



P.O. Box 1180 • Port Townsend, Washington 98368-4624

Administration: (360) 385-0656

Operations: (360) 385-2355

Fax: (360) 385-3988

**Port of Port Townsend
2nd Monthly Meeting Agenda
Wednesday, April 22, 2015, 5:30 PM
Port Commission Building
333 Benedict Street, Port Townsend, WA**

- I. Call to Order / Pledge of Allegiance
- II. Approval of Agenda
- III. Consent Agenda
 - A. Approval of Meeting Minutes – April 8, 2015.....1-4
 - B. Approval of Warrants
- IV. Public Comments (not related to Agenda)
- V. **Recess to a Meeting of the Industrial Development Corporation of the Port of Port Townsend.....5**
 - A. Approval of IDC Meeting Minutes – January 14, 2015.....6-7
 - B. Application for Determination of Eligibility for Industrial Revenue Bond (IRB).....8-10
- VI. Second Reading (action items)
 - A. Resolution No. 625-15 – Authorizing Issuance & Sale of up to \$4,500,000 For the Purpose of Refunding Certain Outstanding Bonds.....11-69
 - C. Dock and Wharf Rental Policy.....70-75
- VII. First Reading (discussion only)
 - A. Shipwrights Co-op Lease.....76
- VIII. Potential Immediate Action Items (unanimous Commission approval required)
- IX. Staff Comments
- X. Public Comments
- XI. Commissioner Comments
- XII. **Next Meeting: MONDAY, May 11, 2015 at 1:00 PM, in the Port Commission Building, 333 Benedict Street, Port Townsend, WA.**
- XIII. Executive Session – (if called)
- XIV. Adjournment

PORT COMMISSION MEETING– April 8, 2015

The Port of Port Townsend Commission met in regular session at the Commission Building, 333 Benedict Street, Port Townsend, WA

Present: Commissioners – Tucker, Clinefelter and Hanke
Deputy Director - Pivarnik
Auditor – Khile
Planning Analyst – Toews
Environmental Compliance Officer - Cairns
Attorney – Goodstein
Minutes – Nelson
Excused: Executive Director - Crockett

I. CALL TO ORDER/PLEDGE OF ALLEGIANCE:

Commissioner Tucker called the meeting to order at 1:00 PM.

II. APPROVAL OF AGENDA:

Commissioner Tucker changed the order of items to be read in Second Reading; placing Item C – EV Tourism to be read first (representatives in audience). Amendment to Agenda to include **First Reading, Item C – Events on Union Wharf and Executive Session, Item A - Real Estate.**

Commissioner Clinefelter moved to approve the Agenda as amended.

Commissioner Hanke seconded the motion.

Motion carried by unanimous vote.

III. CONSENT AGENDA:

A. Approval of Meeting Minutes – March 25, 2015

B. Operations Reports – March 2015

C. Approval of Warrants

Warrant #054341 through #054357 in the amount of \$99,952.52 for Payroll & Benefits

Electronic Payment to Union Bank in the amount of \$41,391.98 for Payroll & Benefits

Warrant #054358 through #054411 in the amount of \$105,806.83 for Accounts Payable

Commissioner Clinefelter moved to approve the Consent Agenda as presented.

Commissioner Hanke seconded the motion.

Motion carried by unanimous vote.

IV. PUBLIC COMMENTS (Not related to agenda) (1:20):

Troy McKelvey, Puget Sound Angler, reported on the progress of the sidewalk installation by the Boat Haven. Installation and planning courtesy of the Puget Sound Anglers; rebar courtesy of Carl's Lumber; backhoe & gravel courtesy of Leavitt Trucking; and the Port is supplying the concrete. Concrete is to be poured tomorrow. Mr. McKelvey added that local artist Melinda Bryden created fish made of steel and ceramic that will be installed in the sidewalk.

V. SECOND READING (Action Items):

C. EV (Electric Vehicle) Tourism (3:29):

Mr. Pivarnik briefed on the EV discussion from the last commission meeting. He informed that since the last meeting he and Commissioner Tucker met with Barney Burke of the PUD and learned PUD's plans for a community effort in applying for a Federal Grant worth \$250K. This will reduce the original estimated Port staff time of 120 hours towards grant-seeking, etc.

Tom Engle of Port Townsend discussed working with the Local 20/20 and their efforts. He explained the push by the Federal Government to reduce emissions in State Parks and that National Parks through Department of Energy has funds available for half-hour charging stations. He explained that 80% of EV owners live within 80 miles of Olympic National Park (ONP). The plan is to install these charging stations between Seattle and ONP and to invite partnerships with the Makah, Forks and Grays Harbor so that charging stations can be located around the entire Olympic Peninsula.

Barney Burke discussed possible charging station sites, which require 3-phase power.

Mr. Engle discussed the convenience of the Port's location to the ferry terminal, which would provide an ideal location.

Mr. Burke reported he has spoken with Clallam County PUD on collaborating with Local 20/20, including a letter of support.

The Commission agreed for staff to move forward on EV Tourism planning.

The Port Commission agreed to provide a letter of support for the Local 20/20 grant application, as requested by Mr. Burke and Mr. Engle.

A. Industrial Development Corporation (IDC) Application Form (17:15):

Mr. Pivarnik discussed the draft application form for Determination of Eligibility for Industrial Revenue Bond (IRB) presented at the last commission meeting. He explained this form would allow the Port to begin the process as the issuing agency for the IDC. He talked about the previous presentation from bond counsel, Cynthia Weeding.

Commissioner Clinefelter asked why the proposed application fee changed from \$1000 to \$2500.

Discussion ensued on the amount of fee to set and the expenses to the Port.

Pete Langley of the Port Townsend Foundry spoke against a high fee and gave examples of other entities who charge a lesser fee.

Discussions continued on the amount of fee to set.

Mr. Pivarnik suggested that based on what he was hearing from the commission is to set a fee of \$1000 and waive the fee for the first applicant.

The commission discussed whether to charge a fee or not and again, the amount of the fee.

Commissioner Clinefelter stated that when the first two inquiries were made to the Port, a fee had never been considered, so he believes it should be waived.

Commissioner Tucker moved to adopt the IDC Application (for Determination of Eligibility Industrial Revenue Bond) with the set application fee of \$1000 and to waive the fee for the first applicant.

Further discussion ensued.

With the motion on the table, Commissioner Clinefelter seconded the motion.

Motion carried by unanimous vote.

B. New Day Fisheries Lease (34:50):

Mr. Pivarnik explained this lease was presented at the last commission meeting and that New Day owner, Scott Kimmel, was here today to ask for a small change to the lease.

Mr. Kimmel asked to change Section 22 (Termination by Port) to a one or two-year notice instead of a 120-day notice, because if he had to move his equipment he would have to work the permitting process, which would take that long.

Mr. Clinefelter stated he had in front of him two different leases for New Day and there were discrepancies in the one presented today in the packet.

Discussion ensued on lease condemnation and the length of time for Port notice in section 22.

Commissioner Tucker moved to change Item 22 to a one-year period and approve the lease reflecting that change.

The Commission requested the correct lease with the change to Item 22 be presented at the next commission meeting for approval. The motion was tabled until the next meeting.

D. Engineer Applicants (59:24):

Mr. Toews reported the Port hired Harold Andersen as the Civil Engineer to assist with Capital Planning updates. He discussed Mr. Andersen's many years of experience, including work with local governments. Mr. Toews discussed the engineering timeline. He informed that he and Mr. Aase toured the Boat Haven facilities with Mr. Andersen and tomorrow will tour Point Hudson.

VI. FIRST READING (Discussion Only):

A. Non-compliance Fee (1:03:45):

Mr. Pivarnik discussed the "lack of ammunition" the Port had for customers who do not follow the BMPs. Staff would like to develop a fee-based non-compliance policy geared towards frequent abusers of the system.

Mr. Cairns briefed the commissioners on his tabulations of BMP Violations, from 4th quarter of 2013 to the present. He reported a disturbing fact that 80% of the violators admitted they just disagreed with the BMPs and chose not to follow them. Mr. Cairns believes more education is necessary along with a re-write of the haulout agreement, with a signature line acknowledging the BMPs. Mr. Cairns also presented a yard comparison of five other boatyards, which he discussed. He discussed the significant amount of time and money the Port has invested to maintain the Boatyard Permit. He would like Port patrons to acknowledge this and assure they keep their spaces tidy and abide by the rules. Violation types and fees were discussed in further detail amongst the commission and staff.

Commissioner Clinefelter suggested a rate reduction to those who maintain a record of no violations.

Further discussions included a fee escalation; whether to set fees based on type of violation; what steps to take if the Port exceeds six violations with DOE; and, more.

Commissioner Hanke asked why consider fees when the chart shows violations are decreasing. Mr. Pivarnik explained there are a few bad tenants who continue to violate, which puts the Port at risk of losing the Permit.

Commissioner Tucker stated he supports developing a fee schedule. He does not want to risk losing the Boatyard Permit and believes people should “play right or be charged”

Mr. Pivarnik added this discussion needs two or three more touches and discussion should involve the marine trades.

Mr. Toews added that a “culture shift” is necessary where the Port needs the cooperation and support from users to keep operations successful.

Commissioner Hanke would like to see a more detailed yard comparison survey from Mr. Cairns.

B. Restroom Open Hours (1:37:07):

Mr. Pivarnik explained he received a request to open the restrooms to the public earlier in the morning. He said in the past they opened at 5:30 AM, but over the years for some reason, changed to a 7 AM opening.

Commissioner Tucker stated he would like to see them open at 4:30 AM, especially for anglers who begin fishing early in the morning.

Commissioner Clinefelter added that he met with David King recently where they discussed public restrooms. He said he asked Mr. King why the Kah Tai restrooms were locked 24/7 and his answer was that the City has the same problems the Port faces with vandalism, homeless camping in the restrooms, etc.

C. Events on Union Wharf (1:42:00):

Mr. Pivarnik explained staff has received a few calls from parties interested in having weddings on Union Wharf, which the City used to allow. Since the dock was built with Federal dollars, it is required to be open and accessible to the public at all times. Mr. Pivarnik has learned there is event insurance available for people to purchase to cover liability. Staff will create a policy along with a form and user fee for rentals of the wharf and will bring back to the commission for approval.

VII. POTENTIAL IMMEDIATE ACTION ITEMS:

VIII. STAFF COMMENTS (1:44:32):

Ms. Khile announced fifteen people have signed up for auto-pay since the first of this month, total of 17 currently signed up for automatic credit card billing. She reported she is proceeding with the payoff of the 2005 revenue-refunding bond, which exceeds \$800K. She will present the delegation resolution at the next commission meeting.

Mr. Toews reported he would attend the April 22 (April 15), 2015 meeting in Sequim with the Climate International folks on the Climate Adaptation Plan.

Mr. Pivarnik thanked the fishing club (Puget Sound Anglers) for “stepping up to the plate” on the construction of the sidewalk. He then announced the AWOS is 100% up and running. (At this point, Commissioner Tucker presented Bill Putney, a pilot volunteer who oversaw the AWOS installation project, with a Jefferson County International Airport jacket.)

IX. PUBLIC COMMENTS:

X. COMMISSIONER COMMENTS (1:48:26):

Commissioner Clinefelter discussed the confusion of the New Day Lease document presented. He requests that all future draft documents included in the meeting packet are stamped “DRAFT”.

Commissioner Tucker discussed the MRC meeting he recently attended. He was reminded at that meeting that the Port had participated in the South County mooring field/eelgrass project, and is involved with the Mystery Bay mooring field project, which Commissioner Tucker will help maintain the eelgrass buoys. Commissioner Clinefelter volunteered to help with that as well.

XI. NEXT MEETING: Next regular meeting will be held Wednesday, April 22, 2015 at 5:30 PM in the Port Commission Building, 333 Benedict St, Port Townsend.

XII. EXECUTIVE SESSION:

The regular session recessed into Executive Session, at 2:52 PM to discuss real estate, pursuant to RCW 42.30.110 (c), duration of fifteen minutes with no decisions.

XIII. RECONVENING AND ADJOURNMENT OF REGULAR MEETING:

The meeting reconvened and adjourned at 3:06 PM there being no further business to come before the Commission.

ATTEST:

Stephen R. Tucker, President

Peter W. Hanke, Secretary

Brad A. Clinefelter, Vice President



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WARRANT/ELECTRONIC PAYMENT APPROVAL

We, the undersigned, as Commissioners and Auditing Officer of the Port of Port Townsend, in Jefferson County, Washington, do hereby certify under penalty of perjury that the materials have been furnished, the labor performed and the services provided, as described herein, and that the claims are just and unpaid obligations of the Port of Port Townsend, and that these claims, in Warrant No 054413 through No. 054424 in the amount of \$49,978.70 and Electronic Payment in the amount of \$19301.91, are approved for payment for a total amount of \$69,280.61 on this 22nd day of April, 2015.

For: **Payroll and Benefits**

Commissioner Stephen R. Tucker

Commissioner Brad A. Clinefelter

Commissioner Pete W. Hanke

Amy Khile, Director of Finance
And Administration

Bank Code: W - WARRANTS PAYABLE							
Check Number	Check Date	Vendor	Invoice Number	Invoice Date	Invoice Amount	Discount Applied	Payment Amount
054422	4/16/2015	PEJ001	Peninsula Credit Union 04/15/2015	4/15/2015	250.00	0.00	250.00
							Check Entry Number: 001
054423	4/16/2015	POR001	Auditor's Revolving Fund 4/15/2015	4/15/2015	35,827.61	0.00	35,827.61
							Check Entry Number: 001
054424	4/16/2015	SPE010	James Speer 04152015	4/15/2015	250.00	0.00	250.00
							Check Entry Number: 001
Report Total:					36,327.61	0.00	36,327.61



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WARRANT APPROVAL

We, the undersigned, as Commissioners and Auditing Officer of the Port of Port Townsend, in Jefferson County, Washington, do hereby certify under penalty of perjury that the materials have been furnished, the labor performed and the services provided, as described herein, and that the claims are just and unpaid obligations of the Port of Port Townsend, and that these claims, in Warrant No. 054425 through No. 054471, are approved for payment in the amount of \$165,909.88 on this 22nd day of April, 2015.

