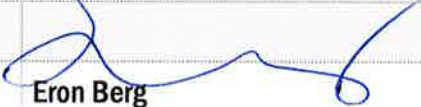


JEFFERSON COUNTY PUBLIC INFRASTRUCTURE FUND


Project Title:	Sims Way Gateway Plan Implementation & Boat Yard Expansion		
Grant Request Amount:	\$1,000,000	Loan Request Amount:	\$

Contact Information

Agency:	Port of Port Townsend		
Contact:	Eron Berg	Date:	October 5, 2021
Phone #:	360-385-0656	Email:	eron@portoft.com
Address:	P.O. Box 1180	City, State, Zip:	Port Townsend, WA 98368
By signing you confirm you have authority to submit this application for PIF funds on behalf of your organization. I affirm that the information is correct to my knowledge.			
Signature:			
Printed Name:	Eron Berg	Title:	Executive Director

Agency:	Jefferson County PUD #1		
Contact:	Kevin Streett	Date:	October 5, 2021
Phone #:	360-385-8360	Email:	kstreett@jeffpud.org
Address:		City, State, Zip:	
By signing you confirm you have authority to submit this application for PIF funds on behalf of your organization. I affirm that the information is correct to my knowledge.			
Signature:			
Printed Name:	Kevin Streett	Title:	General Manager

JEFFERSON COUNTY PUBLIC INFRASTRUCTURE FUND

Agency:	City of Port Townsend		
Contact:	John Mauro	Date:	October 1, 2021
Phone #:	360-379-5043	Email:	jmauro@cityofpt.us
Address:	250 Madison Street, Suite 2	City, State, Zip:	Port Townsend, WA 98368
By signing you confirm you have authority to submit this application for PIF funds on behalf of your organization. I affirm that the information is correct to my knowledge.			
Signature:			
Printed Name:	John Mauro	Title:	City Manager

YOUR PROJECT

What is your "Public Facilities" project?

Please provide a brief description of your project in the expandable box below.

Description:
This is a five phase project that is intended to address safety and reliability issues with the main power transmission lines feeding Port Townsend, implement the City's Gateway Development Plan and expand the boat yard along Sims Way to provide additional work space to support marine trades jobs in Jefferson County.

To achieve these objectives, the project will remove the Lombardy Poplars along Sims Way, underground the power transmission lines on the south side of Sims Way, expand the boat yard to the Port's property line including electrical distribution and lighting, construct a pedestrian sidewalk on the south side of Sims Way, replant trees on the Sims Way corridor (with irrigation on the south side), and fence the boat yard with an aesthetically pleasing design (i.e., not chain link with barbed wire).

Where is your project located?

Description/Address:
Sims Way corridor between the boat yard and the Kah Tai Lagoon.

Also: please attach to the end of your Application:

- a location map, and
- a site map (if applicable).

Which type of Public Facility Is Your Project?

The public facility must be specifically listed under RCW 82.14.370. Please select the category(ies) which correspond to your project.

<input type="checkbox"/> Bridges	<input type="checkbox"/> Sanitary sewer facilities	<input checked="" type="checkbox"/> Electrical facilities	<input type="checkbox"/> Telecommunications infrastructure
<input type="checkbox"/> Roads	<input type="checkbox"/> Earth stabilization	<input type="checkbox"/> Natural gas facilities	<input checked="" type="checkbox"/> Transportation infrastructure
<input type="checkbox"/> Domestic water facilities	<input checked="" type="checkbox"/> Storm sewer facilities	<input type="checkbox"/> Buildings	<input type="checkbox"/> Commercial infrastructure

JEFFERSON COUNTY PUBLIC INFRASTRUCTURE FUND

<input type="checkbox"/> Industrial water facilities	<input type="checkbox"/> Railroads	<input type="checkbox"/> Structures	<input checked="" type="checkbox"/> Port facilities
<input type="checkbox"/> Research, testing, training, or incubation facilities in an innovation partnership zone designated under RCW 43.330.270			

How Will This Project Create Or Retain Business Or Jobs? Use expandable box below.

Description:

This project will create jobs during the construction phase as is typical of any public works project. Permanent job creation will occur primarily in the Boat Haven Work Yard with expanded area for undertaking vessel repair and refit work by marine trades businesses. Using the 2018 Martin study which reported 400 jobs in boat building and repair at Boat Haven and with this project expanding the yard by approximately 5%, we estimate that 20 additional marine trades jobs will be created. This project will also support the retention of the existing 2,243 marine trades jobs in Jefferson County through this modest yard expansion that is intended to maintain generational viability of the boat yard for existing and future marine trades families who are supported through that work.

This project is consistent with, and helps to implement, the Port Townsend Comprehensive Plan ("the Plan"), including the 1993 Gateway Development Plan (which is adopted and incorporated by reference within the Plan). The Community Direction Statement (Chapter 3) of the Plan makes plain that marine-related commerce and industry, and maintenance of Port Townsend's unique "working waterfront" character are central to the community's desired future. The nearly 1-acre expansion of the Boat Haven Work Yard facilitated by this project would aid in implementing this vision. The project would provide for the development of Boat Haven in a way that sustains the long-term viability of marine-related uses, consistent with the Plan (see Land Use Element Policy 11.9). It would also encourage the creation of marine trades jobs that depend upon traditional skills, construction techniques, and materials (see Policy 3.6 of the Economic Development Element of the Plan). Finally, the proposed project would also demonstrate successful City/Port collaboration in developing infrastructure necessary to sustain the vitality of the marine trades sector of our local economy (see Policy 3.6.2 of the same element).

In addition to consistency with the Comprehensive Plan, the proposed project would implement key provisions of the Gateway Development Plan ("Gateway Plan"). The Gateway Plan recognizes the project area as the Flats District and the aesthetic provided by the existing Poplar Trees. The Flats District is intended to honor both Boat Haven to the South of Sims Way and Kah Tai Lagoon to the North. The Gateway Plan identifies and seeks to preserve the linear nature of the areas as defined by the mature Poplar Trees, while also honoring commercial nodes at each end of the district. The Plan identifies the need to thin and replant Poplars to maintain the important linear aesthetic. The Poplars have been

JEFFERSON COUNTY PUBLIC INFRASTRUCTURE FUND

identified as an inappropriate tree by both the Parks Recreation and Tree Advisory Board, as well as supporting landscape study for Kah Tai Lagoon. This project seeks to restore the linear plantings with varieties of trees that provide for greater durability, longer life, less water uptake, greater CO₂ sequestration, less lateral root intrusion, and better habitat for wildlife, while restoring and maintaining the iconic linear visual aesthetic presently provided by the Poplars. The Gateway Plan also identifies the need to underground the power and install a pedestrian path along the south side of the corridor.

