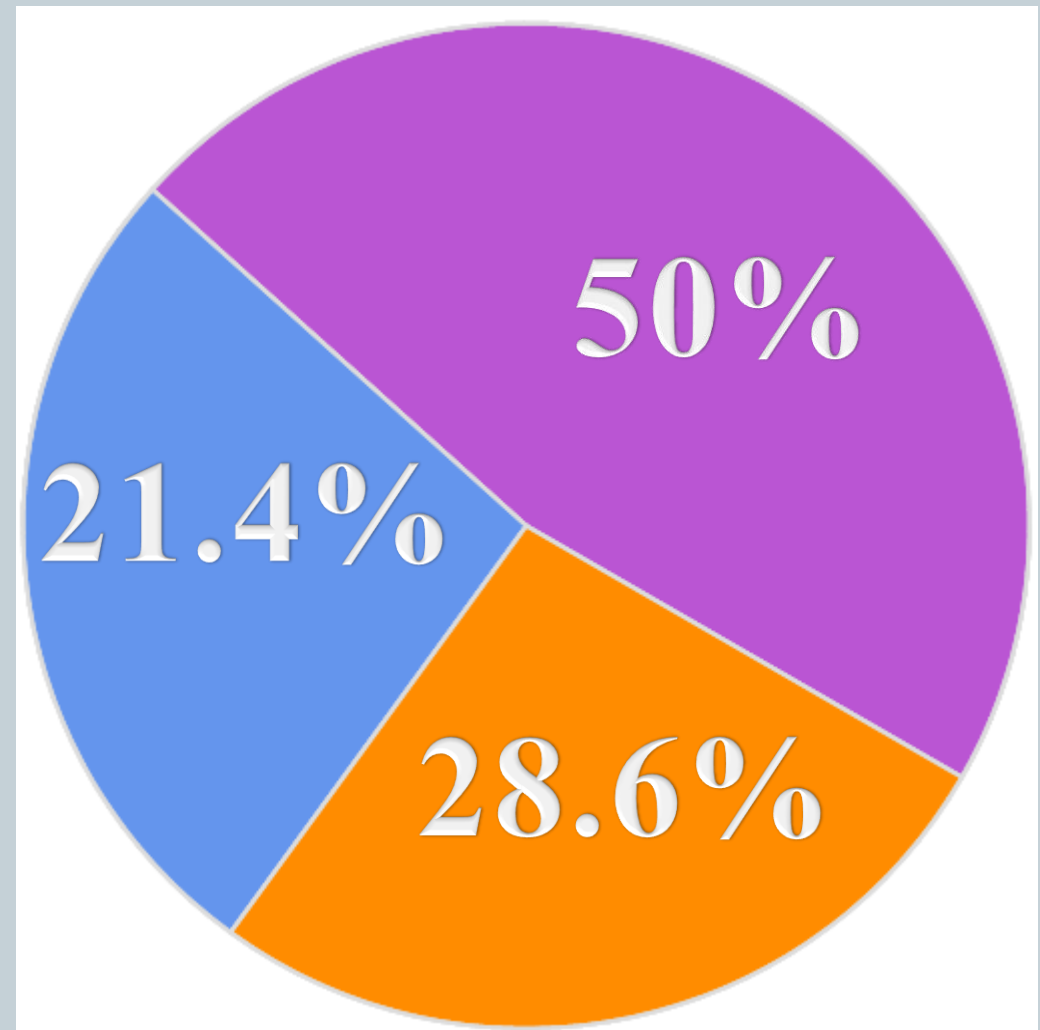
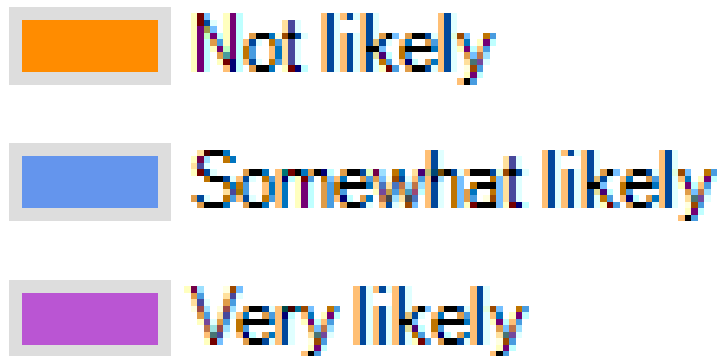
➤ Please classify the EBITDA of your company.