For: **Accounts Payable**

Commissioner Stephen R. Tucker

Commissioner Brad A. Clinefelter

Commissioner Pete W. Hanke

Amy Khile, Director of Finance
And Administration

Bank Code: W - WARRANTS PAYABLE							
Check Number	Check Date	Vendor	Invoice Number	Invoice Date	Invoice Amount	Discount Applied	Payment Amount
054425	4/22/2015	ABB060	Scott Abbott				Check Entry Number: 001
			04/08/2015	4/8/2015	5.58	0.00	5.58
054426	4/22/2015	ADM002	Admiral Ship Supply Inc.				Check Entry Number: 001
			03/31/2015	3/31/2015	7,154.82	0.00	7,154.82
054427	4/22/2015	BAB070	Andrew Babich				Check Entry Number: 001
			03312015	3/31/2015	784.54	0.00	784.54
054428	4/22/2015	BAN005	Bank of America				Check Entry Number: 001
			04052015	4/5/2015	4,366.63	0.00	4,366.63
054429	4/22/2015	BRI050	Vernon Brisley				Check Entry Number: 001
			04062015	4/6/2015	4.09	0.00	4.09
054430	4/22/2015	CED005	CED				Check Entry Number: 001
			5948635510	4/6/2015	53.73	0.00	53.73
054431	4/22/2015	CEM050	CEMEX				Check Entry Number: 001
			9430617036	4/3/2015	1,317.82	0.00	1,317.82
054432	4/22/2015	CEN030	CenturyLink				Check Entry Number: 001
			04012015	4/1/2015	220.00	0.00	220.00
054433	4/22/2015	CEN035	CenturyLink				Check Entry Number: 001
			04052015	4/5/2015	743.80	0.00	743.80
054434	4/22/2015	CEN040	CENTURYLINK				Check Entry Number: 001
			1334200661	3/19/2015	2,772.74	0.00	2,772.74
054435	4/22/2015	COO050	Cooper Fuel & Auto Repair				Check Entry Number: 001
			100258	4/8/2015	327.19	0.00	327.19
			100261	4/8/2015	123.58	0.00	123.58
			103187	4/7/2015	424.72	0.00	424.72
			Check 054435 Total:		875.49	0.00	875.49
054436	4/22/2015	DAI001	Daily Journal of Commerce				Check Entry Number: 001
			3299307	4/10/2015	159.90	0.00	159.90
054437	4/22/2015	DMD005	DM Disposal Co. Inc.				Check Entry Number: 001
			3924648	4/1/2015	51.60	0.00	51.60
			3933791	4/1/2015	2,452.62	0.00	2,452.62
			3933797	4/1/2015	96.29	0.00	96.29
			3933798	4/1/2015	775.87	0.00	775.87
			3933800	4/1/2015	47.09	0.00	47.09
			3933804	4/1/2015	3,647.06	0.00	3,647.06
			3933848	4/1/2015	1,096.38	0.00	1,096.38
			Check 054437 Total:		8,166.91	0.00	8,166.91
054438	4/22/2015	FER001	Ferrellgas				Check Entry Number: 001
			03262015	3/26/2015	253.84	0.00	253.84
054439	4/22/2015	GOO020	Goodstein Law Group				Check Entry Number: 001
			1201503	4/1/2015	3,045.00	0.00	3,045.00
054440	4/22/2015	HAR008	Harbor Saw & Supply, Inc.				Check Entry Number: 001
			284827	4/1/2015	193.81	0.00	193.81
			286250	4/8/2015	193.81	0.00	193.81
			Check 054440 Total:		387.62	0.00	387.62
054441	4/22/2015	HIG020	Highway Specialties LLC				Check Entry Number: 001
			1504109	4/1/2015	45.78	0.00	45.78
054442	4/22/2015	HIL010	M. W. Hillman Consulting				Check Entry Number: 001
			03312015	3/31/2015	1,062.50	0.00	1,062.50
054443	4/22/2015	ICS001	ICS Support, Inc.				Check Entry Number: 001
			0054162-IN	3/31/2015	203.84	0.00	203.84
054444	4/22/2015	KEN010	Kendrick Equipment LTD				Check Entry Number: 001
			U2622	3/30/2015	188.83	0.00	188.83
			U2625	3/26/2015	75.48	0.00	75.48
			Check 054444 Total:		264.31	0.00	264.31
054445	4/22/2015	LEE060	Terry Lee				Check Entry Number: 001
			03202015	3/20/2015	149.63	0.00	149.63
054446	4/22/2015	LEM040	Lemay Mobile Shredding				Check Entry Number: 001
			4431805	4/1/2015	2.77	0.00	2.77
054447	4/22/2015	LES050	Les Schwab				Check Entry Number: 001
			3790011604	4/7/2015	320.46	0.00	320.46
054448	4/22/2015	MUR002	Murrey's Disposal Co. Inc.				Check Entry Number: 001
			3946362	4/1/2015	34.15	0.00	34.15
			3946431	4/1/2015	96.88	0.00	96.88
			3946518	4/1/2015	198.32	0.00	198.32
			Check 054448 Total:		329.35	0.00	329.35
054449	4/22/2015	NOR001	North Coast Electric Co				Check Entry Number: 001
			S6408704.0	3/27/2015	189.28	0.00	189.28
054450	4/22/2015	OES001	OESD 114				Check Entry Number: 001
			1415000083	4/1/2015	2,003.00	0.00	2,003.00
054451	4/22/2015	OLY002	SupplyWorks				Check Entry Number: 001
			330981234	2/25/2015	64.81	0.00	64.81
			330981242	2/25/2015	439.96	0.00	439.96
			330981259	2/25/2015	184.97	0.00	184.97
			331541656	3/4/2015	296.59	0.00	296.59
			331541664	3/4/2015	343.32	0.00	343.32
			332107887	3/11/2015	391.12	0.00	391.12
			332662956	3/18/2015	229.92	0.00	229.92
			333219137	3/25/2015	492.59	0.00	492.59
			333219145	3/25/2015	218.80	0.00	218.80
			Check 054451 Total:		2,662.08	0.00	2,662.08
054452	4/22/2015	PAC004	Pacific Office Equipment Co				Check Entry Number: 001
			03312015	3/31/2015	1,048.77	0.00	1,048.77

Bank Code: W - WARRANTS PAYABLE							
Check Number	Check Date	Vendor	Invoice Number	Invoice Date	Invoice Amount	Discount Applied	Payment Amount
054453	4/22/2015	PAC050	Pacific Mobile Structures, Inc 0402153966	4/2/2015	242.53	0.00	242.53
054454	4/22/2015	PEN004	Peninsula Floors & Furnishings 57021	3/31/2015	305.75	0.00	305.75
054455	4/22/2015	PEN030	Peninsula Paint Co. F0113220 F0113422 F0113447	4/2/2015 4/8/2015 4/9/2015	57.21 53.18 111.91	0.00 0.00 0.00	57.21 53.18 111.91
			Check 054455 Total:		222.30	0.00	222.30
054456	4/22/2015	POR005	Port Townsend Leader 03312015	3/31/2015	640.00	0.00	640.00
054457	4/22/2015	PUD005	PUD #1 of Jefferson County 04082015	4/8/2015	14.18	0.00	14.18
054458	4/22/2015	QU1001	Quill Corporation 2878894 3083632	3/31/2015 4/7/2015	237.17 127.84	0.00 0.00	237.17 127.84
			Check 054458 Total:		365.01	0.00	365.01
054459	4/22/2015	REI002	Reid Middleton Co 1503155	4/1/2015	6,146.63	0.00	6,146.63
054460	4/22/2015	REY070	Ron Reynolds 04062015	4/6/2015	147.20	0.00	147.20
054461	4/22/2015	RUS020	Carl Russell 04102015	4/10/2015	35.00	0.00	35.00
054462	4/22/2015	SCO030	Scougal Rubber Corporation 47057	3/31/2015	1,285.75	0.00	1,285.75
054463	4/22/2015	SEC010	Security Services 89145	4/1/2015	164.00	0.00	164.00
054464	4/22/2015	SHO010	Shold Excavating Inc 31320	3/30/2015	4,171.43	0.00	4,171.43
054465	4/22/2015	SKO000	Skookum Contract Services 9016250	4/6/2015	6,606.08	0.00	6,606.08
054466	4/22/2015	SOU055	Sound Publishing, Inc 713723	3/31/2015	322.60	0.00	322.60
054467	4/22/2015	TAC001	Tacoma Screw Products, Inc 14149867 30655559	4/2/2015 4/2/2015	502.14 680.03	0.00 0.00	502.14 680.03
			Check 054467 Total:		1,182.17	0.00	1,182.17
054468	4/22/2015	TWI001	Spectra Laboratories - Kitsap 15-01941 15-02093	4/6/2015 4/10/2015	175.50 1,380.00	0.00 0.00	175.50 1,380.00
			Check 054468 Total:		1,555.50	0.00	1,555.50
054469	4/22/2015	WA1803	State of Washington 1QTR	4/16/2015	103,230.68	0.00	103,230.68
054470	4/22/2015	WAV040	Wave Broadband 03292015	3/29/2015	619.11	0.00	619.11
054471	4/22/2015	WIM001	Wimactel, Inc 000133194	4/1/2015	59.68	0.00	59.68
			Report Total:		165,909.88	0.00	165,909.88

INDUSTRIAL DEVELOPMENT CORPORATION OF
THE PORT OF PORT TOWNSEND
Port Commission Building
333 Benedict Street, Port Townsend

April 22, 2015
5:30 PM

- I. Call to Order
- II. Approval of Minutes – January 14, 2015
- III. New Business
 - A. Application for Determination of Eligibility for Industrial Revue Bond (IRB)
- IV. Next Meeting – Called as needed
- V. Adjournment

**MINUTES OF THE
INDUSTRIAL DEVELOPMENT CORPORATION OF
THE PORT OF PORT TOWNSEND
Wednesday – January 14, 2015**

The meeting of the Industrial Development Corporation of the Port of Port Townsend was held in the Port Commission Building, 333 Benedict Street, Port Townsend, WA

Present: 2014 Directors: Stephen R. Tucker, President
Brad A. Clinefelter, Vice President
Peter W. Hanke, Secretary

Port of Port Townsend Staff:

Executive Director - Crockett
Deputy Director – Pivarnik
Auditor – Khile
Planning Analyst - Toews
Attorney - McCarthy
Recorder – Nelson

I. CALL TO ORDER

Commissioner Tucker called the meeting to order at 1:05 PM.

II. ELECTION OF OFFICERS:

Mr. Crockett described the purpose of the IDC for the benefit of those present and advised that the finance option was made available as a means of promoting economic development opportunities to our community, “for truly industrial activities”. He explained that state law requires the IDC to meet once a year to keep it legal and viable. He informed that the last time the IDC was used was for a Port Townsend Paper Mill project in 1998. Mr. Crockett suggested the Port Attorney might provide a tutorial, possible at the retreat, as to what authority Ports have as an IDC.

Commissioner Hanke moved to approve the following slate of officers for 2015:

**Commissioner Tucker – President, Commissioner Clinefelter – Vice President and
Commissioner Hanke – Secretary.**

Commissioner Clinefelter seconded the motion.

Motion carried by unanimous vote.

III. APPROVAL OF MINUTES – January 8, 2014:

Commissioner Hanke moved for approval of the Minutes of the January 8, 2014 meeting of the IDC as presented.

Commissioner Clinefelter seconded the motion.

Motion carried by unanimous vote.

IV. NEW BUSINESS:

Commissioner Clinefelter added to New Business, a discussion on the letter from Pete Langley, owner of Port Townsend Foundry to the commission, on an IDC proposal.

Commissioner Tucker asked Mr. Langley to discuss his idea for the commission to consider.

Mr. Langley explained that the IDC is a tool to help individual businesses provide more jobs by offering low interest loans. He is seeking information on how to put together a plan to secure assets for needed new infrastructure at his foundry. He provides jobs for many skilled craftsmen and wants to assure those craftsmen continue to have employment in the future. He explained how there are much fewer foundries in the nation today and their work is in demand worldwide. Mr. Langley would like to see what is available, if it makes sense and then to reconvene an IDC meeting to discuss this further.

Mr. Crockett suggested this be discussed at the February workshop.

V. NEXT MEETING:

The next meeting of the IDC will be called as needed.

VI. ADJOURNMENT:

There being no further business to come before the Directors, the meeting was adjourned at 1:18 PM.

Stephen R. Tucker, President DATE

Peter W. Hanke, Secretary DATE

Brad A. Clinefelter, Vice President DATE

APPLICATION FOR DETERMINATION OF ELIGIBILITY INDUSTRIAL REVENUE BOND (IRB)

Completion of this application and signature by the issuing authority and the bond user authorizes the sponsoring agency to carry determination of eligibility and the Employment Security Department to confirm an SIC number for the herein described project.

SPONSORING AGENCY:

Industrial Development Corporation of the Port of Port Townsend

(Name of Issuing Authority)

PO Box 1180, Port Townsend, WA 98368

(Address of Issuing Authority)

Larry Crockett, Executive Director

(Name of Contact Person)

(Contact's Phone #)

(Bond Counsel Name and Firm)

(Address)

(Bond Counsel Phone #)

Has a request for authorization of funds been made to State Dept. of Trade and Community Development? ☐ Yes ☐ No

APPLICANT FOR IRB:

(Name of Company/User of Bond Proceeds – Complete Legal Name)

(Company Address)

(Federal ID #)

(Corporate Officers)

Type of Business:

Sole Proprietor _____

Year Business Started: _____

Partnership _____

"S" Corporation _____

SIC or NAICS Code if known: _____

"C" Corporation _____

Banking Reference:

(Name of Bank)

(Location)

(Phone #)

(Bank Officer)

Corporate Legal Counsel:

(Firm Name)

(Firm Location)

(Phone #)

(Contact)

PROJECT INFORMATION:

(Location of Project)

(City)

(County)

AMOUNT IRB REQUESTED: \$ _____

COST BREAKDOWN ESTIMATES:

\$ _____ Land*

\$ _____ Buildings

\$ _____ Equipment

\$ _____ Issuing Costs (est 2% of Total)

\$ _____ Other (Please describe) _____

*land and other non-direct manufacturing expenses cannot exceed 25% of the IRB request

Estimated Employment Impact of Project:

_____ New permanent direct jobs created

_____ New permanent direct jobs retained

_____ Transfers (current company employees)

_____ Construction related jobs

_____ Secondary/spin-off jobs*

*Please explain secondary jobs: _____

Please attach a detailed description of the project.

Date: _____ Issuing Authority: _____
(Signature, Issuing Authority Official)

(Print Name)

Executive Officer
Industrial Development Corporation of the
Port of Port Townsend

Date: _____ Bond User: _____
(Signature, Company Official)

(Print or Type Name)

(Title)

(Address)

(E-Mail)

Please attach additional page(s), if necessary. Information should be detailed and complete.

An application fee of \$1,000 is required.

Please mail this completed form to:

Larry Crockett, Executive Director
Port of Port Townsend
PO Box 1180
Port Townsend, WA 98368

PORT OF PORT TOWNSEND

MEETING OF: April 22, 2015

AGENDA ITEM: VI. Second Reading
A. Resolution No. 625-15
Authorizing Issuance & Sale of up to
\$4,500,000 for the Purpose of Refunding
Certain Outstanding Bonds

BACKGROUND:

Staff is continuing to work with Scott Bauer of A. Dashen & Associates and Cynthia Weed of K&L Gates, on our proposed Limited Tax General Obligation (LTGO) Refunding Bond Issue, with principal amount not to exceed \$4,500,000. This will refund the remaining balance of the 2005 LTGO debt. We should see an estimated savings of \$250,000.

This will authorize the Executive Director or Finance Director to approve the final principal amount and interest rates.

EXECUTIVE DIRECTOR'S RECOMMENDATION:

Adopt Resolution No. 625-15 Providing for the Issuance and Sale Refunding Limited Tax General Obligation bonds not to exceed \$4,500,000.