Replacement of the Poplar trees with more appropriate varieties will sustain the look and feel of the Flats District, and is a key project component intended to maintain the societal value and the welcoming aesthetic that is critical to the visitor experience of our community. One key aesthetic of the proposal is to maintain views into the Boat Haven Work Yard, to emphasize Port Townsend’s “working waterfront” character. Overall, the proposed project will enhance the experience of the gateway to our community for residents and visitors alike.

Removal of the poplars adjacent to the Boat Haven and growing into PUD powerlines greatly reduces outage and fire risks. Undergrounding power lines ensures that a key transmission path for electric service will be unaffected by storms, small animal intrusion, or traffic accidents.

Attached to this application is an updated presentation that has been shared with various public bodies including the City Council and Port Commission. This presentation shows the project in detail, includes a project map and concept image of the Sims Way streetscape (Note: this is a concept image only, final design will follow a public engagement process).

Number and Types of Jobs or Businesses anticipated?

# of Jobs during Construction:	27-30
--------------------------------	-------

After Construction:	by year 3	by year 5
# and Types of Businesses:	marine trades	marine trades
# and Types of Direct Full-time Jobs:	10, marine trades	20, marine trades
# and Types of Direct Part-time Jobs:		
# and Types of Indirect Jobs:	5	11

JEFFERSON COUNTY PUBLIC INFRASTRUCTURE FUND

We are expecting that this space will allow for the expansion of existing marine trades businesses rather than siting of new businesses; jobs above reflect hiring and growth of those existing trades based on the 2018 Martin study.

JEFFERSON COUNTY PUBLIC INFRASTRUCTURE FUND

What Will Be The Cost Of The Project?

The County Commissioners may disburse funds as both grants and loans. The County negotiates the terms of each award.

Total Project Cost:	\$1,970,000	Total PIF Request:	\$1,000,000
		<input type="checkbox"/> Loan Request:	\$
		<input checked="" type="checkbox"/> Grant Request:	\$1,000,000

What other funding will you use for this project: What source, how much, & what status?

Funding Source	Amount	Status (spent, secured, applied for, or future request)
Port of Port Townsend	\$450,000	Secured
Jefferson County PUD #1	\$350,000	Secured
City of Port Townsend (Including In-kind Labor/Eq.)	\$185,000	Secured

Note: The City of Port Townsend’s in-kind match reflects the work to maintain plant establishment, irrigation and replacement of trees following the project to account for typical mortality rates of new plantings.

JEFFERSON COUNTY PUBLIC INFRASTRUCTURE FUND

What Is The Project Phasing?

Articulate the major phases of this project, including the start and completion date, PIF Funds requested for each phase, the eligible PIF expenditure category(ies) for that phase, and if asking for PIF funds for more than one phase, whether PIF funds could be awarded for each phase, separate from PIF funding for the other phases.

Eligible PIF Expenditure Categories: The Washington State Attorney General 2001 No.5 opinion states that these funds may only be used for the following 6 eligible cost categories:

1. project design, including feasibility and marketing studies & plans, and debt & revenue impact analysis
2. costs of site planning & analysis
3. land use & permitting costs
4. project-specific environmental costs
5. capital facilities costs, including acquisition, construction, rehabilitation, alteration, expansion, or improvements of public facilities
6. costs of development & improvement for the public facilities

Phase	Start date	End date	PIF Grant Request (if any)	PIF Loan Request (if any)	PIF Expenditure Categories – write in number(s) from above.	Can This Phase be Funded with PIF, Separate From the Other PIF Phases?
Design & permitting	11/1/2021	5/31/2022	\$0	\$	1, 2, 3	Yes
Tree removal on the south side of Sims Way, power undergrounding, path installation, tree replanting on the south side & boat yard expansion with electrical improvements and fencing	6/1/2022	12/31/2022	\$915,000	\$	5, 6	Yes
Tree removal and replanting on the north side of Sims Way	12/1/2022	6/1/2023	\$85,000	\$	5, 6	Yes

NOTE: Project timing and phasing dependent on public process and permitting.

JEFFERSON COUNTY PUBLIC INFRASTRUCTURE FUND

Is the project ready to proceed? If not ready, describe what must be completed before the project is ready to proceed.

Description:

This is a five phase project with Phases 1 and 5 ready to proceed. Design and permit work is ready to proceed for Phases 2-4. Permits from the City will be required prior to construction and include: Street Development Permit for work in right-of-way, Flood Development Permit, and Clearing & Grading Permit. These phases may proceed together, in a single, phased project or in distinct projects.

What work on this project has already been completed, such as planning, engineering reports, feasibility studies, permitting, etc., have been prepared, and when?

Description:

Initial public outreach and predesign work includes presentations at the Port commission meetings (July 14, 2021 and September 22, 2021), the PUD commission meeting (September 21, 2021), the City Parks Recreation and Tree Advisory Board Meeting (August 24, 2021), the City Council Infrastructure and Development Committee meeting (September 1, 2021) and the City Council meeting (September 20, 2021). Articles about the project have appeared in the PT Leader, the PDN, the City of Port Townsend Newsletter, and the PUD newsletter, which is delivered to 20,000 homes and businesses, and on social media. City, Port and PUD engineering staff are all working together on this project. Because permits are not required for all phases of work, public engagement and outreach are particularly important. Updates on the project are on the city's website here: <https://cityofpt.us/publicworks/project/sims-way-gateway-tree-project>



