

RESOLUTION NO. 823-24

A Resolution of the Commission of the Port of Port Townsend

AUTHORIZING THE EXECUTIVE DIRECTOR OF THE PORT OF PORT TOWNSEND TO APPLY FOR A PUBLIC INFRASTRUCTURE FUND GRANT TO SUPPORT ACQUISITION AND DEVELOPMENT OF ROADWAY ACCESS AND UTILITIES TO SERVE THE JEFFERSON COUNTY INTERNATIONAL AIRPORT (JCIA) LIGHT INDUSTRIAL PARK PROJECT AND EXPRESSING ITS COMMITMENT TO PROVIDING GRANT MATCHING FUNDS.

WHEREAS, the Port of Port Townsend is a municipal corporation established in 1924 under Title 53 of the Revised Code of Washington; and

WHEREAS, under RCW 53, the Port of Port Townsend is responsible for developing and maintaining infrastructure that fosters economic development, providing transportation facilities and capital equipment that support commerce and communities within Jefferson County; and

WHEREAS, the Port wishes to partially fulfill its economic development and job creation mission by acquiring, permitting and developing road and utility access to the Light Industrial Park at the Jefferson County International Airport (JCIA); and

WHEREAS, the proposed project is consistent with, and helps to implement, the North Olympic Development Council's 2021-2025 Comprehensive Economic Development Strategy (CEDS) in that, it advances development of the Light Industrial Park which, upon completion, will build on strong natural and intellectual capital and provide opportunities for local innovators to create and expand existing businesses and provide living wage jobs; and

WHEREAS, the JCIA Light Industrial Park project is also reflected in the Port of Port Townsend's 2025-2029 Capital Improvement Program (CIP) within the Proposed 2025 Operating and Capital Budget; and

WHEREAS, under the provisions of the Public Infrastructure Fund program, funding assistance is requested by the Port of Port Townsend to aid in financing the cost of acquiring and developing an approximately 3.4-acre property linking the 24-acre Light Industrial Park to Four Corners Road and developing the road and utility infrastructure to the perimeter of the Industrial Park;

WHEREAS, the total cost to acquire, design and engineer, permit and develop road and utility infrastructure on the subject property is estimated to require \$1,200,000; and

WHEREAS, the project described hereinabove is eligible for Public Infrastructure Fund Grant support under RCW 82.14.370, with the PIF Board request comprising approximately 50% (\$600,000) and the Port's share comprising approximately 50% (\$600,000), respectively, of total anticipated project costs (\$1,200,000); and

WHEREAS, the Port has Industrial Development District levy funding available in excess of the amounts necessary to meet its proposed grant match share, and therefore, has the funding to proceed with this capital project if successful in obtaining PIF Grant support; and

WHEREAS, the Commission of the Port of Port Townsend considers it in the public interest to complete the project described in the Public Infrastructure Fund Project Application;

NOW, THEREFORE, BE IT RESOLVED that:

1. The Executive Director of the Port of Port Townsend is authorized to make formal application to the Jefferson County Public Infrastructure Fund Board for grant assistance and if awarded, to execute the resulting grant agreement.
2. Upon consultation with the Port's Director of Finance and Administration, the Commission has concluded, and assures the PIF Board, that Port matching funds of up to \$600,000 are available and have been authorized for the project referenced herein.
3. Any grant assistance received will be used for direct costs associated with implementation of the project referenced above, including, property acquisition, project design and engineering, project-specific land use and environmental permitting, and construction.
4. The Commission of the Port of Port Townsend acknowledges that the grant assistance, if approved, will be paid on a reimbursement basis, meaning that the Port will only request payment from the Jefferson County Administrator after eligible and allowable costs have been incurred and payment remitted to the Port's vendors.
5. The Commission of the Port of Port Townsend acknowledges the criteria to be used by the Public Infrastructure Fund Board in evaluating project applications, and expressly finds as follows:
 - a. The project has a high probability of helping to create and retain jobs within the Airport Overlay III zone (in the Airport Essential Public Facility (AEPF) zone at JCIA), with an estimated 20 existing jobs likely to be supported, and up to 120 new jobs likely to be created by advancing completion of the 24-acre Light Industrial Park Development; and
 - b. The project directly supports the local economy by developing the infrastructure needed for the light manufacturing sector of our local economy to flourish, while at the same time improving the financial performance of the Jefferson County International Airport (an essential public facility); and
 - c. Upon completion, the JCIA Light Industrial Park project will assist in retaining and creating jobs that sustain and enhance natural resource and value-added manufacturing, thereby enhancing an economic sector long identified by local policy plans as essential to preserving community character; and
 - d. The project is consistent with, and helps to implement, locally adopted project priorities; and

- e. The proposed project will confer multiple benefits, including the following: expanding light industrial areas supported by adequate infrastructure, thereby providing new employment opportunities in unincorporated Jefferson County, and diversifying the range of trades, types of manufacturing, and services hosted at the JCIA, consistent with Plan Policy ED-P-3.1.
- 6. This resolution becomes part of a formal application to the Public Infrastructure Fund Board for grant assistance.
- 7. The public was provided with an appropriate opportunity to comment on this application.

ADOPTED this 11th day of September 2024 by the Commission of the Port of Port Townsend and duly authenticated in open session by the signatures of the Commissioners voting in favor thereof and the Seal of the Commission duly affixed.

ATTEST:

Pamela A. Petranek, Secretary

Peter W. Hanke, President

Carol L. Hasse, Vice President

APPROVED AS TO FORM:

Port Attorney