PORT OF PORT TOWNSEND

LIMITED TAX GENERAL OBLIGATION REFUNDING BONDS, 2015

RESOLUTION NO. 625-15

- A RESOLUTION OF THE PORT COMMISSION OF THE PORT OF PORT TOWNSEND, WASHINGTON, PROVIDING FOR THE ISSUANCE AND SALE OF LIMITED TAX GENERAL OBLIGATION REFUNDING BONDS IN THE PRINCIPAL AMOUNT OF NOT TO EXCEED \$4,500,000, FOR THE PURPOSE OF REFUNDING CERTAIN OUTSTANDING BONDS OF THE PORT; PROVIDING FOR THE ANNUAL LEVY OF TAXES TO PAY THE PRINCIPAL OF AND INTEREST ON THE BONDS; AUTHORIZING PRELIMINARY AND FINAL OFFICIAL STATEMENTS; AND AUTHORIZING THE DESIGNATED PORT REPRESENTATIVE TO APPROVE THE FINAL PRINCIPAL AMOUNT, INTEREST RATES, PAYMENT DATES, REDEMPTION PROVISIONS, MATURITY DATES AND PRINCIPAL MATURITIES FOR THE BONDS, AND EXECUTE AN ESCROW AGREEMENT; PROVIDING FOR CONTINUING DISCLOSURE; AND PROVIDING FOR A NEGOTIATED SALE OF THE BONDS TO PIPER JAFFRAY & CO.

ADOPTED: APRIL 22, 2015

Prepared By:

K&L GATES LLP
Seattle, Washington

**PORT OF PORT TOWNSEND
RESOLUTION NO. 625-15**

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* This Table of Contents and the cover page are not a part of this resolution; they are included for convenience of the reader only.

RESOLUTION NO. 625-15

A RESOLUTION OF THE PORT COMMISSION OF THE PORT OF PORT TOWNSEND, WASHINGTON, PROVIDING FOR THE ISSUANCE AND SALE OF LIMITED TAX GENERAL OBLIGATION REFUNDING BONDS IN THE PRINCIPAL AMOUNT OF NOT TO EXCEED \$4,500,000, FOR THE PURPOSE OF REFUNDING CERTAIN OUTSTANDING BONDS OF THE PORT; PROVIDING FOR THE ANNUAL LEVY OF TAXES TO PAY THE PRINCIPAL OF AND INTEREST ON THE BONDS; AUTHORIZING PRELIMINARY AND FINAL OFFICIAL STATEMENTS; AND AUTHORIZING THE DESIGNATED PORT REPRESENTATIVE TO APPROVE THE FINAL PRINCIPAL AMOUNT, INTEREST RATES, PAYMENT DATES, REDEMPTION PROVISIONS, MATURITY DATES AND PRINCIPAL MATURITIES FOR THE BONDS, AND EXECUTE AN ESCROW AGREEMENT; PROVIDING FOR CONTINUING DISCLOSURE; AND PROVIDING FOR A NEGOTIATED SALE OF THE BONDS TO PIPER JAFFRAY & CO.

WHEREAS, the Port of Port Townsend, Washington (the "Port") has issued its Limited Tax General Obligation Bonds, 2005 under date of November 29, 2005, pursuant to Resolution No. 456-05 (the "2005 Bond Resolution"), in the original principal amount of \$5,000,000, which remain outstanding as follows:

Maturity Years (July 1)	Principal Amounts	Interest Rates
2015	\$ 115,000	4.000%
2016	130,000	4.000
2017	130,000	4.000
2018	430,000	4.000
2019	450,000	4.000
2020	465,000	4.000
2021	485,000	4.000
2022	505,000	4.125
2023	525,000	4.125
2024	545,000	4.150
2025	570,000	4.200

(the "2005 Bonds"); and

WHEREAS, the 2005 Bonds maturing on and after July 1, 2016 (the “Refunding Candidates”) are subject to redemption, at the option of the Port, at any time on or after July 1, 2015 in whole or in part, and if in part, with maturities to be selected by the Port at the price of par, plus accrued interest to the date fixed for redemption; and

WHEREAS, the Port has determined that all or a portion of the Refunding Candidates may be refunded, thereby saving substantial amounts of debt service, through the issuance of the limited tax general obligation refunding bonds authorized herein; and

WHEREAS, the bonds to be authorized by this resolution shall be sold by negotiated sale to Piper Jaffray & Co. (the “Underwriter”); and

WHEREAS, this Commission has determined to delegate authority to the Port’s Executive Director and/or Director of Finance/Auditor (each, a “Designated Port Representative”) to designate the Refunding Candidates to be refunded, and to negotiate the final terms of the bonds, including the final principal amount, interest rates, maturity dates, redemption rights, interest payment dates, and principal maturities for a limited time;

NOW, THEREFORE, BE IT RESOLVED BY THE PORT COMMISSION OF THE PORT OF PORT TOWNSEND, WASHINGTON, as follows:

Section 1. Definitions. As used in this resolution, the following words shall have the following meanings, unless a different meaning clearly appears from the context.

Acquired Obligations mean the Government Obligations, if any, now or hereafter acquired by the Port pursuant to Section 9 of this resolution to effect the refunding of the Refunded Bonds.

Beneficial Owner means any person that has or shares the power, directly or indirectly, to make investment decisions concerning ownership of any Bonds (including persons holding Bonds through nominees, depositories or other intermediaries).

Bond Fund means the Port of Port Townsend General Obligation Bond Redemption Fund maintained in the office of the Treasurer.

Bond Purchase Agreement means the Purchase Agreement relating to the Bonds between the Port and the Underwriter as approved by the Designated Port Representative pursuant to Section 10 of this resolution.

Bond Register means the registration books maintained by the Bond Registrar setting forth the names and addresses of owners of the Bonds in compliance with Section 149 of the Code.

Bond Registrar means, initially, the fiscal agency of the State of Washington, for the purposes of registering and authenticating the Bonds, maintaining the Bond Register, effecting transfer of ownership of the Bonds and paying interest on and principal of the Bonds.

Bond Year means each one-year period that ends on the date selected by the Port. The first and last Bond Years may be a shorter period. If no day is selected by the Port before the earlier of the final maturity date of the Bonds or the date that is five years after the date of issuance of the Bonds, Bond Years end on each anniversary of the date of issue and on the final maturity date of the Bonds.

Bonds mean the Port of Port Townsend, Washington Limited Tax General Obligation Refunding Bonds, 2015, to be issued pursuant to this resolution in the aggregate principal amount of not to exceed \$4,500,000.

Call Date means July 1, 2015.

Code means the federal Internal Revenue Code of 1986, as amended from time to time, and shall include all applicable regulations and rulings relating thereto.

Commission means the Commission of the Port as the same shall be duly and regularly constituted from time to time.

Costs of Issuance Agreement means the agreement of that name, to be entered into by the Port and the Escrow Agent, providing for the payment of certain costs of issuance with respect to the issuance of the Bonds, substantially in the form attached hereto as Exhibit B.

Designated Port Representative means the Executive Director and/or the Director of Finance/Auditor of the Port.

DTC means The Depository Trust Company, New York, New York, a limited purpose trust company organized under the laws of the State of New York, as depository for the Bonds pursuant to Section 3 hereof, or any successor depository for the Bonds.

Escrow Agent means U.S. Bank National Association, Seattle, Washington.

Escrow Agreement means that agreement between the Port and the Escrow Agent authorized to be executed pursuant to Section 9(b) of this resolution substantially in the form attached hereto as Exhibit A.

Government Obligations mean those obligations now or hereafter defined as such in chapter 39.53 RCW.

Letter of Representations means the blanket issuer letter of representations from the Port to DTC.

MSRB means the Municipal Securities Rulemaking Board or any successors to its functions. Until otherwise designated by the MSRB or the Commission, any information, reports or notices submitted to the MSRB in compliance with the Rule are to be submitted through the

MSRB's Electronic Municipal Market Access system ("EMMA"), currently located at www.emma.msrb.org.

Port means the Port of Port Townsend, Washington, a municipal corporation duly organized and existing as a port under and by virtue of the laws of the State of Washington.

Private Person means any natural person engaged in a trade or business or any trust, estate, partnership, association, company or corporation.

Private Person Use means the use of property in a trade or business by a Private Person if such use is other than as a member of the general public. Private Person Use includes ownership of the property by the Private Person as well as other arrangements that transfer to the Private Person the actual or beneficial use of the property (such as a lease, management or incentive payment contract or other special arrangement) in such a manner as to set the Private Person apart from the general public. Use of property as a member of the general public includes attendance by the Private Person at municipal meetings or business rental of property to the Private Person on a day-to-day basis if the rental paid by such Private Person is the same as the rental paid by any Private Person who desires to rent the property. Use of property by nonprofit community groups or community recreational groups is not treated as Private Person Use if such use is incidental to the governmental uses of property, the property is made available for such use by all such community groups on an equal basis and such community groups are charged only a *de minimis* fee to cover custodial expenses.

Refunded Bonds mean the Refunding Candidates selected by the Designated Port Representative pursuant to Section 10 of this resolution.

Refunding Candidates mean the 2005 Bonds maturing on and after July 1, 2016.

Registered Owner means the person in whose name a Bond is registered on the Bond Register. For so long as the Port utilizes the book-entry system for the Bonds, DTC shall be deemed to be the sole Registered Owner.

Rule means the SEC's Rule 15c2-12 under the Securities Exchange Act of 1934, as the same may be amended from time to time.

Savings Target means a net present value of 3% of the Refunded Bonds.

SEC means the United States Securities and Exchange Commission.

2005 Bonds mean the Port's Limited Tax General Obligation Bonds, 2005, issued under date of November 29, 2005.

2005 Bond Resolution means Resolution No. 456-05 adopted by the Commission on November 16, 2005, authorizing the issuance of the 2005 Bonds.

Treasurer of the Port means the Treasurer of Jefferson County, Washington, as *ex officio* treasurer of the Port, or any other public officer as may hereafter be designated pursuant to law to have the custody of Port funds.

Underwriter means Piper Jaffray & Co., Seattle, Washington.

Rules of Interpretation. In this resolution, unless the context otherwise requires:

(a) The terms "hereby," "hereof," "hereto," "herein," "hereunder" and any similar terms, as used in this resolution, refer to this resolution as a whole and not to any particular article, section, subdivision or clause hereof, and the term "hereafter" shall mean after, and the term "heretofore" shall mean before, the date of this resolution;

(b) Words of the masculine gender shall mean and include correlative words of the feminine and neuter genders and words importing the singular number shall mean and include the plural number and vice versa;

(c) Words importing persons shall include firms, associations, partnerships (including limited partnerships), trusts, corporations and other legal entities, including public bodies, as well as natural persons;

(d) Any headings preceding the text of the several articles and sections of this resolution, and any table of contents or marginal notes appended to copies hereof, shall be solely for convenience of reference and shall not constitute a part of this resolution, nor shall they affect its meaning, construction or effect;

(e) All references herein to “articles,” “sections” and other subdivisions or clauses are to the corresponding articles, sections, subdivisions or clauses hereof; and

(f) Words importing the singular number include the plural number and vice versa.

Section 2. Authorization and Description of the Bonds. For the purpose of refunding the Refunded Bonds and thereby effecting a savings to the Port and paying the costs of issuance of the Bonds, the Port shall issue its limited tax general obligation refunding bonds in the aggregate principal amount of not to exceed \$4,500,000 (the “Bonds”).

The Bonds shall be designated as the “Port of Port Townsend, Washington Limited Tax General Obligation Refunding Bonds, 2015,” shall be dated as of their date of initial delivery; shall be fully registered as to both principal and interest; shall be in the denomination of \$5,000 each, or any integral multiple thereof, provided that no Bond shall represent more than one maturity; shall be numbered separately in such manner and with any additional designation as the Bond Registrar deems necessary for purposes of identification; and shall bear interest from their date of issuance, payable on the first days of each January and July, commencing on January 1, 2016, at rates set forth in the Bond Purchase Agreement; and shall mature on the dates and in the

principal amounts set forth in the Bond Purchase Agreement and as approved by the Designated Port Representative pursuant to Section 10.

Section 3. Registration, Payment and Transfer.

(a) *Bond Registrar/Bond Register.* The Port hereby requests that the Treasurer specify and adopt the system of registration and transfer for the Bonds approved by the Washington State Finance Committee from time to time through the appointment of state fiscal agencies. The Port shall cause a bond register to be maintained by the Bond Registrar. So long as any Bonds remain outstanding, the Bond Registrar shall make all necessary provisions to permit the exchange and registration of transfer of Bonds at its principal corporate trust office. The Bond Registrar may be removed at any time at the option of the Designated Port Representative upon prior notice to the Bond Registrar, DTC, each party entitled to receive notice pursuant to Section 12 and a successor Bond Registrar appointed by the Designated Port Representative. No resignation or removal of the Bond Registrar shall be effective until a successor shall have been appointed and until the successor Bond Registrar shall have accepted the duties of the Bond Registrar hereunder. The Bond Registrar is authorized, on behalf of the Port, to authenticate and deliver Bonds transferred or exchanged in accordance with the provisions of such Bonds and this resolution and to carry out all of the Bond Registrar's powers and duties under this resolution. The Bond Registrar shall be responsible for its representations contained in the Certificate of Authentication on the Bonds.

(b) *Registered Ownership.* The Port and the Bond Registrar, each in its discretion, may deem and treat the Registered Owner of each Bond as the absolute owner thereof for all purposes (except as provided in Section 12 of this resolution), and neither the Port nor the Bond Registrar shall be affected by any notice to the contrary. Payment of any such Bond shall be

made only as described in Section 3(h) hereof, but such Bond may be transferred as herein provided. All such payments made as described in Section 3(h) shall be valid and shall satisfy and discharge the liability of the Port upon such Bond to the extent of the amount or amounts so paid.

(c) *DTC Acceptance/Letter of Representations.* To induce DTC to accept the Bonds as eligible for deposit at DTC, the Port has executed and delivered to DTC a Letter of Representations.

Neither the Port nor the Bond Registrar will have any responsibility or obligation to DTC participants or the persons for whom they act as nominees (or any successor depository) with respect to the Bonds in respect of the accuracy of any records maintained by DTC (or any successor depository) or any DTC participant, the payment by DTC (or any successor depository) or any DTC participant of any amount in respect of the principal of or interest on Bonds, any notice which is permitted or required to be given to Registered Owners under this resolution (except such notices as shall be required to be given by the Port to the Bond Registrar or to DTC (or any successor depository), or any consent given or other action taken by DTC (or any successor depository) as the Registered Owner. For so long as any Bonds are held in fully immobilized form hereunder, DTC or its successor depository shall be deemed to be the Registered Owner for all purposes hereunder, and all references herein to the Registered Owners shall mean DTC (or any successor depository) or its nominee and shall not mean the owners of any beneficial interest in such Bonds.

If any Bond shall be duly presented for payment and funds have not been duly provided by the Port on such applicable date, then interest shall continue to accrue thereafter on the unpaid principal thereof at the rate stated on such Bond until such Bond is paid.

(d) *Use of Depository.*

(1) The Bonds shall be registered initially in the name of "Cede & Co.," as nominee of DTC, with one Bond maturing on each of the maturity dates for the Bonds in a denomination corresponding to the total principal therein designated to mature on such date. Registered ownership of such immobilized Bonds, or any portions thereof, may not thereafter be transferred except (A) to any successor of DTC or its nominee, provided that any such successor shall be qualified under any applicable laws to provide the service proposed to be provided by it; (B) to any substitute depository appointed by the Designated Port Representative pursuant to subsection (2) below or such substitute depository's successor; or (C) to any person as provided in subsection (4) below.