Sims Way Gateway Plan Implementation & Boat Yard Expansion Project

Jefferson County PIF Application – October 6, 2021

Port Commission Meeting – Sept. 22, 2021

City Council Business Meeting – Sept. 20, 2021

Council Infrastructure and Dev. Committee – Sept. 1, 2021

Parks Recreation and Tree Advisory Board Meeting - August 24, 2021

Project Goals

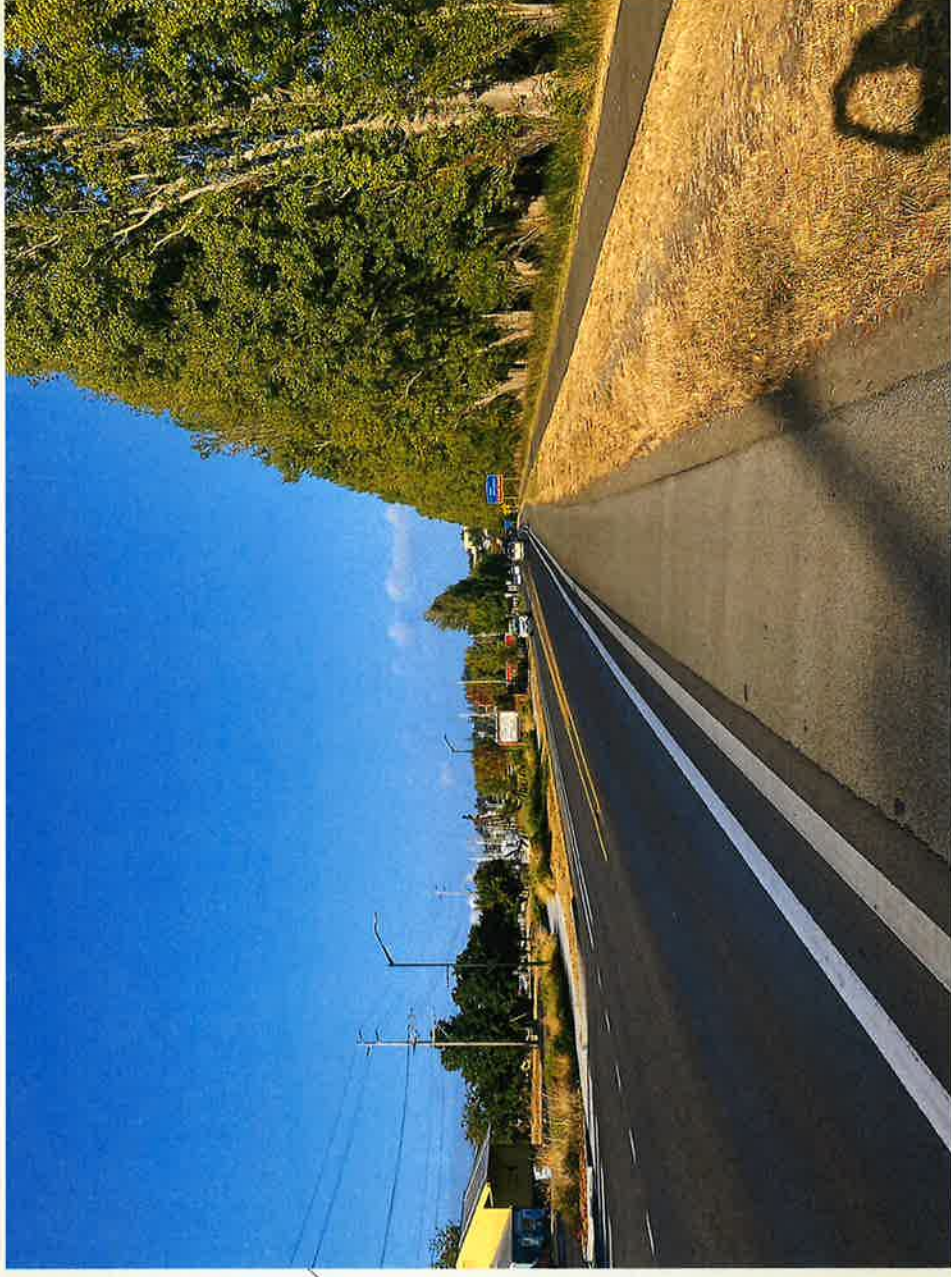
- Primary goal: positive economic impact (job creation)
- Elimination of public safety issue (tree hazards)
- Enhanced accessibility to the boatyard
- Improved reliability of power infrastructure
- Replacement of poplars, an emerging and eventual need for the City
- Environmental stewardship of Kah Tai Lagoon and support for growth of plantings of native species that has already occurred
- Reduced water needs
- Improved bio-diversity

Problem Statement & Opportunity



Because of the tree hazard and planned removal of the poplars, the opportunity for economic development and implementation of the Gateway Plan is possible at this time.

