



## NOVEMBER

- **Nov. 5/12:** Port Commission Meetings
- **Nov. 5:** Public Hearing for 2020 Budget
- **Nov. 12:** ESPS Using GPS Seminar



## EXECUTIVE

The Port of Everett released its Draft Strategic Plan for public comment. The Plan incorporates input received during the nearly two-year stakeholder engagement process

**View the Draft Strategic Plan @ [portofeverett.com/strategicplan](http://portofeverett.com/strategicplan)**



## SEAPORT

On Oct. 17, the Port of Everett and shipping partner, Brusco Tug and Barge, completed the 1,000<sup>th</sup> direct container-on-barge transport of aerospace cargo between the Port's Pacific Terminal and its satellite shipping facility, Mount Baker Terminal.



## MARINA

The Port of Everett is the proud recipient of the Marina Dockage *Large Marina of the Year Award!* The publication awards a yearly winner based on a range of factors from business operations to facility improvements.



## REAL ESTATE

SeaLevel + GRACORP, builders of the Waterfront Place Apartments, celebrated their groundbreaking at a ceremony on Oct. 30. The 266-unit apartments, the first waterfront housing in the Port's 100-year history, feature two distinct but connected buildings inspired by Everett's unique marine, industrial, and timber experiences. Construction is expected to take 18-24 months, with a Spring 2021 opening.

## Port of Everett Commission Authorizes Purchase and Sale Agreement for Former Kimberly-Clark Mill Site

On October 22, the Port of Everett Commission unanimously authorized Port CEO Lisa Lefebber to enter into a Purchase and Sale Agreement with Kimberly-Clark Corporation for the acquisition of 58 acres of the former mill site for maritime development and 19 acres of tidelands north of the boat launch for river management and public access.

The negotiated sales price for the 77 acres, 31 of which are tidelands, is \$33 million. As part of the agreement, Kimberly-Clark will conduct the upland cleanup work and removal of the crushed materials using methods approved by the State of Washington's Department of Ecology. The Port will support this effort by providing Kimberly-Clark with clean fill material, not including transportation, to backfill the site after the crushed material is removed. This work will be mobilized no later than April 1, 2020; and complete no later than the end of 2020.

Additionally, Kimberly-Clark will provide the Port with a \$17 million credit to address environmental impairments in the 12 acres of tidelands in the East Waterway. Further, no existing site leases will carry forward with the acquisition.

"I am very pleased the Port and Kimberly-Clark were able to reach a negotiated agreement," Port of Everett CEO Lisa Lefebber said. "Our respective teams did amazing work in a short amount of time to make this very complex land transaction come together. This property is critical to support our working waterfront for decades to come, and we will continue to work expeditiously to restore family wage jobs to the site, enhance trade and ensure compatible land use with Naval Station Everett."

## Port of Everett Commission Authorizes \$11 Million Purchase and Sale Agreement to Acquire North Waterfront Property

On October 8, the Port Commission unanimously authorized the Port CEO to execute an \$11 million Purchase and Sale Agreement with Norton Industries, Inc., owned by the Schack family, to acquire nearly eight acres of adjacent waterfront property.

The deal includes five parcels at 7.91 acres and associated site improvements, including 122,500 square feet of light industrial buildings, located at the northeast corner of Waterfront Place near 10th Street and West Marine View Drive. A 367-foot portion of frontage on State Route 529 is also included.

Upon execution, current site leases will be assumed by the Port, including Walters and Wolfe, Harbor Marine and Dunlap, as well as a commercial sign lease with existing Port tenant Bayside Marine.

"Norton and the Schack Family are very pleased with the sale of this property to the Port of Everett," said James Schack, owner of Norton Industries. "Over the years we have worked closely together with the Port on a number of improvement projects. We know that the Port will carry on the tradition and legacy of John and Idamae Schack, and we are confident that all of our tenants will continue to prosper under the Port's ownership."

The former Kimberly-Clark mill site is in the heart of the Port's federally-secure, urban deep-water maritime complex. It has been under significant growth pressure, and the protection of port operations is mission critical to the Port and the area's economic stability.

"I am thrilled to see that negotiations have led to a Purchase and Sale Agreement, which not only ensures that the former mill site is cleaned up, but also paves the way for job growth on our working waterfront," City of Everett Mayor Cassie Franklin said.

The parties reached terms through negotiation under threat of condemnation. The sale is expected to close no later than the end of the year.



Throughout the years, these parcels on the north waterfront have been home to a variety of light industrial users and marine businesses. The Port has conducted extensive environmental due diligence to better understand site risk related to legacy contamination and cleanup need. A \$1.25 million credit back to the Port has been worked into the agreement as mitigation for future environmental liability.

The property aggregates with the more than 200 acres of Port holdings at its Waterfront Place neighborhood and will further support the maritime industries as part of the Port's strategic mission.

Norton Industries, Inc. was started by John and Idamae Schack in 1983 with the purpose of revitalizing and creating jobs on the Everett waterfront. This was accomplished with construction of over 100,000 square feet of new buildings and continuous investment.

"Adding these key Norton Industries properties and quality tenants to our tenant portfolio is an exciting prospect for the Port," said Terrie Battuello, Port of Everett Chief of Business and Economic Development. "With this transaction, the Schack family adds another priceless piece to their Everett legacy as it protects precious marine-dependent business for generations to come."

The sale is expected to close in early December 2019.