(2) Upon the resignation of DTC or its successor (or any substitute depository or its successor) from its functions as depository or a determination by the Designated Port Representative to discontinue the system of book-entry transfers through DTC or its successor (or any substitute depository or its successor), the Designated Port Representative may hereafter appoint a substitute depository. Any such substitute depository shall be qualified under any applicable laws to provide the services proposed to be provided by it.

(3) In the case of any transfer pursuant to clause (A) or (B) of subsection (1) above, the Bond Registrar shall, upon receipt of all outstanding Bonds, together with a written request on behalf of the Designated Port Representative, issue a single new Bond for each maturity of the Bonds then outstanding, registered in the name of such successor or such substitute depository, or their nominees, as the case may be, all as specified in such written request of the Designated Port Representative.

(4) In the event that (A) DTC or its successor (or substitute depository or its successor) resigns from its functions as depository, and no substitute depository can be obtained, or (B) the Designated Port Representative determines that it is in the best interest of the beneficial owners of the Bonds that such owners be able to obtain such bonds in the form of Bond certificates, the ownership of such Bonds may then be transferred to any person or entity as herein provided, and shall no longer be held in fully immobilized form. The Designated Port Representative shall deliver a written request to the Bond Registrar, together with a supply of definitive Bonds, to issue Bonds as herein provided in any authorized denomination. Upon receipt by the Bond Registrar of all then outstanding Bonds together with a written request on behalf of the Designated Port Representative to the Bond Registrar, new Bonds shall be issued in the appropriate denominations and registered in the names of such persons as are requested in such written request.

(e) *Registration of Transfer of Ownership or Exchange; Change in Denominations.* The transfer of any Bond may be registered and Bonds may be exchanged, but no transfer of any such Bond shall be valid unless such Bond is surrendered to the Bond Registrar with the assignment form appearing on such Bond duly executed by the Registered Owner or such Registered Owner's duly authorized agent in a manner satisfactory to the Bond Registrar. Upon such surrender, the Bond Registrar shall cancel the surrendered Bond and shall authenticate and deliver, without charge to the Registered Owner or transferee therefor, a new Bond (or Bonds at the option of the new Registered Owner) of the same date, maturity and interest rate and for the same aggregate principal amount in any authorized denomination, naming as Registered Owner the person or persons listed as the assignee on the assignment form appearing on the surrendered Bond, in exchange for such surrendered and canceled Bond. Any Bond may be surrendered to

the Bond Registrar and exchanged, without charge, for an equal aggregate principal amount of Bonds of the same date, maturity and interest rate, in any authorized denomination or denominations. The Bond Registrar shall not be obligated to register the transfer or to exchange any Bond during the 15 days preceding the date any such Bond is to be redeemed.

(f) *Bond Registrar's Ownership of Bonds.* The Bond Registrar may become the Registered Owner of any Bond with the same rights it would have if it were not the Bond Registrar, and to the extent permitted by law, may act as depository for and permit any of its officers or directors to act as member of, or in any other capacity with respect to, any committee formed to protect the right of the Registered Owners of Bonds.

(g) *Registration Covenant.* The Port covenants that, until all of the Bonds have been surrendered and canceled, it will maintain a system for recording the ownership of the Bonds that complies with the provisions of Section 149 of the Code.

(h) *Place and Medium of Payment.* Both principal of and interest on the Bonds shall be payable in lawful money of the United States of America. Interest on the Bonds shall be calculated on the basis of a 360-day year and twelve 30-day months. For so long as all Bonds are in fully immobilized form, payments of principal and interest shall be made as provided in accordance with the operational arrangements of DTC referred to in the Letter of Representations.

In the event that the Bonds are no longer in fully immobilized form, interest on the Bonds shall be paid by check or draft mailed to the Registered Owners at the addresses for such Registered Owners appearing on the Bond Register on the 15th day of the month preceding the interest payment date, and principal of the Bonds shall be payable upon presentation and surrender of such Bonds by the Registered Owners at the principal office of the Bond Registrar.

Section 4. Redemption Prior to Maturity and Purchase of Bonds.

(a) *Optional Redemption and Mandatory Redemption of Term Bonds, if any.* The Bonds may be called for redemption prior to scheduled maturity under terms approved by the Designated Port Representative in the Bond Purchase Agreement pursuant to Section 10 of this resolution.

(b) *Purchase of Bonds for Retirement.* The Port reserves the right to purchase any Bonds offered to the Port at any price deemed reasonable by the Designated Port Representative.

(c) *Selection of Bonds for Redemption.* As long as the Bonds are held in book-entry only form, the maturities to be redeemed shall be selected by the Port and, within a maturity, the selection of Bonds to be redeemed shall be made in accordance with the operational arrangements in effect at DTC. If the Bonds are no longer held in uncertificated form, the selection of such Bonds to be redeemed shall be made as provided in this subsection (c). If the Port redeems at any one time fewer than all of the Bonds having the same maturity date, the particular Bonds or portions of Bonds of such maturity to be redeemed shall be selected by lot (or in such other manner determined by the Bond Registrar) in increments of \$5,000. In the case of a Bond of a denomination greater than \$5,000, the Port and the Bond Registrar shall treat each Bond as representing such number of separate Bonds in the denomination of \$5,000 as is obtained by dividing the actual principal amount of such Bond by \$5,000. In the event that only a portion of the principal sum of a Bond is redeemed, upon surrender of the such Bond at the principal office of the Bond Registrar there shall be issued to the Registered Owner, without charge therefor, for the then unredeemed balance of the principal sum thereof, at the option of the Registered Owner, a Bond or Bonds of like maturity and interest rate in any of the denominations herein authorized.

(d) *Notice of Redemption.*

(1) Official Notice. Unless waived by any owner of Bonds to be redeemed, official notice of any such redemption (which notice, in the case of an optional redemption, shall state that redemption is conditioned by the Bond Registrar on the receipt of sufficient funds for redemption) shall be given by the Bond Registrar on behalf of the Port by mailing a copy of an official redemption notice by first-class mail, postage prepaid, at least 20 days and not more than 60 days prior to the date fixed for redemption to the Registered Owner of the Bond or Bonds to be redeemed at the address shown on the Register or at such other address as is furnished in writing by such Registered Owner to the Bond Registrar.

All official notices of redemption shall be dated and shall state:

- (A) the redemption date,
- (B) the redemption price,
- (C) if fewer than all outstanding Bonds are to be redeemed, the identification by maturity (and, in the case of partial redemption, the respective principal amounts) of the Bonds to be redeemed,
- (D) that (unless the notice of redemption is a conditional notice, in which case the notice shall state that interest shall cease to accrue from the redemption date if and to the extent that funds have been provided to the Bond Registrar for the redemption of Bonds) on the redemption date, provided that in the case of optional redemption the full amount of the redemption price is on deposit therefor, the redemption price will become due and payable upon each such Bond or portion thereof called for redemption, and that interest thereon shall cease to accrue from and after said date, and

(E) the place where such Bonds are to be surrendered for payment of the redemption price, which place of payment shall be the principal office of the Bond Registrar.

Unless the Port has revoked a notice of redemption, on or prior to any redemption date, the Treasurer shall deposit with the Bond Registrar an amount of money sufficient to pay the redemption price of all the Bonds or portions of Bonds which are to be redeemed on that date.

Failure to give notice as to redemption of any Bond or any defect in such notice shall not invalidate redemption of any other Bond.

Notwithstanding the foregoing, if the Bonds are then held in book-entry only form, notice of redemption shall be given only in accordance with the operational arrangements then effect at DTC but not less than 20 days prior to the date of redemption.

(2) Effect of Notice; Bonds Due. Unless the Port has revoked a notice of redemption (or unless the Port provided a conditional notice and the conditions for redemption set forth therein are not satisfied), official notice of redemption having been given as aforesaid, the Bonds or portions of Bonds so to be redeemed shall, on the redemption date (unless in the case of optional redemption the Port shall default in the payment of the redemption price), become due and payable at the redemption price therein specified, and from and after such date such Bonds or portions of Bonds shall cease to bear interest. Upon surrender of such Bonds for redemption in accordance with said notice, such Bonds shall be paid by the Bond Registrar at the redemption price. All Bonds which have been redeemed shall be canceled and destroyed by the Bond Registrar and shall not be reissued.

(3) Additional Notice. In addition to the foregoing notice, further notice shall be given by the Port as set out below, but no defect in said further notice nor any failure to give all or any portion of such further notice shall in any manner defeat the effectiveness of a call for

redemption if notice thereof is given as above prescribed. Each further notice of redemption given hereunder shall contain the information required above for an official notice of redemption plus (A) the CUSIP numbers of all Bonds being redeemed; (B) the date of issue of the Bonds as originally issued; (C) the rate of interest borne by each Bond being redeemed; (D) the maturity date of each Bond being redeemed; and (E) any other descriptive information needed to identify accurately the Bonds being redeemed. Each further notice of redemption may be sent at least 25 days before the redemption date to each party entitled to receive notice pursuant to Section 12, and the Underwriter or to its business successors, if any, and to such persons (including securities repositories who customarily at the time receive notices of redemption in accordance with rules promulgated by the SEC) and with such additional information as the Bond Registrar deems appropriate, but such mailings shall not be a condition precedent to the redemption of such Bonds.

(4) Use of CUSIP Numbers. Upon the payment of the redemption price of Bonds being redeemed, each check or other transfer of funds issued for such purpose shall bear the CUSIP number identifying, by maturity, the Bonds being redeemed with the proceeds of such check or other transfer.

(5) Amendment of Notice Provisions. The foregoing notice provisions of this Section 4(d), including but not limited to the information to be included in redemption notices and the persons designated to receive notices, may be amended by additions, deletions and changes in order to maintain compliance with duly promulgated regulations and recommendations regarding notices of redemption of municipal securities.

Section 5. Form of Bonds. The Bonds shall be in substantially the following form:

UNITED STATES OF AMERICA

NO. _____ \$ _____

STATE OF WASHINGTON

PORT OF PORT TOWNSEND

LIMITED TAX GENERAL OBLIGATION REFUNDING BOND, 2015

INTEREST RATE: _____ % MATURITY DATE: CUSIP NO.: _____

REGISTERED OWNER: CEDE & Co.

PRINCIPAL AMOUNT:

THE PORT OF PORT TOWNSEND, WASHINGTON (the "Port"), hereby acknowledges itself to owe and for value received promises to pay to the Registered Owner identified above, or registered assigns, on the Maturity Date identified above, the Principal Amount indicated above and to pay interest thereon from _____, 2015, or the most recent date to which interest has been paid or duly provided for until payment of this bond at the Interest Rate set forth above, payable on January 1, 2016, and semiannually thereafter on the first days of each succeeding July and January.

Both principal of and interest on this bond are payable in lawful money of the United States of America. For so long as the bonds of this issue are held in fully immobilized form, payments of principal and interest thereon shall be made as provided in accordance with the operational arrangements of The Depository Trust Company ("DTC") referred to in the Blanket Issuer Letter of Representations (the "Letter of Representations") from the Port to DTC. The fiscal agency of the state of Washington is acting as the registrar, authenticating agent and paying agent for the bonds of this issue (the "Bond Registrar"). Capitalized terms used in this bond that are not otherwise defined have the meanings given in such terms in the hereinafter defined Bond Resolution.

This bond is one of an authorized issue of bonds of like date, tenor and redemption provisions, except as to number, amount, rate of interest and date of maturity in the aggregate principal amount of \$_____, and is issued pursuant to Resolution No. 625-15 of the Port Commission (the "Bond Resolution") for the purpose of refunding certain outstanding bonds of the Port.

The bonds of this issue are subject to redemption as set forth in the Bond Purchase Agreement.

The bonds of this issue are not "private activity bonds" as such term is defined in the Internal Revenue Code of 1986, as amended (the "Code"). The bonds of this issue have been

designated by the Port as "qualified tax-exempt obligations" under Section 265(b) of the Code for banks, thrift institutions and other financial institutions.

The Port hereby irrevocably covenants that it will levy taxes annually upon all the taxable property in the Port within the levy limits permitted to the Port without a vote of the electors and in amounts sufficient, with other monies legally available therefor, to pay the principal of and interest on the bonds of this issue as the same shall become due. The full faith, credit and resources of the Port are hereby irrevocably pledged for the annual levy and collection of such taxes and the prompt payment of such principal and interest. The pledge of tax levies may be discharged prior to maturity of the bonds by making provision for the payment thereof on the terms and conditions set forth in the Bond Resolution.

This bond shall not be valid or become obligatory for any purpose or be entitled to any security or benefit under the Bond Resolution until the Certificate of Authentication hereon shall have been manually signed by or on behalf of the Bond Registrar or its duly designated agent.

The bonds of this issue are issued under and in accordance with the provisions of the Constitution and applicable statutes of the State of Washington and resolutions duly adopted by the Port Commission including the Bond Resolution.

It is hereby certified that all acts, conditions and things required by the Constitution and statutes of the State of Washington to exist, to have happened, been done and performed precedent to and in the issuance of this bond have happened, been done and performed and that the issuance of this bond and the bonds of this issue does not violate any constitutional, statutory or other limitation upon the amount of bonded indebtedness that the Port may incur.

IN WITNESS WHEREOF, the Port of Port Townsend, Washington, has caused this bond to be executed by the manual or facsimile signatures of the President and Secretary of the Port Commission and the seal of the Port to be impressed, imprinted or otherwise reproduced hereon, as of the ____ day of _____, 2015.

[SEAL]

PORT OF PORT TOWNSEND,
WASHINGTON

By: _____ /s/ manual or facsimile
President, Port Commission

ATTEST:

_____/s/ manual or facsimile
Secretary, Port Commission

The Bond Registrar's Certificate of Authentication on the Bonds shall be in substantially the following form:

CERTIFICATE OF AUTHENTICATION

Date of Authentication: _____

This bond is one of the bonds described in the within-mentioned Bond Resolution and is one of the Limited Tax General Obligation Refunding Bonds, 2015 of the Port of Port Townsend, Washington, dated _____, 2015.

WASHINGTON STATE FISCAL
AGENCY as Bond Registrar

By: _____
Authorized Signer

In the event any Bonds are no longer in fully immobilized form, the form of such Bonds may be modified to conform to printing requirements and the terms of this resolution.

Section 6. Execution of Bonds. The Bonds shall be executed on behalf of the Port with the manual or facsimile signature of the President of its Commission shall be attested by the manual or facsimile signature of the Secretary thereof and the seal of the Port shall be impressed, imprinted or otherwise reproduced thereon. In case either or both of the officers who have signed or attested any of the Bonds cease to be such officer before such Bonds have been actually issued and delivered, such Bonds shall be valid nevertheless and may be issued by the Port with the same effect as though the persons who had signed or attested such Bonds had not ceased to be such officers, and any Bond may be signed or attested on behalf of the Port by officers who at the date of actual execution of such Bond are the proper officers, although at the nominal date of execution of such Bond such officer was not an officer of the Port.

Only Bonds that bear a Certificate of Authentication in the form set forth in Section 5 hereof, manually executed by the Bond Registrar, shall be valid or obligatory for any purpose or

entitled to the benefits of this resolution. Such Certificate of Authentication shall be conclusive evidence that the Bonds so authenticated have been duly executed, authenticated and delivered and are entitled to the benefits of this resolution.

Section 7. Bond Fund and Provision for Tax Levy Payments. A special fund of the Port known as the "Port of Port Townsend General Obligation Bond Redemption Fund" (the "Bond Fund") has been created in the office of the Treasurer. The Bond Fund shall be drawn upon for the sole purpose of paying the principal of and interest on general obligation bonds of the Port.

The Port hereby further irrevocably covenants that, unless the principal of and interest on the Bonds are paid from other sources, it will make annual levies of taxes upon all of the property in the Port subject to taxation within and as a part of the tax levy permitted to the Port without a vote of the electors in amounts sufficient to pay such principal and interest as the same shall become due. The full faith, credit and resources of the Port are hereby irrevocably pledged for the annual levy and collection of such taxes and for the prompt payment of such principal and interest.

Section 8. Defeasance. In the event that money and/or Government Obligations maturing at such time or times and bearing interest to be earned thereon in amounts (together with such money, if necessary) sufficient to redeem and retire part or all of the Bonds authorized hereunder in accordance with their terms, are set aside in a special account of the Port to effect such redemption and retirement, and such moneys and the principal of and interest on such obligations are irrevocably set aside and pledged for such purpose, then no further payments need be made into the Bond Fund of the Port for the payment of the principal of and interest on the Bonds so provided for, and such Bonds shall cease to be entitled to any lien, benefit or

security of this resolution except the right to receive the moneys so set aside and pledged, and except the right to receive the moneys so set aside and pledged, such Bonds shall be deemed not to be outstanding hereunder.

Section 9. Application of Bond Proceeds; Refunding Procedures.

(a) *Application of Bond Proceeds.* The net proceeds of sale of the Bonds shall be remitted to the Escrow Agent and shall be used immediately upon receipt thereof to defease the Refunded Bonds and to pay related costs of issuance. The Escrow Agent may hold proceeds in cash and/or purchase certain Government Obligations (which obligations so purchased, are herein called "Acquired Obligations"), bearing such interest and maturing as to principal and interest in such amounts and at such times which, together with any necessary beginning cash balance, will provide for the payment of:

- (1) Interest on the Refunded Bonds as such become due on and prior to the Call Date; and
- (2) The redemption price (100% of par) of the Refunded Bonds on the Call Date.

(b) *Escrow Agent and Escrow Agreement.* The Port hereby appoints U.S. Bank National Association as the Escrow Agent for the Refunded Bonds (the "Escrow Agent"). A beginning cash balance, if any, and Acquired Obligations shall be deposited irrevocably with the Escrow Agent in an amount sufficient to defease the Refunded Bonds. The proceeds of the Bonds remaining after acquisition of the Acquired Obligations and provision for the necessary beginning cash balance shall be utilized to pay expenses of the acquisition and safekeeping of the Acquired Obligations and expenses of the issuance of the Bonds. The Designated Port Representative is authorized and directed to execute and deliver to the Escrow Agent an Escrow

Deposit Agreement and a Costs of Issuance Agreement, each substantially in the forms attached to this resolution as Exhibit A and Exhibit B, with such changes or modifications as the Designated Port Representative, with the advice of bond counsel to the Port, consider necessary or advisable.

The Port hereby irrevocably sets aside for and pledges to the payment of the Refunded Bonds the moneys and obligations to be deposited with the Escrow Agent pursuant to the Escrow Agreement to accomplish the plan of refunding and defeasance of the Refunded Bonds set forth herein and in the Escrow Agreement. When all of the Refunded Bonds shall have been redeemed and retired, the Port may cause any remaining money to be transferred to the Bond Fund for the purposes set forth above.

Section 10. Designation of Refunded Bonds; Sale of Bonds.

(a) *Designation of Refunded Bonds.* As outlined in Section 9 of this resolution, the Refunding Candidates may be called for redemption prior to their scheduled maturities. All or some of the Refunding Candidates may be refunded with the proceeds of the Bonds authorized by this resolution. The Designated Port Representative may select some or all of the Refunding Candidates and designate those Refunding Candidates as the “Refunded Bonds” in the Bond Purchase Agreement if and to the extent that the net present value aggregate savings with respect to Refunded Bonds to be realized as a result of the refunding of the Refunded Bonds (after payment of all costs of issuance), are at least equal to the Savings Target.

(b) *Bond Sale.* The Bonds shall be sold at negotiated sale to the Underwriter pursuant to the terms of the Bond Purchase Agreement. The Designated Port Representative is hereby authorized to negotiate terms for the purchase of the Bonds and to execute the Bond Purchase Agreement, with such terms (including the designation of the Refunded Bonds) as are approved

by the Designated Port Representative pursuant to this section and consistent with this resolution. The Port Commission has been advised by the Port's financial advisor that market conditions are fluctuating and, as a result, the most favorable market conditions may occur on a day other than a regular meeting date of the Commission. The Commission has determined that it would be in the best interest of the Port to delegate to the Designated Port Representative for a limited time the authority to approve the final interest rates, maturity dates, aggregate principal amount, principal amounts and prices of each maturity (within the parameters required to achieve the Savings Target), redemption rights, and other terms and conditions of the Bonds. The Designated Port Representative is hereby authorized to approve the final interest rates, maturity dates, aggregate principal amount, principal amounts and prices of each maturity (within the parameters required to achieve the Savings Target) and redemption rights for the Bonds in the manner provided hereafter so long as (i) the aggregate principal amount of the Refunded Bonds does not exceed \$4,500,000; (ii) the true interest cost for the Bonds (in the aggregate) does not exceed 3.90%; (iii) the net present value aggregate savings with respect to all Refunded Bonds to be realized as a result of the refunding of the Refunded Bonds, after payment of all costs of issuance, are at least equal to the Savings Target.

In determining the final interest rates, maturity dates, aggregate principal amount, principal amounts and prices of each maturity (within the parameters required to achieve the Savings Target) and redemption rights of the Bonds, the Designated Port Representative, in consultation with Port staff and the Port's financial advisor, shall take into account those factors that, in his or her judgment, will result in the lowest true interest cost on the Bonds to their maturity, including, but not limited to current financial market conditions and current interest rates for obligations comparable in tenor and quality to the Bonds. Subject to the terms and

conditions set forth in this section, the Designated Port Representative is hereby authorized to execute the final form of the Bond Purchase Agreement. Following the execution of the Bond Purchase Agreement, the Designated Port Representative shall provide a report to the Commission, describing the final terms of the Bonds approved pursuant to the authority delegated in this section. The authority granted to the Designated Port Representative by this section shall expire on December 31, 2015. If a Bond Purchase Agreement for the Bonds has not been executed by December 31, 2015, the authorization for the issuance of such Bonds shall be rescinded, and such Bonds shall not be issued nor their sale approved unless such Bonds shall have been re-authorized by resolution of the Commission. The resolution reauthorizing the issuance and sale of the Bonds may be in the form of a new resolution repealing this resolution in whole or in part (only with respect to the Bonds not issued) or may be in the form of an amendatory resolution approving a Bond Purchase Agreement or establishing terms and conditions for the authority delegated under this section.

(c) *Delivery; Documentation.* Upon the adoption of this resolution, the proper officials of the Port including the Designated Port Representative, are authorized and directed to undertake all other actions necessary for the prompt execution and delivery of the Bonds to the Underwriter and further to execute all closing certificates and documents required to effect the closing and delivery of the Bonds in accordance with the terms of the Bond Purchase Agreement.

The Designated Port Representative and other Port officials, agents and representatives are hereby authorized and directed to do everything necessary for the prompt issuance, execution and delivery of the Bonds to the Underwriter and for the proper application and use of the proceeds of sale of the Bonds. In furtherance of the foregoing, the Designated Port Representative is authorized to approve and enter into agreements for the payment of costs of

issuance, including Underwriter's discount, the fees and expenses specified in the Bond Purchase Agreement, including fees and expenses of Underwriter and other retained services, including Bond Counsel, rating agencies, fiscal agency, escrow agent, financial advisory services, verification agent, escrow structuring services and other expenses customarily incurred in connection with issuance and sale of bonds.

(d) *Preliminary and Final Official Statements.* The Designated Port Representative is authorized to ratify and to approve for purposes of the Rule, on behalf of the Port, the Official Statement (and any Preliminary Official Statement) and any supplement thereto relating to the issuance and sale of the Bonds and the distribution of the Bonds pursuant thereto with such changes, if any, as may be deemed by him/her to be appropriate. The Designated Port Representative is authorized to ratify, execute, deliver and approve for purposes of the Rule, on behalf of the Port, the Official Statement (and to approve, deem final and deliver any Preliminary Official Statement) and any supplement thereto relating to the issuance and sale of the Bonds and the distribution of the Bonds pursuant thereto with such changes, if any, as may be deemed by him/her to be appropriate.

Section 11. Tax Covenants.

(a) *Arbitrage Covenant.* The Port hereby covenants that it will not make any use of the proceeds of sale of the Bonds or any other funds of the Port which may be deemed to be proceeds of such Bonds pursuant to Section 148 of the Code which will cause the Bonds to be "arbitrage bonds" within the meaning of said section and said Regulations. The Port will comply with the requirements of Section 148 of the Code (or any successor provision thereof applicable to the Bonds) and the applicable Regulations thereunder throughout the term of the Bonds.

(b) *Private Person Use Limitation for Bonds.* The Port covenants that for as long as the Bonds are outstanding, it will not permit:

(1) More than 10% of the Net Proceeds of the Bonds to be used for any Private Person Use; and

(2) More than 10% of the principal or interest payments on the Bonds in a Bond Year to be directly or indirectly: (A) secured by any interest in property used or to be used for any Private Person Use or secured by payments in respect of property used or to be used for any Private Person Use, or (B) derived from payments (whether or not made to the Port) in respect of property, or borrowed money, used or to be used for any Private Person Use.

The Port further covenants that, if:

(3) More than five percent of the Net Proceeds of the Bonds are to be used for any Private Person Use; and

(4) More than five percent of the principal or interest payments on the Bonds in a Bond Year are (under the terms of this resolution or any underlying arrangement) directly or indirectly: (A) secured by any interest in property used or to be used for any Private Person Use or secured by payments in respect of property used or to be used for any Private Person Use, or (B) derived from payments (whether or not made to the Port) in respect of property, or borrowed money, used or to be used for any Private Person Use, then, (i) any Private Person Use of the projects described in subsection (3) hereof or Private Person Use payments described in subsection (4) hereof that is in excess of the five percent limitations described in such subsections (3) or (4) will be for a Private Person Use that is related to the state or local governmental use of the projects refinanced with Bond proceeds, and (ii) any Private Person Use will not exceed the amount of Net Proceeds of the Bonds used for the state or local governmental

use portion of the projects to which the Private Person Use of such portion of such projects relates. The Port further covenants that it will comply with any limitations on the use of the projects by other than state and local governmental users that are necessary, in the opinion of its bond counsel, to preserve the tax exemption of the interest on the Bonds. The covenants of this section are specified solely to assure the continued exemption from regular income taxation of the interest on the Bonds.

(c) *Designation under Code Section 265(b).* The Port hereby designates the Bonds as “qualified tax-exempt obligations” under Section 265(b)(3) of the Code for banks, thrift institutions and other financial institutions. The Port does not anticipate issuing more than \$10,000,000 in qualified tax-exempt obligations during 2015 (excluding obligations permitted by the Code to be excluded for purposes of the Port’s qualification as a qualified small issuer).

Section 12. Undertaking to Provide Ongoing Disclosure.

(a) *Contract/Undertaking.* This section constitutes the Port’s written undertaking for the benefit of the owners of the Bonds as required by Section (b)(5) of the Rule.

(b) *Financial Statements/Operating Data.* The Port agrees to provide or cause to be provided to the Municipal Securities Rulemaking Board (“MSRB”), the following annual financial information and operating data for the prior fiscal year (commencing in 2016 for the fiscal year ended December 31, 2015):

(1) Annual financial statements, which statements may or may not be audited, showing ending fund balances for the Port’s general fund prepared in accordance with the Budgeting Accounting and Reporting System prescribed by the Washington State Auditor pursuant to RCW 43.09.200 (or any successor statute) and generally of the type included in the

official statement for the Bonds under the headings “Comparative Statement of Revenues, Expenses and Changes in Net Assets” and “Comparative Statement of Net Assets”;

- (2) The assessed valuation of taxable property in the Port;
- (3) Ad valorem taxes due and collected;
- (4) Property tax levy rate per \$1,000 of assessed valuation; and
- (5) Outstanding general obligation debt of the Port.

Items 2-5 shall be required only to the extent that such information is not included in the annual financial statements.

The information and data described above shall be provided within nine months of the end of the Port’s fiscal year. The Port’s current fiscal year ends December 31. The Port may adjust such fiscal year by providing written notice of the change of fiscal year to the MSRB. In lieu of providing such annual financial information and operating data, the Port may cross-refer to other documents available to the public on the MSRB’s internet website or filed with the SEC.

If not provided as part of the annual financial information discussed above, the Port shall provide the Port’s audited annual financial statement prepared in accordance with the Budgeting Accounting and Reporting System prescribed by the Washington State Auditor pursuant to RCW 43.09.200 (or any successor statute) when and if available to the MSRB.

(c) *Material Events.* The Port agrees to provide or cause to be provided, in a timely manner, to the MSRB notice of the occurrence of any of the following events with respect to the Bonds not in excess of ten business days after the occurrence of the event:

- Principal and interest payment delinquencies;
- Non-payment related defaults, if material;

- Unscheduled draws on debt service reserves reflecting financial difficulties;
- Unscheduled draws on credit enhancements reflecting financial difficulties;
- Substitution of credit or liquidity providers, or their failure to perform;
- Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds;
- Modifications to the rights of Bondholders, if material;
- Bond calls, if material, and tender offers;
- Defeasances;
- Release, substitution, or sale of property securing repayment of the Bonds, if material;
- Rating changes;
- Bankruptcy, insolvency, receivership or similar event of the Port;
- The consummation of a merger, consolidation, or acquisition involving the Port or the sale of all or substantially all of the assets of the Port, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material; and
- Appointment of a successor or additional trustee or the change of name of a trustee, if material.

Solely for purposes of information, and not intending to modify this undertaking, the Port advises that no debt service reserves, credit enhancement or property secures payment of the Bonds. The Port shall promptly determine whether the events described above are material.

(d) *Notification Upon Failure to Provide Financial Data.* The Port agrees to provide or cause to be provided, in a timely manner to the MSRB notice of its failure to provide the annual financial information described in subsection (b) above on or prior to the date set forth in subsection (b) above.

(e) *Emma; Format for Filings with the MSRB.* Until otherwise designated by the MSRB or the Commission, any information or notices submitted to the MSRB in compliance with the Rule are to be submitted through the MSRB's Electronic Municipal Market Access system ("EMMA"), currently located at www.emma.msrb.org (which is not incorporated into this Official Statement by reference). All notices, financial information and operating data required by this undertaking to be provided to the MSRB must be in an electronic format as prescribed by the MSRB. All documents provided to the MSRB pursuant to this undertaking must be accompanied by identifying information as prescribed by the MSRB.