Setting and Background Gateway



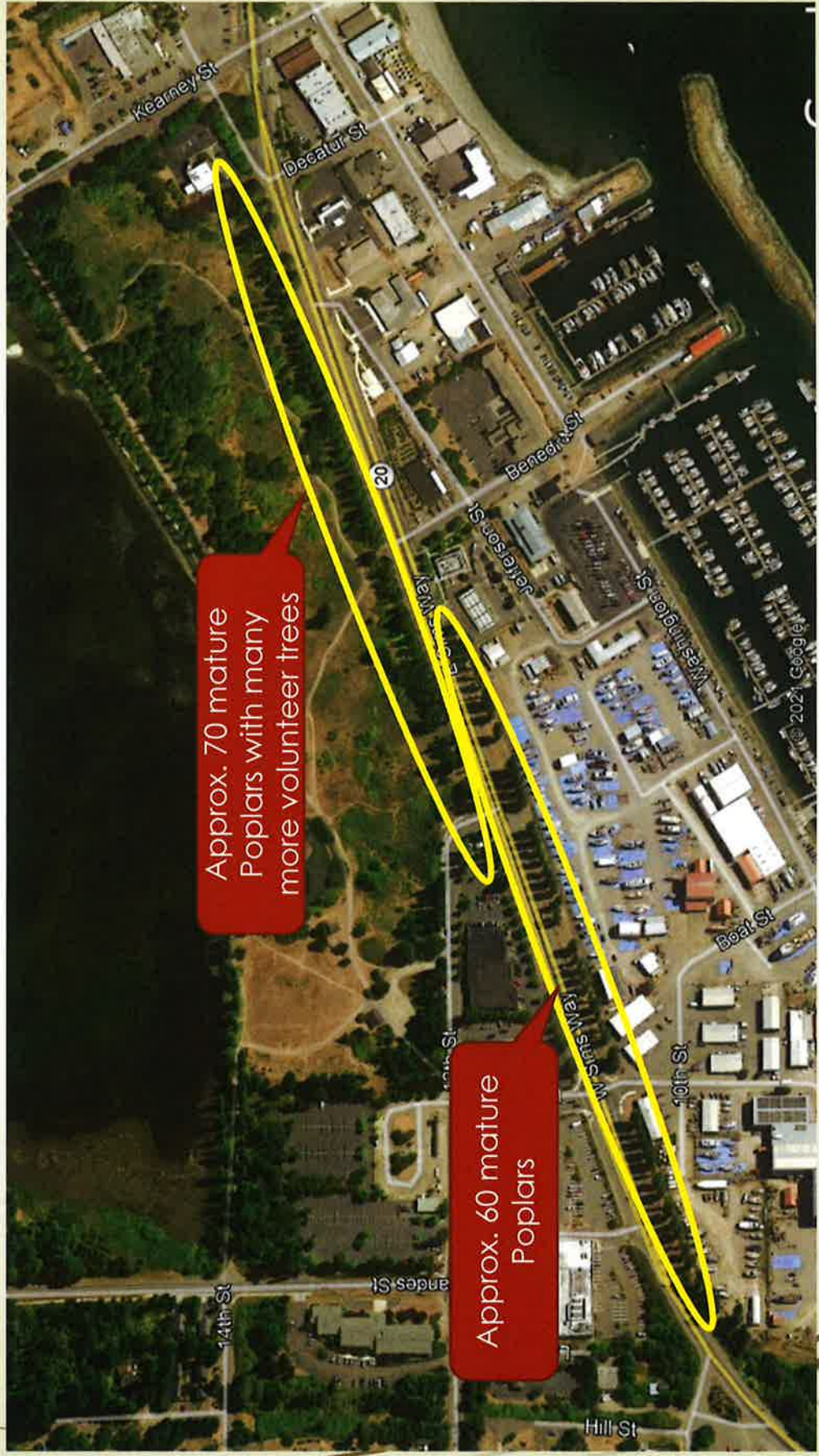
Setting and Background



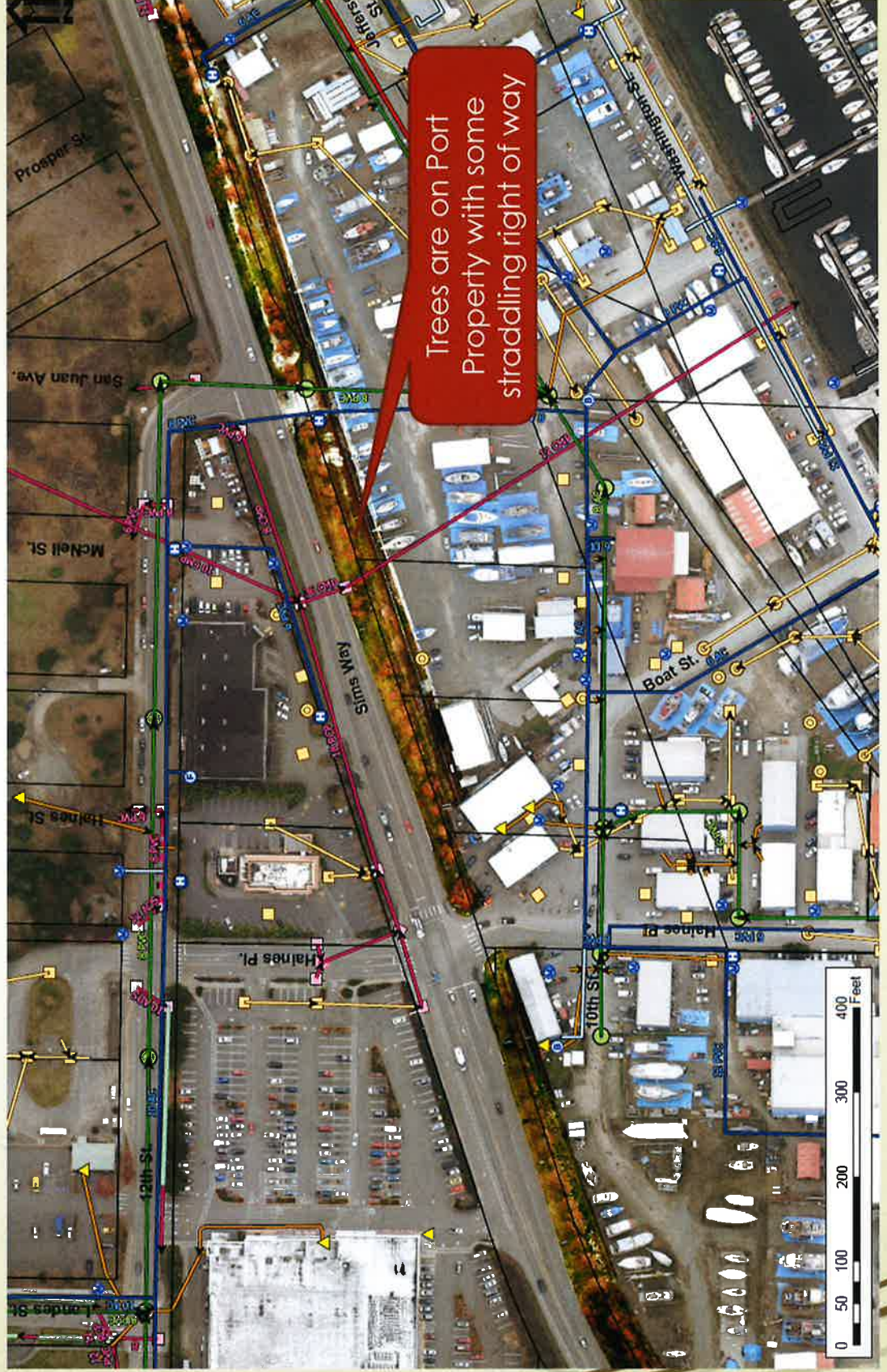
Setting and Background



Setting and Background



Setting and Background

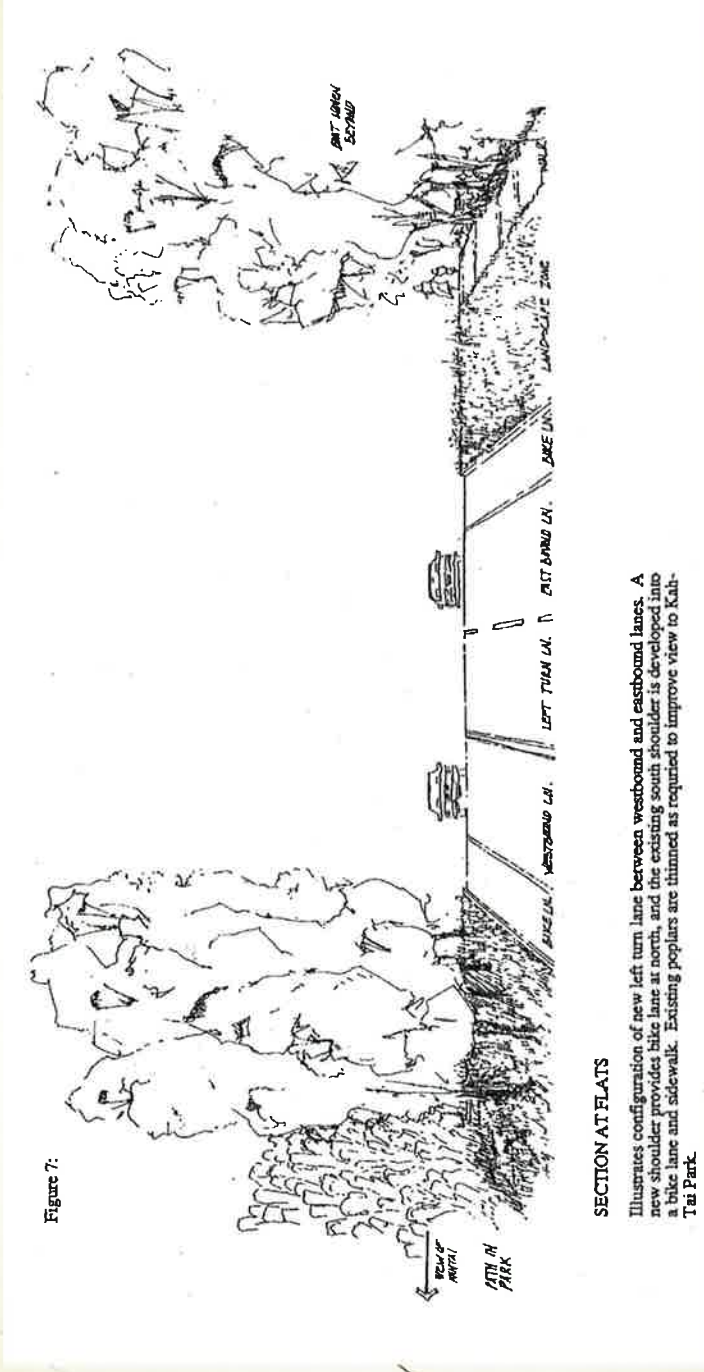


Setting and Background



Sims Way right of way line

References: Gateway Development Plan - 1993



The Flats Commercial District proposes thinning of Poplars to enhance views... replanting of Poplars on the south side and other native trees on the north side... feature plantings along with trees and ground cover unique to this area... Strengthen pedestrian environment... Trees should be low enough to preserve views of uptown and the bluff... Sidewalk along the south side with a nature path on the north side.

Take away: Distinct difference between the north and south sides of Sims Way.

Kah Tai Lagoon Park

Landscape and Furniture Site Development -1986.

KAH TAI LAGOON PARK
LANDSCAPE FURNITURE
SITE DEVELOPMENT DETAILS



**BASSETTI-NORTON-METTLER-REKEVICS
MACLEOD-RECKORD
JESTINA BOUGHTON**

1986 IAC Grant

Recommended planting zones along Kah Tai to support the natural environment.

Recommends thinning and removal of Poplars with replanting of prescribed shrubs and trees according to the zone planting plan.

City Code

The Right Tree in the Right Place

Some species may provide great habitat and wind break in a greenbelt location, but block views and grow into power lines if planted on a corner uptown.

It's critical to consider species growth habits and mature size when choosing a location for a new tree.

The Right Tree in the Right Place

- Will not cause safety or line of sight issues for drivers,
- Will not interfere with utilities,
- Will not substantially block views,
- Will not block use of sidewalk or roads.



Very short trees are a good fit under Power Lines

I Want to Plant a Tree

