

RESOLUTION NO. 1-2016

A Resolution Of The Port Of Vancouver Board Of Commissioners, Clark County, Washington, Amending The Port Of Vancouver Comprehensive Scheme Of Harbor Improvements And Industrial Development and Amending The Boundaries of Industrial Development District No. 1 By Deleting Certain Land Area

Proposed Surplus of Port Property

WHEREAS, RCW 53.08.090 requires that no property which is a part of the Comprehensive Scheme of Harbor Improvements and Industrial Development (“Comprehensive Scheme”) thereof shall be disposed of until the Comprehensive Scheme has been modified to find the property surplus to Port District needs; and

WHEREAS, the Port of Vancouver (“the Port”) acquired with its own funds and currently owns a large tract of land located in the City of Vancouver, Clark County, Washington that is commonly known as Columbia Gateway. Columbia Gateway includes, among other lands, three parcels that are commonly referred to as Parcel 3, Parcel 4 and Parcel 5. A map of Columbia Gateway showing the boundaries of Parcel 3, Parcel 4 and Parcel 5 is attached to this Resolution as **Exhibit A** and incorporated into it by this reference; and

WHEREAS, the Port adopted Resolution 7-03 on or about October 23, 2003 and the recitals in Resolution 7-03 are incorporated herein by reference; and

WHEREAS, Resolution 7-03 amended the Comprehensive Scheme and found certain rights on Parcels 3, 4 and 5 surplus for Port purposes; and

WHEREAS, the Port and CRANE are considering an amendment to the Settlement Agreement described in Resolution 7-03 (“Amendment”) and in consideration of CRANE’s promises in the Amendment, the Port would agree to transfer its remaining fee title interests on Parcels 4 and 5 to a non-profit conservation land trust; and

WHEREAS, the Port owns a tract of land located in the City of Vancouver, Clark County, Washington that is commonly known as Terminal 1. A map of Terminal 1 showing its boundaries and existing structures is attached to this Resolution as **Exhibit C** and incorporated into it by this reference; and

WHEREAS, the Port is contemplating declaring surplus and allowing demolition of certain buildings to support the redevelopment of the Port’s Terminal 1; and

Proposed Deletion of Land Area From Industrial Development District No. 1

WHEREAS, Parcels 4 and 5 are within District No. 1 of the Port’s Industrial Development District as defined and authorized under RCW 53.25.040; and

WHEREAS, RCW 53.25.040 allows a port district to revise the boundaries of an industrial development district and to delete land area therefrom by resolution if the land was acquired with the port district’s own funds; and

Construction

WHEREAS, the Port proposes to construct new replacement buildings at Terminal 3. The buildings will include a cargo storage warehouse and dockworkers support building, approximately 140,000 sf and 1,500 sf respectively as shown on Exhibit B; and

WHEREAS, the Port proposes to construct a new restroom/breakroom building at Terminal 2. The building will serve the general area within Terminal 2 as shown on **Exhibit B** and consist of an approximate 800 sf single story building; and

WHEREAS, The Port proposes to construct a new Gear Locker building (replacing Building 3075) at Terminal 2. The new building will be approximately 26,000 sf and support marine cargo operations at Terminals 2 and 3 as shown on **Exhibit B**; and

WHEREAS, The Port proposes to construct additional storage buildings at Boise Cascade Building Distribution to support facility expansion. The buildings will total approximately 6,000 sf. of storage space as shown on **Exhibit B**.

Summary of Proposed Amendments

WHEREAS, the Port proposes to amend the Comprehensive Scheme to allow (i) the surplus of: (a) the Port's remaining interests in Parcels 4 and 5, and (b) and demolition of certain buildings to support the redevelopment of the Port's Terminal 1; and (ii) the construction of (a) new replacement buildings at Terminal 3, (b) a new restroom building located at T-2, (c) a new Gear Locker building at Terminal 2, and (d) additional storage buildings at Boise Cascade Building Distribution; and

WHEREAS, the Port proposes to revise the boundaries of its Industrial Development District No. 1 by deleting Parcels 4 and 5 therefrom and;

WHEREAS, the Comprehensive Scheme was most recently amended by Port Resolution _____, adopted _____; and

WHEREAS, it is now deemed necessary and advisable that the Port amend its Comprehensive Scheme; and

WHEREAS, the above proposed action has been reviewed, as required, under the provisions of the State Environmental Policy Act (SEPA) and the related comment period expired at _____ p.m. on _____; and

WHEREAS, a public hearing was held on _____ at 9:30 a.m., subject to the agenda of the Board of Commissioners, after notice of such hearing was duly given as provided by law, on the question of whether or not the Comprehensive Scheme should be amended as provided; and

WHEREAS, after discussion and consideration, this Board of Commissioners has determined that said Comprehensive Scheme should be amended and finds: (i) Parcels 4 and 5 at Columbia Gateway and buildings and structures located at Terminal 1 and as described herein are surplus to the Port's needs and no longer needed for district purposes; and (ii) new replacement buildings at Terminal 3, (b) a new restroom building located at T-2, (c) a new Gear Locker building

at Terminal 2, and (d) additional storage buildings at Boise Cascade Building Distribution should be constructed; and

WHEREAS, this Board of Commissioners has determined that Parcels 4 and 5 should be deleted from the boundaries of the Port's Industrial Development District No. 1.

NOW THEREFORE, BE IT RESOLVED, that the Port of Vancouver's Comprehensive Scheme of Harbor Improvements and Industrial Development, as previously amended, is hereby further amended as follows:

1. **Surplus of Parcels 4 and 5** as described in **Exhibit A** , has been determined to be surplus to the Port's needs and no longer needed for district purposes.
2. **Surplus of Buildings and Structures at Terminal 1** as described in **Exhibit C** have been determined to be surplus to the Port's needs and no longer needed for district purposes.
3. **Construction of New Replacement Buildings At Terminal 3** as described in **Exhibit B** shall be added to the Comprehensive Scheme.
4. **Construction of Restroom at T-2** as identified in **Exhibit B** shall be added to the Comprehensive Scheme.
5. **Construction of New Gear Locker Building** as identified on **Exhibit B** shall be added to the Comprehensive Scheme.
6. **Construction of Added Storage at Boise Cascade Building Distribution** as identified on **Exhibit B** shall be added to the Comprehensive Scheme.

NOW THEREFORE, BE IT FURTHER RESOLVED, that the boundaries of the Port of Vancouver's Industrial Development District No. 1 are hereby revised to delete Parcels 4 and 5 therefrom.

ADOPTED, by the Board of Commissioners at a regular meeting of the Board of Commissioners held this ___th day of _____, 2015, and duly authenticated in open session by the signatures of the Port Commission voting in its favor.

PORT OF VANCOUVER
BOARD OF COMMISSIONERS

President

Vice President

Secretary

EXHIBIT A

AERIAL MAP AND SCHEMATIC OF PARCELS 4 AND 5

EXHIBIT B

CONSTRUCTION OF REPLACEMENT BUILDINGS AT T-3

CONSTRUCTION OF RESTROOM AT T-2

CONSTRUCTION OF GEAR LOCKER BUILDING AT T-2

AND

CONSTRUCTION OF COVERED STORAGE AT BOISE CASCADE BUILDING DISTRIBUTION

EXHIBIT C

AERIAL OF TERMINAL 1 AND BUILDINGS AND STRUCTURES