(f) *Termination/Modification.* The Port's obligations to provide annual financial information and notices of material events shall terminate upon the legal defeasance, prior redemption or payment in full of all of the Bonds. Any provision of this section shall be null and void if the Port (1) obtains an opinion of nationally recognized bond counsel to the effect that the portion of the Rule that requires that provision is invalid, has been repealed retroactively or otherwise does not apply to the Bonds and (2) notifies the MSRB of such opinion and the cancellation of this section.

The Port may amend this section with an opinion of nationally recognized bond counsel in accordance with the Rule. In the event of any amendment of this section, the Port shall describe such amendment in the next annual report, and shall include, a narrative explanation of the reason for the amendment and its impact on the type (or in the case of a change of accounting principles, on the presentation) of financial information or operating data being presented by the Port. In addition, if the amendment relates to the accounting principles to be followed in preparing financial statements, (i) notice of such change shall be given in the same manner as for a material event under subsection (c), and (ii) the annual report for the year in which the change is made shall present a comparison (in narrative form and also, if feasible, in quantitative form) between the financial statements as prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles.

(g) *Bond Owner's Remedies Under This Section.* The right of any bondowner or beneficial owner of Bonds to enforce the provisions of this section shall be limited to a right to obtain specific enforcement of the Port's obligations under this section, and any failure by the Port to comply with the provisions of this undertaking shall not be an event of default with respect to the Bonds. For purposes of this section, "beneficial owner" means any person who has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any Bonds, including persons holding Bonds through nominees or depositories.

(h) *No Default.* Except as otherwise disclosed in the Official Statement relating to the Bonds, the Port is not and has not been in default in the performance of its obligations of any prior undertaking for ongoing disclosure with respect to its obligations.

Section 13. Lost, Stolen or Destroyed Bonds. If any Bonds are lost, stolen or destroyed, the Bond Registrar may authenticate and deliver a new Bond or Bonds of like amount,

maturity and tenor to the Registered Owner upon the owner's paying the expenses and charges of the Bond Registrar and the Port in connection with preparation and authentication of the replacement Bond or Bonds and upon his or her filing with the Bond Registrar and the Port evidence satisfactory to both that such Bond or Bonds were actually lost, stolen or destroyed and of his or her ownership, and upon furnishing the Port and the Bond Registrar with indemnity satisfactory to both.

Section 14. Severability. If any one or more of the covenants or agreements provided in this resolution to be performed on the part of the Port shall be declared by any court of competent jurisdiction to be contrary to law, then such covenant or covenants, agreement or agreements, shall be null and void and shall be deemed separable from the remaining covenants and agreements of this resolution and shall in no way affect the validity of the other provisions of this resolution or of the Bonds.

Section 15. Effective Date. This resolution shall become effective immediately upon its adoption.

ADOPTED AND APPROVED at a regular meeting of the Commission of the Port of
Port Townsend, Washington held this 22nd day of April, 2015.

PORT OF PORT TOWNSEND,
WASHINGTON

By: _____
President and Commissioner

By: _____
Vice President and Commissioner

By: _____
Secretary and Commissioner

EXHIBIT A

ESCROW DEPOSIT AGREEMENT

PORT OF PORT TOWNSEND, WASHINGTON LIMITED TAX GENERAL OBLIGATION REFUNDING BONDS, 2015

THIS ESCROW AGREEMENT, dated as of _____, 2015 (herein, together with any amendments or supplements hereto, called the "Agreement"), is entered into by and between PORT OF PORT TOWNSEND, WASHINGTON (herein called the "Port") and U.S. BANK NATIONAL ASSOCIATION, SEATTLE, WASHINGTON, as Escrow Agent (herein, together with any successor in such capacity, called the "Escrow Agent"). The notice addresses of the Port and the Escrow Agent are shown on Exhibit A attached hereto and made a part hereof.

WITNESSETH:

WHEREAS, the Port has issued and there presently remain outstanding the obligations described in Exhibit B (the "Refunded Bonds"); and

WHEREAS, pursuant to Resolution No. 625-15 adopted on April 22, 2015 (the "Bond Resolution"), the Port has determined to issue its Limited Tax General Obligation Refunding Bonds, 2015 (the "Bonds") for the purpose of providing funds to pay the costs of refunding the Refunded Bonds; and

WHEREAS, the Escrow Agent has reviewed this Agreement and the Bond Resolution, and is willing to serve as Escrow Agent; and

WHEREAS, pursuant to the Bond Resolution, the Refunded Bonds have been designated for redemption prior to their scheduled maturity dates and, after provision is made for such redemption, the Refunded Bonds will come due in the amount and at the time set forth in Exhibit C; and

WHEREAS, A. Dashen & Associates has prepared an escrow sufficiency certificate that is dated _____, 2015 (the "Verification Report") relating to the sources and uses of funds available to accomplish the refunding of the Refunded Bonds, the investment of such funds and the adequacy of such funds and investments to provide for the payment of the debt service due on the Refunded Bonds; and

WHEREAS, when Escrowed Securities have been deposited with the Escrow Agent for the payment of all principal and interest of the Refunded Bonds when due, then the Refunded Bonds shall no longer be regarded as outstanding except for the purpose of receiving payment from the funds provided for such purpose; and

WHEREAS, the Bonds have been duly authorized to be issued, sold, and delivered for the purpose of obtaining the funds required to provide for the payment of the redemption price of the Refunded Bonds as shown on Exhibit C; and

WHEREAS, the Port desires that, concurrently with the delivery of the Bonds to the purchasers, the proceeds of the Bonds, together with certain other available funds of the Port, shall be held in cash and/or applied to purchase certain direct obligations of the United States of America hereinafter defined as (the “Escrowed Securities”) for deposit to the credit of the Escrow Fund and to establish a beginning cash balance (if needed) in the Escrow Fund; and

WHEREAS, simultaneously herewith, the Port is entering into a Costs of Issuance Agreement with the Escrow Agent to provide for the payment of costs of issuance relating to the Bonds;

NOW, THEREFORE, in consideration of the mutual undertakings, promises and agreements herein contained, the sufficiency of which hereby are acknowledged, and to secure the full and timely payment of principal of and the interest on the Refunded Bonds, the Port and the Escrow Agent mutually undertake, promise and agree for themselves and their respective representatives and successors, as follows:

Article 1. Definitions

Section 1.1. Definitions.

Unless the context clearly indicates otherwise, the following terms shall have the meanings assigned to them below when they are used in this Agreement:

Escrow Fund means the fund created by this Agreement to be established, held and administered by the Escrow Agent pursuant to the provisions of this Agreement.

Escrowed Securities means the noncallable Government Obligations described in Exhibit D, or cash or other noncallable obligations substituted therefor pursuant to Section 4.2 of this Agreement.

Government Obligations means direct, noncallable (a) United States Treasury Obligations, (b) United States Treasury Obligations – State and Local Government Series, (c) non-prepayable obligations which are unconditionally guaranteed as to full and timely payment of principal and interest by the United States of America or (d) REFCORP debt obligations unconditionally guaranteed by the United States.

Paying Agent means the fiscal agency of the state of Washington, as the paying agent for the Refunded Bonds.

Treasurer means the Treasurer of Jefferson County, as ex officio treasurer of the Port, or any successor to the functions of the Treasurer.

Section 1.2. Other Definitions.

The terms “Agreement,” “Bonds,” “Port,” “Escrow Agent,” “Bond Resolution,” and “Refunded Bonds” when they are used in this Agreement, shall have the meanings assigned to them in the preamble to this Agreement.

Section 1.3. Interpretations.

The titles and headings of the articles and sections of this Agreement have been inserted for convenience and reference only and are not to be considered a part hereof and shall not in any way modify or restrict the terms hereof. This Agreement and all of the terms and provisions hereof shall be liberally construed to effectuate the purposes set forth herein and to achieve the intended purpose of providing for the refunding of the Refunded Bonds in accordance with applicable law.

Article 2. Deposit of Funds and Escrowed Securities

Section 2.1. Deposits in the Escrow Fund.

Concurrently with the sale and delivery of the Bonds the Port shall deposit, or cause to be deposited, with the Escrow Agent, for deposit in the Escrow Fund, the funds sufficient to purchase the Escrowed Securities and pay costs of issuance described in Exhibit D, and the Escrow Agent shall, upon the receipt thereof, acknowledge such receipt to the Port in writing.

Article 3. Creation and Operation of Escrow Fund

Section 3.1. Escrow Fund.

The Escrow Agent has created on its books a special trust fund and irrevocable escrow to be known as the Escrow Fund. The Escrow Agent agrees that upon receipt it will deposit to the credit of the Escrow Fund the funds and the Escrowed Securities described in Exhibit D. Such deposit, all proceeds therefrom, and all cash balances on deposit therein (a) shall be the property of the Escrow Fund, (b) shall be applied only in strict conformity with the terms and conditions of this Agreement, and (c) are hereby irrevocably pledged to the payment of the principal of and interest on the Refunded Bonds, which payment shall be made by timely transfers of such amounts at such times as are provided for in Section 3.2. When the final transfers have been made for the payment of such principal of and interest on the Refunded Bonds, any balance then remaining in the Escrow Fund shall be transferred to the Port, and the Escrow Agent shall thereupon be discharged from any further duties hereunder.

Section 3.2. Payment of Principal and Interest.

The Escrow Agent is hereby irrevocably instructed to transfer to the Paying Agent from the cash balances on deposit in the Escrow Fund, the amounts required to pay the principal of the Refunded Bonds at their redemption date and interest thereon to such redemption date in the amounts and at the times shown in Exhibit C.

Section 3.3. Sufficiency of Escrow Fund.

The Port represents that, based upon the information provided by the information in the Verification Report, the receipts of the principal of and interest on the Escrowed Securities will assure that the cash balance on deposit from in the Escrow Fund will be at all times sufficient to provide money for transfer to the Paying Agent at the time and in the amount required to pay the

interest on the Refunded Bonds and the principal of the Refunded Bonds on the redemption date, all as more fully set forth in Exhibit E. If, for any reason, at any time, the cash balances on deposit or scheduled to be on deposit in the Escrow Fund shall be insufficient to transfer the amounts required by the Paying Agent to make the payments set forth in Section 3.2, the Port shall timely deposit in the Escrow Fund, from any funds that are lawfully available therefor, additional funds in the amounts required to make such payments. Notice of any such insufficiency shall be given promptly as hereinafter provided, but the Escrow Agent shall not in any manner be responsible for any insufficiency of funds in the Escrow Fund or the Port's failure to make additional deposits.

Section 3.4. Trust Fund.

The Escrow Agent shall hold at all times the Escrow Fund, the Escrowed Securities and all other assets of the Escrow Fund, wholly segregated from all other funds and securities on deposit with the Escrow Agent; it shall never allow the Escrowed Securities or any other assets of the Escrow Fund to be commingled with any other funds or securities of the Escrow Agent; and it shall hold and dispose of the assets of the Escrow Fund only as set forth herein. The Escrowed Securities and other assets of the Escrow Fund shall always be maintained by the Escrow Agent as trust funds for the benefit of the owners of the Refunded Bonds; and a special account shall at all times be maintained on the books of the Escrow Agent. The owners of the Refunded Bonds shall be entitled to the same preferred claim and first lien upon the Escrowed Securities, the proceeds thereof, and all other assets of the Escrow Fund to which they are entitled as owners of the Refunded Bonds. The amounts received by the Escrow Agent under this Agreement shall not be considered as a banking deposit by the Port, and the Escrow Agent shall have no right to title with respect thereto except as a trustee and Escrow Agent under the terms of this Agreement.

Article 4. Limitation on Investments

Section 4.1. Investments.

Except for the initial investment in the Escrowed Securities, and except as provided in Section 4.2, the Escrow Agent shall not have any power or duty to invest or reinvest any money held hereunder, or to make substitutions of the Escrowed Securities, or to sell, transfer, or otherwise dispose of the Escrowed Securities.

Section 4.2. Substitution of Securities.

At the written request of the Port, and upon compliance with the conditions hereinafter stated, the Escrow Agent shall utilize cash balances in the Escrow Fund, or sell, transfer, otherwise dispose of or request the redemption of the Escrowed Securities and apply the proceeds therefrom to purchase Government Obligations which do not permit the redemption thereof at the option of the obligor. Any such transaction may be effected by the Escrow Agent only if (a) the Escrow Agent shall have received a written verification from a firm of certified public accountants that such transaction will not cause the amount of money and securities in the Escrow Fund to be reduced below an amount sufficient to provide for the full and timely payment of principal of and interest on all of the remaining Refunded Bonds as they become due,

taking into account any optional redemption thereof exercised by the Port in connection with such transaction; and (b) the Escrow Agent shall have received the unqualified written legal opinion of its bond counsel or tax counsel to the effect that such transaction will not cause any of the Refunding Bonds or Refunded Bonds to be an “arbitrage bond” within the meaning of Section 148 of the Internal Revenue Code of 1986, as amended.

Article 5. Application of Cash Balances

Section 5.1. In General.

Except as provided in Sections 2.1, 3.2 and 4.2, no withdrawals, transfers or reinvestment shall be made of cash balances in the Escrow Fund. Cash balances shall be held by the Escrow Agent in United States currency and shall not be reinvested by the Escrow Agent, except as directed or authorized herein.

Article 6. Redemption of Refunded Bonds

Section 6.1. Call for Redemption.

The Port hereby irrevocably calls the Refunded Bonds for redemption on their earliest redemption date, as shown in the Verification Report and on Appendix A attached hereto.

Section 6.2. Notice of Redemption/Notice of Defeasance.

The Escrow Agent agrees to give a notice of defeasance and a notice of the redemption of the Refunded Bonds pursuant to the terms of the Refunded Bonds and in substantially the forms attached as and as described in Appendices A and B to the Paying Agent for distribution as described therein. The notice of defeasance shall be given immediately following the execution of this Agreement, and the notice of redemption shall be given in accordance with the resolution authorizing the Refunded Bonds. The Escrow Agent hereby certifies that provision satisfactory and acceptable to the Escrow Agent has been made for the giving of notice of redemption of the Refunded Bonds.

Article 7. Records and Reports

Section 7.1. Records.

The Escrow Agent will keep books of record and account in which complete and accurate entries shall be made of all transactions relating to the receipts, disbursements, allocations and application of the money and Escrowed Securities deposited to the Escrow Fund and all proceeds thereof, and such books shall be available for inspection during business hours and after reasonable notice.

Section 7.2. Reports.

While this Agreement remains in effect, the Escrow Agent annually shall prepare and send to the Port a written report summarizing all transactions relating to the Escrow Fund during the preceding year, including, without limitation, credits to the Escrow Fund as a result of interest payments on or maturities of the Escrowed Securities and transfers from the Escrow Fund for payments on the Refunded Bonds or otherwise, together with a detailed statement of all Escrowed Securities and the cash balance on deposit in the Escrow Fund as of the end of such period.

Article 8. Concerning the Paying Agent and Escrow Agent

Section 8.1. Representations.