Great! The City generally encourages the planting of trees. The City will review all planting requests to ensure the right tree is planted in the right place to avoid future problems as the tree matures. See the pre-approved tree list at: cityofat.us/development-services/page/trees-landscaping

See back of brochure to learn how to apply for a no-fee permit!

The Wrong tree in the Wrong Place

Sometimes a tree is not a good fit for the chosen location.

- Tall growing trees should not be planted under power lines.
- Bushy trees should not be planted near corners because they can cause safety issues by blocking drivers' line of sight.
- Deciduous trees should not be planted next to storm drains; the leaves can clog the grates and lead to flooding.
- No vegetation may interfere with free use of the sidewalk or roadway, and must be continually maintained to prevent blocking.



Tall trees grow into Power Lines



Overgrown bushes block sidewalk

Removing Trees

While the City discourages removal of trees, it is sometimes necessary. If the tree is in the wrong place, or if the tree is dead, dying, diseased or dangerous it must be removed.

Sometimes pruning can resolve the issue which is preferred over removal, and performed under advisement by a certified arborist to ensure tree health.



Private trees in the right of way. All work in the right of way requires a permit.

Who is Responsible for Trees?

Trees in the city right of way are generally considered "Private Trees" and are the maintenance responsibility of the adjacent property owner; however, the City is responsible for managing city right of way and its contents and thus all right of way work requires a permit and City review.

Additionally, sometimes the City will prune or remove trees that pose a hazard.

There are also "Public Trees" planted by the City, such as those in grates along Water Street, which the City maintains.

- Right Tree Right Location.
- Manage Trees in right of way
- Discourages planting of inappropriate trees such as Lombardi Poplars.

Kah Tai Side of Sims



Kah Tai Side of Sims



Existing Tree Profile



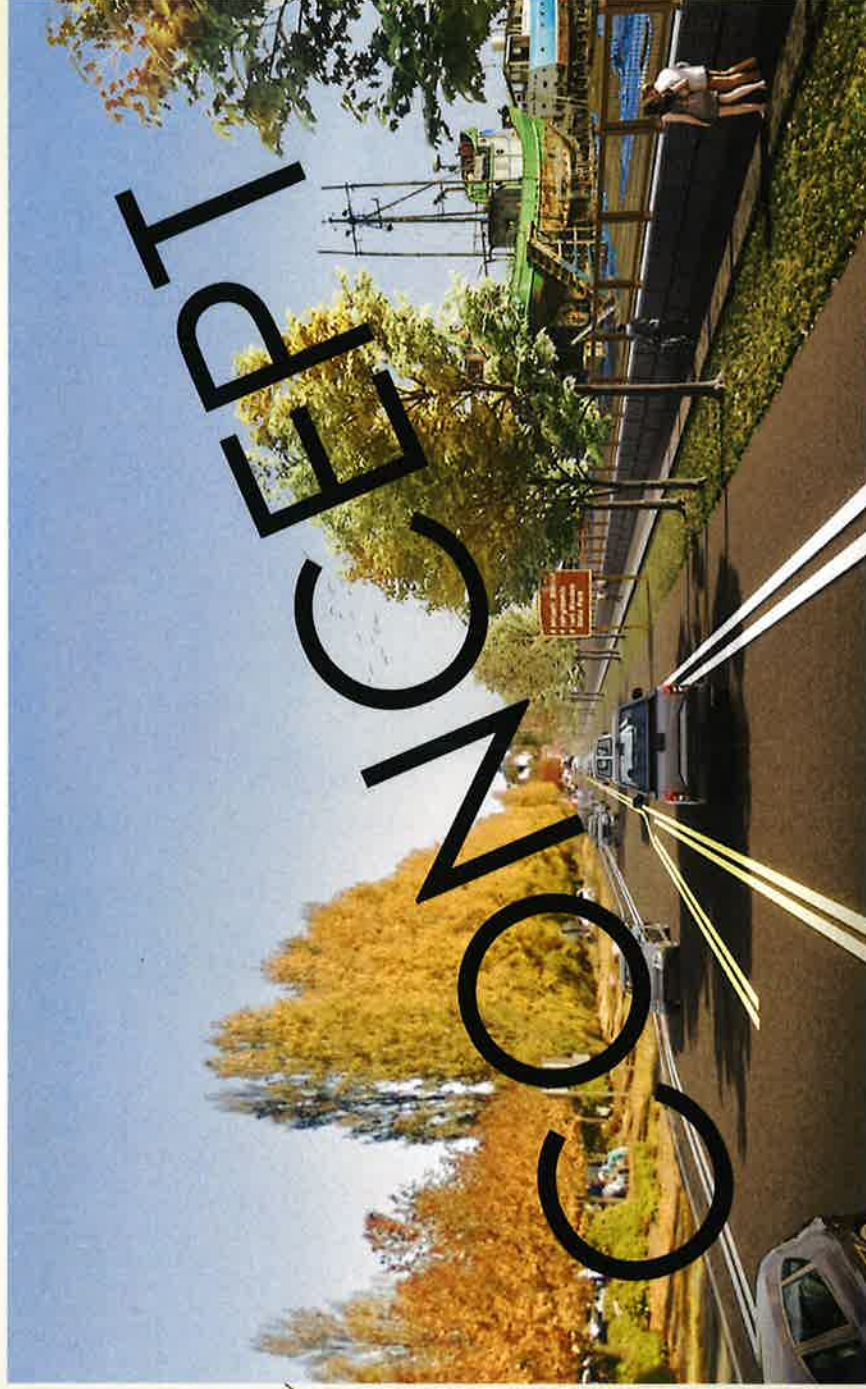
Proposed Work Phases

1. Mitigate the hazard – Tree trimming and removal
2. Power undergrounding
3. Path installation and tree replanting
4. Boatyard expansion
5. Kah Tai side of Sims Way tree removal and planting

Permitting Requirements

- ▶ Street Development Permit for all work within the right of way. (City, Port, and PUD)
- ▶ Flood Development Permit (Port of Port Townsend)
- ▶ Clearing and Grading Permit (Port of Port Townsend)
- ▶ Compliance with National Electric Code (PUD)

Concepts – Sims and Boat Haven



Boat Yard Expansion Phase

- ▶ Background (2018 PTMTA Study):
 - ▶ 2,243 jobs supported by marine trades
 - ▶ \$336.7M total economic value supported by region
 - ▶ \$135.4M total personal income/local consumption
 - ▶ \$12.6M state and local tax revenue
- ▶ Expands yard by approx. 1.0 acre or approx. 5%
- ▶ Based on existing estimate of 400 based jobs at the yard, this would support a minimum of 20 additional direct marine trades jobs at the yard with additional jobs throughout the county.

Cost and Grant Request

- ▶ PUD – Tree removal, undergrounding, and path installation. \$700,000, \$350,000 secured by PUD
- ▶ Port – Boatyard expansion. \$900,000, \$450,000 secured by Port
- ▶ City – Replanting on Boat Haven side of Sims. \$170,000, \$85,000 secured by city
- ▶ City – Tree removal and planting on Kah Tai side of Sims. \$200,000, \$100,000 secured by city.
- ▶ Requested PIF funding - \$1,000,000
- ▶ TOTAL = \$1,970,000