# Survey Highlights - Relocation Risk

## ➤ Question:

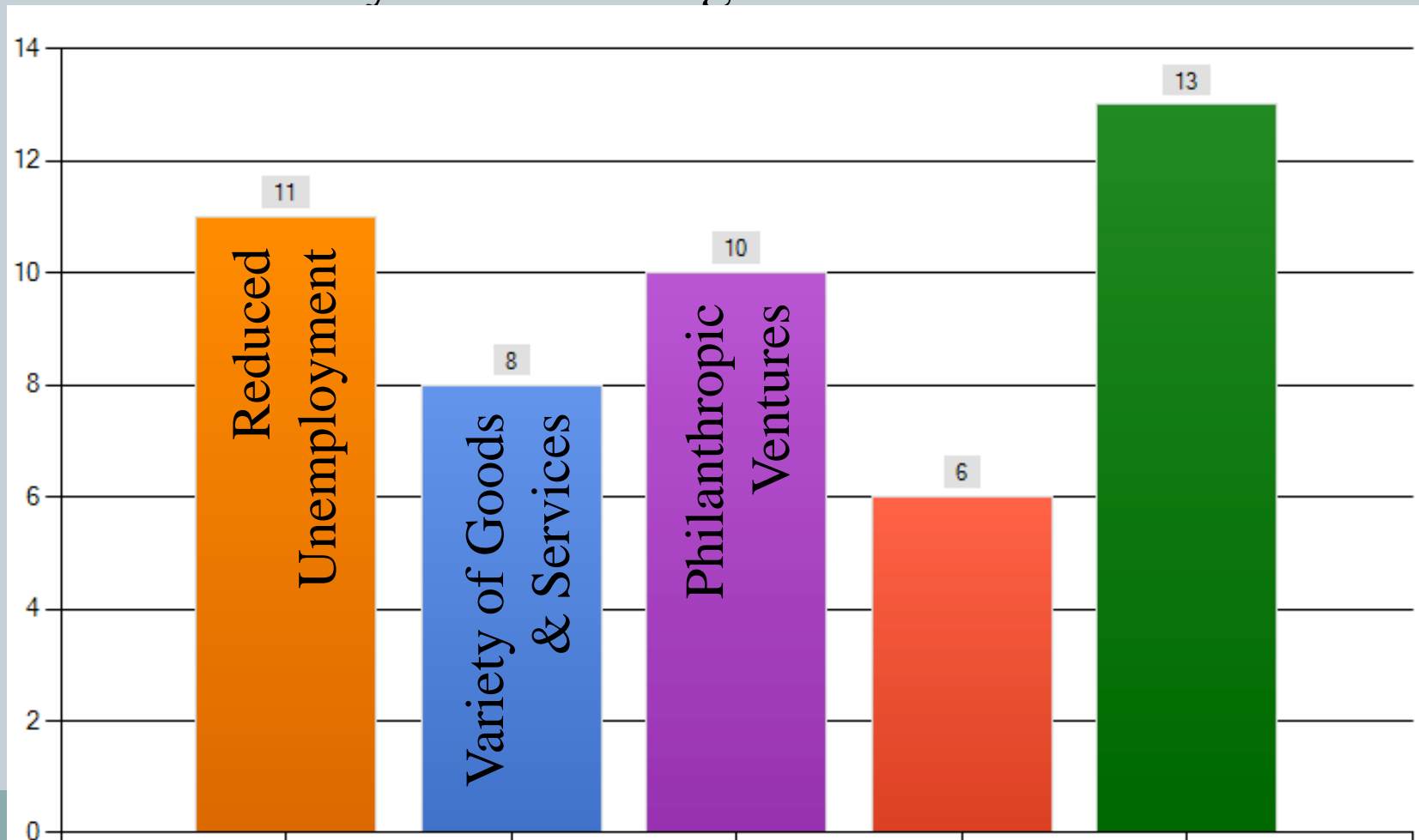
➤ If the interim controls hold, how likely would you be to move your business out of the Carlsborg UGA in the next 5 years?



# Survey Highlights Community Improvement

## ➤ Question:

➤ What are some of the positive ways your business impacts the community of Carlsborg?



# Key Take-Aways



- Benefits outweigh challenges
- There are significant challenges to data collection even with eager parties

# Thanks You



We look forward to BGI's continued involvement