The Escrow Agent hereby represents that it has all necessary power and authority to enter into this Agreement and undertake the obligations and responsibilities imposed upon it herein, and that it will carry out all of its obligations hereunder.

Section 8.2. Limitation on Liability.

The liability of the Escrow Agent to transfer funds for the payment of the principal of and interest on the Refunded Bonds shall be limited to the proceeds of the Escrowed Securities and the cash balances from time to time on deposit in the Escrow Fund. Notwithstanding any provision contained herein to the contrary, the Escrow Agent shall have no liability whatsoever for the insufficiency of funds from time to time in the Escrow Fund or any failure of the obligors of the Escrowed Securities to make timely payment thereon, except for the obligation to notify the Port promptly of any such occurrence.

The recitals herein and in the proceedings authorizing the Bonds shall be taken as the statements of the Port and shall not be considered as made by, or imposing any obligation or liability upon, the Escrow Agent.

It is the intention of the parties that the Escrow Agent shall never be required to use or advance its own funds or otherwise incur personal financial liability in the performance of any of its duties or the exercise of any of its rights and powers hereunder.

The Escrow Agent shall not be liable for any action taken or neglected to be taken by it in good faith in any exercise of reasonable care and believed by it to be within the discretion or power conferred upon it by this Agreement, nor shall the Escrow Agent be responsible for the consequences of any error of judgment; and the Escrow Agent shall not be answerable except for its own action, neglect or default, nor for any loss unless the same shall have been through its negligence or want of good faith.

Unless it is specifically otherwise provided herein, the Escrow Agent has no duty to determine or inquire into the happening or occurrence of any event or contingency or the performance or failure of performance of the Port with respect to arrangements or contracts with others, with the Escrow Agent's sole duty hereunder being to safeguard the Escrow Fund, to

dispose of and deliver the same in accordance with this Agreement. If, however, the Escrow Agent is called upon by the terms of this Agreement to determine the occurrence of any event or contingency, the Escrow Agent shall be obligated, in making such determination, only to exercise reasonable care and diligence, and in event of error in making such determination the Escrow Agent shall be liable only for its own misconduct or its negligence. In determining the occurrence of any such event or contingency the Escrow Agent may request from the Port or any other person such reasonable additional evidence as the Escrow Agent in its discretion may deem necessary to determine any fact relating to the occurrence of such event or contingency, and in this connection may make inquiries of, and consult with, among others, the Port at any time.

Section 8.3. Successor Escrow Agents.

If at any time the Escrow Agent or its legal successor or successors should become unable, through operation of law or otherwise, to act as Escrow Agent hereunder, or if its property and affairs shall be taken under the control of any state or federal court or administrative body because of insolvency or bankruptcy or for any other reason, a vacancy shall forthwith exist in the office of Escrow Agent hereunder. In such event the Port, by appropriate action, promptly shall appoint an Escrow Agent to fill such vacancy. If no successor Escrow Agent shall have been appointed by the Port within 60 days, a successor may be appointed by the owners of a majority in principal amount of the Refunded Bonds then outstanding by an instrument or instruments in writing filed with the Port, signed by such owners or by their duly authorized attorneys-in-fact. If, in a proper case, no appointment of a successor Escrow Agent shall be made pursuant to the foregoing provisions of this Section within three months after a vacancy shall have occurred, the owner of any Refunded Bond may apply to any court of competent jurisdiction to appoint a successor Escrow Agent. Such court may thereupon, after such notice, if any, as it may deem proper, prescribe and appoint a successor Escrow Agent.

Any successor Escrow Agent shall be a corporation organized and doing business under the laws of the United States or any state, authorized under such laws to exercise corporate trust powers, having a combined capital and surplus of at least \$100,000,000 and subject to the supervision or examination by federal or state authority.

Any successor Escrow Agent shall execute, acknowledge and deliver to the Port and the Escrow Agent an instrument accepting such appointment hereunder, and the Escrow Agent shall execute and deliver an instrument transferring to such successor Escrow Agent, subject to the terms of this Agreement, all the rights, powers and trusts of the Escrow Agent hereunder. Upon the request of any such successor Escrow Agent, the Port shall execute any and all instruments in writing for more fully and certainly vesting in and confirming to such successor Escrow Agent all such rights, powers and duties.

The obligations assumed by the Escrow Agent pursuant to this Agreement may be transferred by the Escrow Agent to a successor Escrow Agent if (a) the requirements of this Section 8.3 are satisfied; (b) the successor Escrow Agent has assumed all the obligations of the Escrow Agent under this Agreement; and (c) all of the Escrowed Securities and money held by the Escrow Agent pursuant to this Agreement have been duly transferred to such successor Escrow Agent.

Article 9. Miscellaneous

Section 9.1. Notice.

Any notice, authorization, request, or demand required or permitted to be given hereunder shall be in writing and shall be deemed to have been duly given when mailed by registered or certified mail, postage prepaid addressed to the Port, the Treasurer or the Escrow Agent at the address shown on Exhibit A attached hereto. The United States Post Office registered or certified mail receipt showing delivery of the aforesaid shall be conclusive evidence of the date and fact of delivery. Any party hereto may change the address to which notices are to be delivered by giving to the other parties not less than ten days prior notice thereof.

Section 9.2. Termination of Responsibilities.

Upon the taking of all the actions as described herein by the Escrow Agent, the Escrow Agent shall have no further obligations or responsibilities hereunder to the Port, the owners of the Refunded Bonds or to any other person or persons in connection with this Agreement.

Section 9.3. Binding Agreement.

This Agreement shall be binding upon the Port and the Escrow Agent and their respective successors and legal representatives, and shall inure solely to the benefit of the owners of the Refunded Bonds, the Port, the Escrow Agent and their respective successors and legal representatives.'

Section 9.4. Severability.

In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provisions of this Agreement, but this Agreement shall be construed as if such invalid or illegal or unenforceable provision had never been contained herein.

Section 9.5. Washington Law Governs.

This Agreement shall be governed exclusively by the provisions hereof and by the applicable laws of the state of Washington.

Section 9.6. Time of the Essence.

Time shall be of the essence in the performance of obligations from time to time imposed upon the Escrow Agent by this Agreement.

Section 9.7. Notice to Moody's.

In the event that this agreement or any provision thereof is severed, amended or revoked, the Port shall provide written notice of such severance, amendment or revocation to Moody's Investors Service at 7 World Trade Center at 250 Greenwich Street, New York, New York, 10007, Attention: Public Finance Rating Desk/Refunded Bonds.

Section 9.8. Amendments.

This Agreement shall not be amended except to cure any ambiguity or formal defect or omission in this Agreement. No amendment shall be effective unless the same shall be in writing and signed by the parties thereto. No such amendment shall adversely affect the rights of the holders of the Refunded Bonds. No such amendment shall be made without first receiving written confirmation from the rating agencies, (if any) which have rated the Refunded Bonds that such administrative changes will not result in a withdrawal or reduction of its rating then assigned to the Refunded Bonds. If this Agreement is amended, prior written notice and copies of the proposed changes shall be given to the rating agencies which have rated the Refunded Bonds.

EXECUTED as of the date first written above.

**PORT OF PORT TOWNSEND,
WASHINGTON**

Designated Port Representative

U.S. BANK NATIONAL ASSOCIATION

Authorized Signer

- Exhibit A - Addresses of the Port, the Treasurer and the Escrow Agent
- Exhibit B - Description of the Refunded Bonds
- Exhibit C - Schedule of Debt Service on Refunded Bonds
- Exhibit D - Description of Beginning Cash Deposit (if any) and Escrowed Securities
- Exhibit E - Escrow Fund Cash Flow
- Appendix A - Notice of Redemption for the 2005 Bonds
- Appendix B - Notice of Defeasance for the 2005 Bonds

EXHIBIT A

Addresses of the Port, Treasurer and Escrow Agent

Port: Port of Port Townsend
P.O. Box 1180
Port Townsend, WA 98368
Attention: Amy Khile, Director of Finance/Auditor

Treasurer: Jefferson County Treasurer
1820 Jefferson Street
PO Box 571
Port Townsend, WA 98368
Attention: Stacie Prada

Escrow Agent: U.S. Bank National Association
Corporate Trust Services PD-WA-T7CT
1420 Fifth Avenue, 7th Floor
Seattle, WA 98101
Attention: Greg Skutnik, Assistant Vice President

EXHIBIT B

Description of the Refunded Bonds

Port of Port Townsend, Washington Limited Tax General Obligation Bonds, 2005 (the "2005 Bonds")

Maturity Years (July 1)	Principal Amounts	Interest Rates
2016	\$ 130,000	4.000%
2017	130,000	4.000
2018	430,000	4.000
2019	450,000	4.000
2020	465,000	4.000
2021	485,000	4.000
2022	505,000	4.125
2023	525,000	4.125
2024	545,000	4.150
2025	570,000	4.200

EXHIBIT C

Schedule of Debt Service on the Refunded Bonds

Date	Interest	Principal/ Redemption Price	Total
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TOTAL:

EXHIBIT D

Escrow Deposit

I. Cash \$ _____

II. Other Obligations

<u>Description</u>	<u>Maturity Date</u>	<u>Principal Amount</u>	<u>Interest Rate</u>	<u>Total Cost</u>
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EXHIBIT E

Escrow Fund Cash Flow

<u>Date</u>	<u>Escrow Requirement</u>	<u>Net Escrow Receipts</u>	<u>Excess Receipts</u>	<u>Cash Balance</u>
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APPENDIX A
Notice of Redemption*
Port of Port Townsend, Washington
Limited Tax General Obligation Bonds, 2005

NOTICE IS HEREBY GIVEN that the Port of Port Townsend, Washington, has called for redemption on July 1, 2015, the following described outstanding Limited Tax General Obligation Bonds, 2005 (the "Bonds").

The Bonds will be redeemed at a price of one hundred percent (100%) of their principal amount, plus interest accrued to July 1, 2015. The redemption price of the Bonds is payable on presentation and surrender of the Bonds at the office of:

U.S. Bank National Association
Global Corporate Trust Services
111 Fillmore Ave E.
St. Paul, MN 55107

Interest on all Bonds or portions thereof which are redeemed shall cease to accrue on July 1, 2015.

The following Bonds are being redeemed:

Maturity Date (July 1)	Principal Amount	Interest Rate	CUSIP No.
2016	\$ 130,000	4.000%	735231BA9
2017	130,000	4.000	735231BB7
2018	430,000	4.000	735231BC5
2019	450,000	4.000	735231BD3
2020	465,000	4.000	735231BE1
2021	485,000	4.000	735231BF8
2022	505,000	4.125	735231BG6
2023	525,000	4.125	735231BH4
2024	545,000	4.150	735231BJ0
2025	570,000	4.200	735231BK7

By Order of Port of Port Townsend, Washington

U.S. Bank National Association, as Paying Agent

Dated: _____.

* This notice shall be given not more than 60 nor less than 30 days prior to July 1, 2015, by first-class mail to each registered owner of the 2005 Bonds; to The Depository Trust Company; Piper Jaffray & Co. (formerly Seattle-Northwest Securities Corporation); Moody's Investors Service; and to the Municipal Securities Rulemaking Board.

Withholding of 28% of gross redemption proceeds of any payment made within the United States may be required by the Jobs and Growth Tax Relief Reconciliation Act of 2003 unless the Paying Agent has the correct taxpayer identification number (social security or employer identification number) or exemption certificate of the payee. Please furnish a properly completed Form W-9 or exemption certificate or equivalent when presenting your Bonds.

APPENDIX B
Notice of Defeasance*
Port of Port Townsend, Washington
Limited Tax General Obligation Bonds, 2005

NOTICE IS HEREBY GIVEN to the owners of that portion of the above-captioned bonds with respect to which, pursuant to an Escrow Agreement dated _____, 2015, and between Port of Port Townsend, Washington (the "Port") and U.S. Bank National Association, Seattle, Washington (the "Escrow Agent"), the Port has deposited into an escrow account, held by the Escrow Agent, cash and non-callable direct obligations of the United States of America, the principal of and interest on which, when due, will provide money sufficient to pay each year, to and including the respective maturity or redemption date of such bonds so provided for, the principal thereof and interest thereon (the "Defeased Bonds"). Such Defeased Bonds are therefore deemed to be no longer outstanding pursuant to the provisions of Resolution No. 456-05 of the Port, authorizing the issuance of the Defeased Bonds but will be paid by application of the assets of such escrow account.

The Defeased Bonds are described as follows:

Limited Tax General Obligation Bonds, 2005 (dated November 29, 2005)

Maturity Date (July 1)	Principal Amount	Interest Rate	CUSIP No.	Call Date (100%)
2016	\$ 130,000	4.000%	735231BA9	07/01/2015
2017	130,000	4.000	735231BB7	07/01/2015
2018	430,000	4.000	735231BC5	07/01/2015
2019	450,000	4.000	735231BD3	07/01/2015
2020	465,000	4.000	735231BE1	07/01/2015
2021	485,000	4.000	735231BF8	07/01/2015
2022	505,000	4.125	735231BG6	07/01/2015
2023	525,000	4.125	735231BH4	07/01/2015
2024	545,000	4.150	735231BJ0	07/01/2015
2025	570,000	4.200	735231BK7	07/01/2015

Information for Individual Registered Owner

The addressee of this notice is the registered owner of Bond Certificate No. _____ of the Defeased Bonds described above, which certificate is in the principal amount of \$ _____.

Dated _____, 2015

U.S. Bank National Association, as Escrow Agent

* This notice shall be given immediately by first class mail to each registered owner of the Defeased Bonds. In addition notice shall be mailed to Ambac Assurance Corporation; and to the Municipal Securities Rulemaking Board.

EXHIBIT B

COSTS OF ISSUANCE AGREEMENT

PORT OF PORT TOWNSEND, WASHINGTON LIMITED TAX GENERAL OBLIGATION REFUNDING BONDS, 2015

THIS COSTS OF ISSUANCE AGREEMENT, dated as of _____, 2015 (herein, together with any amendments or supplements hereto, called the "Agreement"), is entered into by and between the PORT OF PORT TOWNSEND, WASHINGTON, (herein called the "Port") and U.S. BANK NATIONAL ASSOCIATION, SEATTLE, WASHINGTON, as Escrow Agent (herein, together with any successor in such capacity, called the "Escrow Agent").

WITNESSETH:

WHEREAS, pursuant to Resolution No. 625-15 of the Port, adopted on April 22, 2015 (the "Resolution"), the Port has determined to issue its Limited Tax General Obligation Refunding Bonds, 2015 (the "Bonds") for the purpose of providing funds to pay the costs of refunding certain outstanding bonds of the Port; and

WHEREAS, simultaneously herewith, the Port is entering into an Escrow Deposit Agreement, dated _____, 2015 under which the Escrow Agent will hold invested proceeds of the Bonds in order to pay and redeem the refunded bonds under the terms set forth therein; and

WHEREAS, certain proceeds of the Bonds will be delivered to the Escrow Agent on the date of issuance of the Bonds that are required to be disbursed to pay costs of issuance of the Bonds; and

WHEREAS, the Escrow Agent has agreed, without additional compensation to disburse the Bond proceeds received to pay costs of issuance under the terms of this Agreement;

Section 1. Deposit in the Costs of Issuance Fund.

The Escrow Agent has created on its books a special trust fund and escrow fund to be known as the Costs of Issuance Fund. The Escrow Agent agrees that upon receipt it will deposit to the credit of the Costs of Issuance Fund Account the sum of \$ _____ to pay those costs of issuance set forth on Exhibit A. Such deposit, all proceeds therefrom, and all cash balances on deposit therein shall be the property of the Costs of Issuance Fund to pay those costs of issuance set forth on Exhibit A upon receipt of invoices. If any of the \$ _____ deposit allocated for costs of issuance for the Bonds remains unspent on _____, 2015, the Escrow Agent shall transfer such unspent amount to the Port, and this Agreement shall be deemed fully performed and terminated.

Section 2. Investments.

The Escrow Agent shall not have any power or duty to invest or reinvest any money held hereunder.

Section 3. Limitation on Liability.

The liability of the Escrow Agent to transfer funds for the payment of the costs of issuance identified herein shall be limited to the proceeds of the Bonds delivered to the Escrow Agent.

Section 4. Compensation.

The Port shall pay to the Escrow Agent fees for performing the services hereunder and under the Escrow Agreement for the expenses incurred or to be incurred by the Escrow Agent in the administration of this Agreement and the Escrow Agreement pursuant to the terms of the Fee Schedule attached as Exhibit B. The Escrow Agent hereby agrees that in no event shall it ever assert any claim or lien against funds held under the Escrow Agreement for any fees for its services, whether regular or extraordinary, as Escrow Agent, or in any other capacity, or for reimbursement for any of its expenses as Escrow Agent or in any other capacity.

Section 5. Notice.

Any notice, authorization, request, or demand required or permitted to be given hereunder shall be in writing and shall be deemed to have been duly given when mailed by registered or certified mail, postage prepaid addressed to the Port, Treasurer or the Escrow Agent at the address shown on Exhibit A to the Escrow Agreement.

Section 6. Washington Law Governs.

This Agreement shall be governed exclusively by the provisions hereof and by the applicable laws of the state of Washington.

EXECUTED as of the date first written above.

**PORT OF PORT TOWNSEND,
WASHINGTON**

Designated Port Representative

U.S. BANK NATIONAL ASSOCIATION

Authorized Signer

Exhibit A - Costs of Issuance Schedule
Exhibit B - Fee Schedule

EXHIBIT A

Costs of Issuance:

Escrow Agent Fee (U.S. Bank National Association)	\$
Bond Counsel Fee (K&L Gates LLP)	
Financial Advisor Fee (A. Dashen & Associates).....	
Official Statement Costs (.....)	
Rating Agency Fee (.....)	\$
Total:.....	\$

EXHIBIT B

Fee Schedule

CERTIFICATE

I, the undersigned, Secretary of the Port Commission ("Commission") of the Port of Port Townsend, Washington (the "Port"), DO HEREBY CERTIFY:

1. That the attached Resolution No. 625-15 (the "Resolution") is a true and correct copy of a resolution of the Port, as finally adopted at a meeting of the Commission held on the 22nd day of April, 2015, and duly recorded in my office.

2. That said meeting was duly convened and held in all respects in accordance with law, and to the extent required by law, due and proper notice of such meeting was given; that a quorum of the Commission was present throughout the meeting and a legally sufficient number of members of the Commission voted in the proper manner for the adoption of said Resolution; that all other requirements and proceedings incident to the proper adoption of said Resolution have been duly fulfilled, carried out and otherwise observed, and that I am authorized to execute this certificate.

IN WITNESS WHEREOF, I have hereunto set my hand this 22nd day of April, 2015.

Secretary, Port Commission

PORT OF PORT TOWNSEND

MEETING OF: April 22, 2015

AGENDA ITEM: VI. Second Reading
B. Dock and Wharf Rental Policy

BACKGROUND:

Last meeting we talked about the fact that Sue was getting calls to have weddings on Union Wharf or City Dock. The City, when it owned the docks, rented them for this use. We have developed an application and regulations for such events and have attached to the agenda. These regulations include a \$300 fee, \$150 deposit for use, insurance requirements of \$1,000,000, and rules of conduct by participants.

Executive Director's Recommendation:

Approve rates and procedures for event use of the docks.



PO Box 1180

Port Townsend, WA 98368

Phone: (360) 385-0656 • Fax: (360) 385-3988

DRAFT

FACILITY RENTALS

POLICIES & INFORMATION

Union Wharf • City Dock

The Port of Port Townsend has two properties available for rent: Union Wharf and City Dock.

Whether you are organizing a family gathering, birthday party, or wedding, these waterfront sites fulfill a range of requirements.

The facilities are available to the public for community and personal activities and can be reserved throughout the year on a first-come, first-served basis. In the event of a scheduling conflict, official government use or government sponsored special public events shall take priority.

This document shall provide the information you need to decide which facility you might want to rent as well as the requirements for each location. Individuals or entities (the "Applicant") entering into a rental agreement with the Port shall ensure all guests of the Applicant comply with the requirements outlined in this pamphlet.

The Port is committed to providing a safe, clean and fun environment for all citizens and guests. Event participants are required to act appropriately and be respectful of others when using our facilities.

The Applicant will be held personally liable for the actions of everyone attending their event. Guests must conduct themselves in a civil and courteous manner at all times and may not jeopardize, harass, physically abuse or interfere with the rights and privileges of others. Abusive use of the facilities, equipment and/or amenities is prohibited.

Should any person attending the event not adhere to the standards herein described, the Port reserves the right to immediately terminate the event. The deposit and all fees associated with event will be forfeited.

Rental fee of \$300.00 per day + \$150.00 deposit.

TO RENT A FACILITY PLEASE CALL (360) 385-0656

Hours of operation are 8:00 AM to 4:30 PM, Monday-Friday

RENTAL REQUIREMENTS

CONDITIONS FOR USE:

- Applicant must be at least 21 years of age.
- Applicant is responsible for the set-up and dismantling of tables, chairs, decorations, or any items related to their function.
- Use of a loud speaker, amplified sound or music on Port property is prohibited without prior approval. Applicants wanting to provide music or some sort of amplified sound must discuss their plans with a Port representative to determine if approval can be granted.
- No open flames or free standing candles such as candelabras, pillar candles, etc., are permitted.
- The Port will not be held legally or financially responsible for consequences experienced by Applicant or guests due to circumstances beyond the Port's control. Those circumstances could be including, but not limited to, inclement weather, natural disasters and naturally occurring health hazards. In such circumstances, the event may be rescheduled (pending availability) or fees and deposits will be refunded.
- Smoking is prohibited on docks and wharves.
- Fireworks, firearms, crossbows and/or weapons of all kind are prohibited at the event.
- Applicant and guests shall vacate the facility by the time indicated on the reservation as other parties may be scheduled for the next time slot.
- The Port reserves the right to have final approval on all activities, events, or hours of operation scheduled at the facilities.
- Reservation fee does not entitle the Applicant to exclusive use of the facility.
- Permission to use the facility does not constitute an endorsement of a group's philosophies, policies, or beliefs.

RESERVATIONS:

- The requested date is not secured until the application, use and deposit fees and all required documentation (insurance, permits or licenses) are received within 10 business days of initial booking.
- A reserved date will not be held beyond 10 days for incomplete applications.
- Non-compliance of any Port provision will result in a hold on the Applicant's reservation and the date will remain available for new bookings. Should another Applicant desire the same date, the first party to provide the completed application, fees and documentation will be granted the reservation.

PAYMENT METHOD:

- Payment may be made by cash or check.
- If a payment is NSF, the reservation will be cancelled for non-compliance and will remain so until all applicable fees (rental fee, deposit and NSF charge) are paid in cash within 5 calendar days of notification from the Port.

DEPOSIT:

- In addition to the rental fee, every Applicant will be charged a separate refundable damage/maintenance deposit. This fee covers damage and clean-up of the facility (if necessary).
- Applicant is responsible for clean-up after their event which may include, but is certainly not limited to the removal of all material and waste from the facility, clean-up of all spills and the return of facility equipment to its original location. The damage deposit will be returned if the Applicant fulfills their obligations. If the facility is not returned to an acceptable condition, then the deposit may be withheld and additional charges may be incurred.
- Applicant is responsible for any and all damages that occur as a result of the event. Any costs incurred for damages to, or defacement of the Port facilities, will be deducted from the deposit and/or billed to the Applicant's insurance to cover repair or replacement costs as determined by the Port.

CANCELLATIONS AND REFUNDS:

- Reservations cancelled after being booked will be subject to a \$20.00 cancellation fee which will be deducted from the refund.
- Reservations cancelled within 30 days of the scheduled event will forfeit the refund of the user fee.
- Reservations for which the use fee is waived may have the standard fees deducted from their deposit for cancellation within 30 days of the scheduled event or for failure to appear for said event.
- A deposit will be refunded in approximately 6-8 weeks after the event, assuming all conditions were met and no damages or additional fees were incurred during the function. Refunds will be made payable to Applicant whose name is on check or agreement and mailed to address provided.

FOOD AND/OR ALCOHOL:

- Alcohol is permitted providing Commercial Liability insurance is acquired as well as the proper Washington State Liquor Board (WALCB) permit is obtained prior to the event and clearly displayed at the function. Please see attached document from the WSLCB for further information.
- Service to or consumption of alcoholic beverages by any person under the age of 21 will result in immediate cancellation of the event and all fees and deposits will be forfeited.

INSURANCE REQUIREMENTS:

- Homeowners insurance is acceptable for private events without alcohol and less than 50 people.
- Commercial General Liability insurance is required for events if any of the following conditions apply:
 - A) Alcohol will be sold or served
 - B) There will be 50+ attendees or the event is open to the general public
 - C) There is a charge for anything provided at the event (admission, goods, food, dues, donations, etc.)
- Evidence of insurance acceptable to the Port of Port Townsend must be provided covering the activities and dates of the event. The Port of Port Townsend must be named as "additional insured" for \$1 million and coverage must include liquor liability endorsement if applicable. Limits and coverage may be adjusted to meet exposure as determined by the Executive Director.
- The Port does not maintain insurance that will respond to claims against the Applicant arising out of the event.

LIQUOR BANQUET PERMITS AND SPECIAL LICENSES

Issued by: Washington State Liquor Control Board (WSLCB) Phone: (360) 664-1600 (select option 1)
PO Box 43085, Olympia, WA 98504-3085 Website: www.liq.wa.gov

If alcohol will be available at the event, either a Banquet Permit or Special Occasion License will be required. The Applicant will need to contact the WSLCB to purchase a permit or license. Commercial General Liability insurance with a liquor liability endorsement is also required. The proof of coverage must be provided with the Port's rental application. Summary below subject to change by WSLCB.

BANQUET PERMIT (permit fee is \$10 per day):

The permit allows for the service of liquor at a private, invitation-only banquet or gathering held in a public place of business. Examples include weddings, company banquets, retirement parties, and club, organization or church events. After the banquet permit is completed, a copy of it will be sent to the local liquor enforcement office. Officers may visit the function so it is important that a copy of the permit is posted at the event.

- All banquet permit sales are final. No refunds will be issued.
- Banquet permits are available to "For-profit" businesses, societies, organizations, and individuals.
- Retail liquor licenses may not obtain banquet permits.
- Attendance must be by invitation only. The event may not be open or advertised to the public.
- Liquor must be free of charge, or brought by individuals attending the event. No separate or additional charge may be made for liquor, and donations cannot be accepted.
- The event cannot be for business promotions.
- Liquor must be purchased from a retail store at full retail price.
- Package deals are allowed that may include, for example, the cost of dinner, liquor and entertainment. To ensure participants receive an equal share, tickets exchangeable for drinks may be issued as part of the package price. No profit may be made from the packaged deals.

SPECIAL OCCASION LICENSE: (license fee is \$60 per day, per location – applications available online):

IMPORTANT: *WSLCB requires that the application and fee be submitted 45 days before the event.* The license allows a bona fide nonprofit organization to sell liquor at a specified date, time and place. Examples include a fundraising dinner, gala event, auction, or wine tasting. Organizations are limited to 12 single day events per calendar year.

- Available to bona fide nonprofit organizations, allows sales of spirits, beer and wine by individual serving for on-premises consumption.
- The local authority will be notified of the application and have the opportunity to weigh in on the application.
- Special occasion licensees may not advertise or sell alcohol below cost.
- Spirits may be purchased from a domestic (in-state) Spirits Distributor, Retailer licensee, Craft Distillery, or Distillery. Spirits may also be purchased from a U.S. Distillery holding a Spirits Out-of-State Certificate of Approval (COA) with Washington to ship spirits directly to licensed retailers. Beer or wine may be purchased wholesale or retail.

Note: It is against the law to allow a third party (i.e. "promoter") to run an event on the Applicant's behalf in exchange for a percentage of the profits. Allowing a third party to collect part or take a cut of the proceeds could prevent the nonprofit from obtaining future Special Occasion Licenses.

PORT OF PORT TOWNSEND
FACILITY USE AGREEMENT

The person signing this agreement and the organization on whose behalf the Facility rental is being made (collectively the "Renter") are responsible for compliance with this agreement. Please read carefully, fill out Facility, Renter, and event sections, and sign in the signature page at the end of this document.

Daily Rate - \$300.00

Deposit \$150.00

\$20 Cancellation administrative fee

RENTER INFORMATION

Lead Contact name _____

Tel.: Home _____ Work _____

Organization _____

Address, City, State, Zip _____

Email _____

EVENT INFORMATION

Description of event _____

Date of event _____ Estimated attendance _____

Time event begins (incl. set up) _____ Time event ends (incl. clean up) _____

Open to the public? Yes No Will minors be present? Yes No

Will alcohol be served? Yes No Will alcohol be sold? Yes No

Signature: _____ Date: _____

PORT OF PORT TOWNSEND

MEETING OF: April 22, 2015

AGENDA ITEM: VII. First Reading
A. Port Townsend Shipwrights Lease

BACKGROUND:

As you are aware the Port Townsend Shipwrights and Townsend Bay Marine have come to an agreement of sale of facility, where the Shipwrights Co-op would purchase the buildings owned by Townsend Bay Marine. This sale is contingent on a transfer of the leasehold land interest with the Port. As with all of our leases we cannot unreasonably withhold transfer of that lease.

Townsend Bay presently has 19 years remaining on their below market rate lease. Staff has been working with the members of the Shipwrights Co-op for months anticipating some arrangement for transfer, and believes that a new lease is the proper way forward. What staff and the Co-op are proposing is a new 35-year lease and a formula that will get the Co-op to market rental rate within 5 years. This formula is outlined in the draft copy of the lease distributed in your dropbox.

In addition the Co-op will need additional yard space for large boats adjacent to the buildings. What we are proposing is to create a separate lease of 10 years with two 10-year options directly to the south of the large satellite shelter. We have included yard staff in the discussion and they have no problems with this proposed area. Because of its proximity to the opening of the shelter we very seldom put projects there that are not associated to the adjacent leasehold. This are would be a plot equal to 80X100 (two boat spaces) and leased at the market rate of \$.07 per foot per month.

Executive Director's Recommendation:

First reading for discussion only.