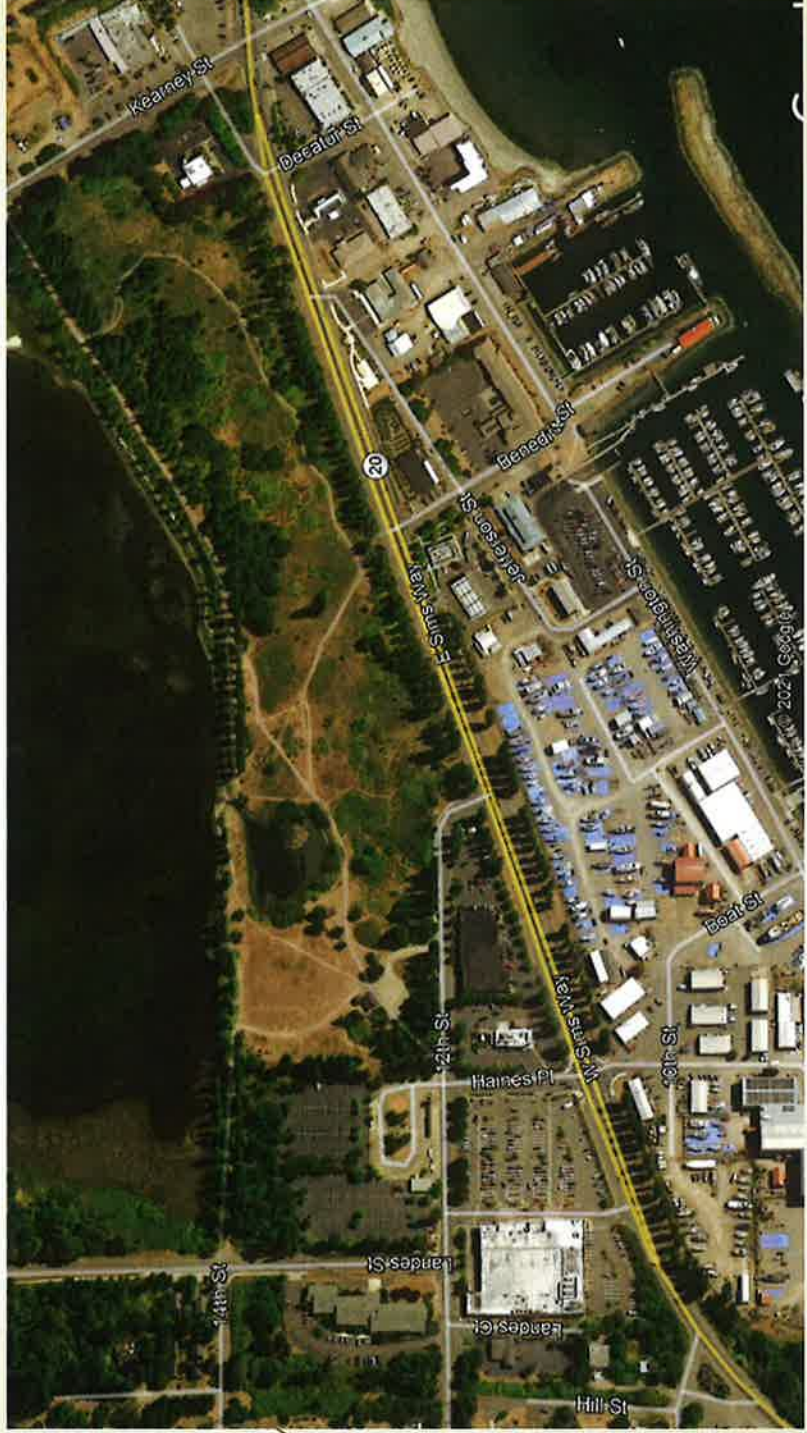
Tree Restoration Feedback

- ▶ PRTAB
 - ▶ Right Tree, Right Location. Poplars are not the right tree
 - ▶ Restoration should consider native trees, diversity, height, CO2 Sequestration, Water uptake, and aesthetics
 - ▶ Concern over the Kah Tai side. Poplars need to be removed per prior recommendations for environmental health
 - ▶ Recognize community interest and potential push back
- ▶ I&D Council Committee
 - ▶ Support PRTAB
 - ▶ Support Partnership
 - ▶ Support Public Outreach

Public Outreach Planned

- ▶ Updates at:
<https://cityofpt.us/publicworks/project/sims-way-gateway-tree-project>
- ▶ Work with PRTAB
- ▶ Public Process Recommendations
 - ▶ Work with partners
 - ▶ Develop visualizations
 - ▶ Work through process of selecting the appropriate trees and landscaping
 - ▶ Further the Gateway Plan vision with adjustments to today's environment.

Discussion and Questions



RESOLUTION NO. 21-057

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PORT TOWNSEND, WASHINGTON AUTHORIZING THE CITY MANAGER TO APPLY FOR A PUBLIC INFRASTRUCTURE FUND GRANT FOR THE PORT TOWNSEND SIMS GATEWAY AND TREE MANAGEMENT PROJECT, TO COMMIT \$100,000 OF CITY MATCHING FUNDS, AND TO EXECUTE AN INTERLOCAL AGREEMENT WITH THE JEFFERSON COUNTY PUBLIC UTILITY DISTRICT AND THE PORT OF PORT TOWNSEND TO COMPLETE THE PROJECT

WHEREAS the Jefferson County Public Utility District (PUD) and the Port of Port Townsend (Port) recognize the poplar trees on Sims Way are incompatible with the overhead power lines and cause safety concerns; and

WHEREAS, the PUD and the Port agreed to a joint project to rectify the safety concerns and increase the Boat Haven capacity; and

WHEREAS, the City's participation in the project will enhance the City's Sims Way gateway; and

WHEREAS, the project involves the removal of the poplar trees, undergrounding the power, installing a pedestrian path, expanding the Boat Haven, and replacing the trees with more appropriate trees; and

WHEREAS, the City's Parks, Recreation, Trees, and Trails Advisory Board and the Council's Infrastructure and Development Committee support the project; and


WHEREAS, the City's share of the project is \$100,000 in funds or resources;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Port Townsend, Washington, the City Manager is authorized to apply for a Public Infrastructure Fund Grant for the Sims Gateway and Tree Management Project, to commit \$100,000 of City matching funds, and to execute and interlocal agreement with the Jefferson County Public Utility District and the Port of Port Townsend to complete the project.

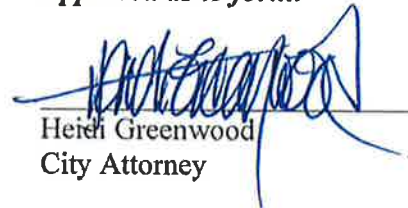
ADOPTED by the City Council of Port Townsend, Washington, at a regular meeting thereof, held this 20th day of September 2021.


Michelle Sandoval
Mayor

Attest:


Joanna Sanders, MMC
City Clerk

Approved as to form:


Heidi Greenwood
City Attorney

**PUBLIC UTILITY DISTRICT NO.1
OF
JEFFERSON COUNTY**

RESOLUTION NO. 2021-031

A Resolution of the Board of Commissioners of Public Utility District (JPUD) No. 1 of Jefferson County, Washington, authorizing the application for a Public Infrastructure Fund grant for the Port Townsend Sims Gateway and Tree Management Project ("Project") and approving an Interlocal Agreement with the City of Port Townsend and the Port of Port Townsend to complete the Project.

WHEREAS, JPUD has an existing transmission line on Sims Way in the City of Port Townsend, and the Port of Port Townsend (the "Port") operates the nearby Boat Haven boatyard; and

WHEREAS, a line of poplar trees along Sims Way present a hazard to JPUD's transmission line, interfering with maintenance and operation of this important electric facility; and

WHEREAS, JPUD, the City of Port Townsend, and the Port have agreed to work together on this Project to rectify the safety concerns by undergrounding the transmission line, removing and replacing the trees, increasing the Boat Haven capacity, and constructing pedestrian pathways, and

WHEREAS, passage of this resolution will allow JPUD, in partnership with the Port and the City of Port Townsend to apply for grant funding. Public Infrastructure Financing grants are available through Jefferson County; and

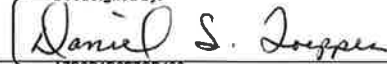
WHEREAS, the City of Port Townsend has agreed to contribute \$100,000 for matching funds; and

WHEREAS all three parties have agreed to enter into an Interlocal Agreement to facilitate the application process and completion of the proposed Project.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Public Utility District No. 1 of Jefferson County, that it supports this Project and the application for a Public Infrastructure Fund grant, authorizes the General Manager to work with the Port and the City of Port Townsend to complete the application, and to execute all necessary agreements related to the Project and the Interlocal Agreement.

ADOPTED at a regular meeting of the Board of Commissioners of Public Utility District

No. 1 of Jefferson County, this 4th day of October 2021.

DocuSigned by:

A7B2B1B6F7CB462...
Dan Toepper, President

ATTEST:

Ken Collins, Vice President

DocuSigned by:

54D5DB51D999412...

Jeff Randall, Secretary



Attached is draft Port Commission Resolution No. 754-21 which will be presented for approval at the Commission's regular meeting on October 13th and will be forwarded to the county thereafter.

The Port Commission voted to authorize this grant application, by motion, on September 22, 2021.

RESOLUTION NO. 754-21

A Resolution of the Commission of the Port of Port Townsend

PUBLIC INFRASTRUCTURE FUND GRANT AUTHORIZING RESOLUTION FOR THE SIMS WAY GATEWAY PLAN IMPLEMENTATION & BOAT YARD EXPANSION PROJECT

This is a resolution that authorizes the Executive Director of the Port of Port Townsend to submit an application for funding assistance to the Jefferson County Public Infrastructure Fund (PIF) Board for the Sims Way Gateway Plan Implementation and Boat Yard Expansion Project, an eligible public facility as set forth in RCW 82.14.370(3)(i).

WHEREAS, the Port of Port Townsend, City of Port Townsend, and Jefferson County Public Utility District (PUD) recognize that the Lombardy Poplar trees lining Sims Way are incompatible with overhead power lines and pose safety and grid reliability issues that must be resolved; and

WHEREAS, the Port, City and PUD have devised a collaborative, multi-phase, project that confers multiple benefits to the community by addressing power line safety concerns, implementing key guidance from the City's Comprehensive Plan concerning streetscape and nonmotorized improvements in the Gateway Planning Area, and expanding marine trades employment opportunities at Boat Haven; 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 its share of the cost of the Sims Way Gateway Plan Implementation and Boat Yard Expansion Project; and

WHEREAS, the Commission of the Port of Port Townsend considers it in the public interest to complete the project described in the 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. Any grant assistance received will be used for direct costs associated with implementation of the Port's portion of the project referenced above, including, project design, site planning and analysis, project-specific land use and environmental permitting and mitigation, debt and revenue impact analysis, and site redevelopment and construction of improvements.

3. 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.
4. 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 creating and retaining jobs within the M-II(A) zoning district at Boat Haven, with an estimated 20 jobs likely to be supported by the approximately 0.9-acre expansion of the Work Yard resulting from the project; and
 - b. The project directly supports the local economy by expanding the area and infrastructure needed for the marine trades sector of our local economy to flourish, while at the same time improving and safeguarding the electrical grid infrastructure serving much of the City as a whole, including the Downtown and Uptown Commercial Districts where many residents are employed; and
 - c. The project will assist in retaining and creating jobs that sustain and enhance Port Townsend's "working waterfront", thereby enhancing an economic sector long identified by local policy plans as essential to preserving community character; and
 - d. The project will result in the removal of a significant number of danger trees (aged Lombardy Poplars) from areas immediately adjacent to Sims Way, and the undergrounding of electrical utility service, thereby promoting public safety and the resilience of the community's power supply; and
 - e. Implementation of the proposed project is urgent: the Lombardy Poplar trees must be removed immediately to ensure public safety and electrical grid resilience, and integrating tree removal with corollary expansion of the Boat Haven Work Yard and streetscape and non-motorized facility improvements is critically needed to protect and expand the direct and indirect jobs which depend upon it; and
 - f. The Boat Haven Work Yard element of the project is identified in the 2020 Annual Update of the Jefferson County Comprehensive Economic Development Strategy (CEDS Project #24), and is therefore consistent with, and helps to implement, locally adopted project priorities; and
 - g. The proposed project will confer multiple benefits, including: remedying an electrical grid safety and reliability issue; expanding Work Yard space and marine trades sector employment opportunities at Boat Haven; partial implementation of the streetscape and nonmotorized facility improvements envisioned within the City's 1993 Gateway Development Plan (adopted and incorporated by reference with the City's Comprehensive Plan), and the re-landscaping and enhancing the visual aesthetic of Port Townsend's iconic entrance.

5. This resolution becomes part of a formal application to the Public Infrastructure Fund Board for grant assistance.

6. The public was provided with an appropriate opportunity to comment on this application.

ADOPTED this 13th day of October 2021 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:

William W. Putney, Secretary

Peter W. Hanke, President

Pamela A. Petranek, Vice President

APPROVED AS TO FORM:

Port Attorney