EDCPC

Economic Development Corporation of Pierce County

EDCPC

Study Session

Board Packet

September 12, 2025

EDCPC Study Session — Agenda

Wednesday, September 17, 2025 | 9:00 AM to 10:00 AM – 60 Minutes

Virtual Only
Join via Zoom
Click here to join the meeting
Meeting ID: 856 1718 0341
Passcode: 450419

One-Tap Mobile
+1 253 215 8782,,85617180341#,,,,*450419# US (Tacoma)

1. **Welcome**, Chair Becky Newton
   - Overview of study session goals

2. **Financial Sustainability Presentation**, Maddie Merton
   - Current status, fiscal outlook, key constraints

3. **Options Review**, Becky Newton
   - Operational review and considerations

4. **Discussion and Input**, ALL
   - Clarifying questions
   - Pros/cons, risks, opportunities

5. **Identify Preferred Option,** ALL

6. **Next Steps**, Maddie Merton
   - Resolution language to be drafted
   - Transmittal memo outline
   - Preview of Board meeting action

7. **Adjourn**, Becky Newton

Economic Development Corporation of Pierce County (EDCPC) – DRAFT

Resolution No. 2025-01

A RESOLUTION of the Board of Directors of the Economic Development Corporation of Pierce County (EDCPC) regarding financial sustainability and the future structure of the Corporation.

WHEREAS:

- The Economic Development Corporation of Pierce County (EDCPC) was established under RCW 39.84 to serve as a conduit issuer of Industrial Revenue Bonds (IRBs) to support manufacturing, industrial, and economic development projects within Pierce County; and
- EDCPC currently administers outstanding bond obligations and must maintain compliance with IRS and state requirements until all bonds are repaid; and
- Operational funding for EDCPC is primarily derived from bond issuance and administrative fees, which have declined significantly due to rising interest rates, escalating project costs, and limited new deal activity; and
- Without additional sources of funding, EDCPC's reserves are projected to be depleted by mid-2026, constraining the Corporation's ability to continue operations beyond that date; and
- On September 17, 2025, the EDCPC Board of Directors held a Study Session to review eleven possible options for long-term financial sustainability, including adjustments to fee structures, County support, program transfer, regional partnership, and wind-down scenarios; and
- The Board now wishes to adopt a formal recommendation to transmit to the Pierce County Council for its consideration.

NOW, THEREFORE, BE IT RESOLVED:

Section 1 – Recommendation.

The EDCPC Board of Directors hereby recommends pursuing the following option(s) as the preferred path forward for program sustainability:

- Option 1: Adjust bond issuance/administrative fees (exact amount TBD).

- Option 2: Secure $9K annual support through an updated services contract with Pierce County.
- Option 3: Operational transfer to Pierce County.
- Option 4: Refer new applicants to WEDFA.
- Option 5: Wind-down strategy (audit-only).
- Option 6: RFP to outsource program administration.
- Option 7: Advocacy for federal reform (MAMBA).
- Option 8: Place program on hold (temporary pause).
- Option 9: Regional partnership with Kitsap County.
- Option 10: Revenue reserve / sustainability fund.
- Option 11: Grant-seeking for program sustainability.

(The Board may select one primary option, or a combination of short-term and long-term strategies.)

Section 2 – Transmittal.

EDCPC staff is directed to prepare a memorandum, attach this resolution, and formally transmit the Board's recommendation to the Pierce County Council Clerk and the Council's Economic & Infrastructure Development Committee.

Section 3 – Implementation.

Upon approval and direction from the Pierce County Council, EDCPC staff shall take the necessary steps to implement the adopted option(s), with ongoing oversight from the Board of Directors.

Adopted by the Board of Directors of the Economic Development Corporation of Pierce County this 19th day of September, 2025.

_____
Chair, Board of Directors

ATTEST:

_____
Secretary

_____
Bond Administrator

Date: