

Contractor: Port of South Whidbey  
Project: Fairgrounds Redevelopment  
Contract No.: RM-GSA-2018-274

**AMENDMENT NO. 4  
GRANT AGREEMENT  
RURAL COUNTY ECONOMIC DEVELOPMENT FUNDS**

This Amendment No. 1 to the Grant Agreement for Rural County Economic Development Funds dated November 20, 2018 between Island County (County) and the Port of South Whidbey (Port) is for the purpose of a time extension for project completion.

Section 3 is amended to read as follows:

**3. Project Time/ Budget.** Work on the Project shall be substantially complete no later than December 31, 2024. For purposes of RCW 39.34.030(3)(d), the Port will establish and maintain a Project construction budget. The Port will be responsible for acquiring, holding and disposing of Project property. Unless otherwise agreed by the parties by subsequent written instrument, the County shall not own any real or personal property acquired with the funds distributed to the Port hereunder.

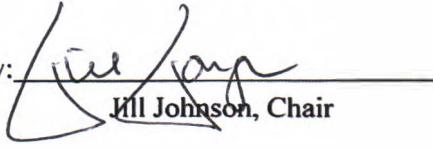
Section 5 is amended to read as follow:

**5. Allowable uses.** All fund disbursed by the County to the Port under this Agreement shall be used by the Port solely for Project costs considered permitted uses under RCW 82.14.370 and Island County Code Chapter 3.02C.040(A). In addition, funding provided under this agreement can only be used for construction of infrastructure. Port administrative costs are not eligible for reimbursement. The Port hereby warrants and guarantees that the said Project shall be completed for uses as described herein. Project included in this agreement and executed with this funding shall not interfere with the annual Whidbey Island Area Fair event.

All other terms and conditions of said Grant Agreement remain in full force and effect.

Island County and the Port of South Whidbey by their signature below acknowledge and accept the terms and conditions of this Amendment No. 4.

BOARD OF COUNTY COMMISSIONERS  
ISLAND COUNTY, WASHINGTON

By:   
Jill Johnson, Chair

Date: 1/9/24

POR OF SOUTH WHIDBEY

By:   
Angi Mozer, Executive Director

Date: 1/3/24

Contractor: Port of South Whidbey  
Project: Island Fairgrounds  
Contract No.: RM-GSA-2018-274

## **GRANT AGREEMENT RURAL COUNTY ECONOMIC DEVELOPMENT FUNDS**

**THIS GRANT AGREEMENT** is made and entered into pursuant to Chapter 39.34 of the Revised Code of Washington, by and between Island County, Washington, a political subdivision of the State of Washington, acting by and through its Board of County Commissioners, (the "County") and the Port of South Whidbey, a municipal corporation organized under the laws of the State of Washington, and wholly situated in Island County, Washington (the "Port"), on the date shown below.

### **RECITALS**

A. The County is eligible for and receives sales and use taxes for rural counties authorized in RCW 82.14.370 and imposed in Island County Code Chapter 3.02C. Such tax is authorized for the purpose of financing public facilities serving economic development purposes in rural areas.

B. The Island County Board of County Commissioners at its July 3, 2018 meeting approved the award of Rural County Economic Development Funds to assist the Port in financing the costs of an infrastructure improvement project known as Island County Fairgrounds Redevelopment (the "Project"). Said improvements are more particularly described in the Port's Application for Rural County Economic Development Funds", as submitted on April 2, 2018 and incorporated herein for all intents and purposes. This Grant Agreement sets forth the terms and conditions of said award.

C. The County approves an award of Rural County Economic Development Funds in the amount of Six Hundred Eighty-Eight Thousand Six Hundred Ten Dollars (\$688,610) for the Project, subject to availability of funds in the Rural County Economic Development Fund Account.

D. The Island County Fairgrounds is included in the Island County Comprehensive Plan and the City of Langley's Comprehensive Plan.

E. The Port has the appropriate statutory authority pursuant to Title 53 Revised Code of Washington, and is ready, willing, and able to complete the Project described herein, and the parties are entering into this Agreement to carry out such purpose.

F. Entry into this Agreement is authorized under Chapter 39.34 of the Revised Code of Washington, the Interlocal Cooperation Act.

## AGREEMENT

For and in consideration of the mutual covenants contained herein, the parties hereto agree as follows:

1. Purpose. The purpose of this Agreement is to allow the County to provide partial funding assistance to the Port for costs of the Project.

2. Budget. A detailed budget for which Project costs will be reimbursed is attached as Exhibit A - Project Budget. The total amount paid to Grantee shall not exceed the total amount of this Agreement.

3. Project Completion. Work on the Project shall be substantially complete no later than December 31, 2020. For purposes of RCW 39.34.030(3)(d), the Port will establish and maintain a Project construction budget. The Port will be responsible for acquiring, holding and disposing of Project property. Unless otherwise agreed by the parties by subsequent written instrument, the County shall not own any real or personal property acquired with the funds distributed to the Port hereunder.

4. Construction. The County shall have no responsibility for the design, construction or Project management of said Project. The Port shall have the sole authority to determine its design, construction and Project management, and to enter into partnerships, contracts, or other legal arrangements with potential investors and/or users thereof to assist in financing and/or construction and permitting, in the manner allowed by law.

5. Allowable uses. All funds disbursed by the County to the Port under this Agreement shall be used by the Port solely for Project costs considered permitted uses under RCW 82.14.370 and Island County Code Chapter 3.02C.040(A). In addition, funding provided under this agreement can only be used for construction of infrastructure. Port administrative costs are not eligible for reimbursement. The Port hereby warrants and guarantees that the said Project shall be completed for uses as described herein.

6. Financing. The contribution to the Port from County rural county sales and use tax proceeds for this Project will be in the amount of Six Hundred Eighty-Eight Thousand Six Hundred Ten Dollars (\$688,610). Upon receipt of a request for reimbursement and documentation evidencing that the Port has paid Project costs allowable under this Agreement, the County shall pay said reimbursement request within forty-five (45) days of receipt.

7. Repayment Guarantee. In the event that it is determined that any portion of the funds provided by the County is used for any purpose not authorized under this Grant Agreement, the Port hereby guarantees that it will repay to the County all such funds, together with accrued interest at the same rate as if the funds had been invested with the Washington State Local Government Investment Pool. Any repayments due to the County shall be paid by the Port within forty-five (45) days of written request made by the County.

8. Documentation. The Port shall maintain for a period of six (6) years proper records documenting that the funds provided by the County were used solely for the purposes contained herein. The Port shall make Project records available for inspection or audit by the County or its duly authorized representatives.

9. Reporting. The Port shall file a report with the Board of County Commissioners by January 31<sup>st</sup> of the year succeeding completion of the Project, for 5 years, reflecting the number of jobs and businesses created and retained as a result of the Project, along with other related information reasonably required by the County to measure the economic impact of its financial assistance.

The Port shall also file a report with the County Auditor by January 31 of each year thereafter when the Port has been reimbursed in the prior year under Section 6 above. The report must show the following:

- (a) List the name of the project;
- (b) Indicate where the project is listed in the County's economic development plan or the economic development section of the County's comprehensive plan;
- (c) List the Port's total expenditures for the project from rural county sales and use tax funds received from the County in previous year and in prior years, if applicable;
- (d) List the actual or estimated number of businesses created/retained by the Project; and
- (e) List the actual or estimated number of jobs created/retained by the Project.

10. Indemnification. The Port shall be solely responsible for administration of the Project. The Port shall at all times protect, indemnify and save harmless the County from and against all liabilities, obligations, claims, damages, penalties, causes of action, costs and expenses (including, without limitation, reasonable counsel fees, and expenses) imposed upon or reasonably incurred by or asserted against the County on account of (i) any failure of the Port to comply with any of the terms of this Agreement or (ii) any loss or damage to real or personal property or any injury to or death of any person that may be occasioned by any cause whatsoever pertaining to the Project or the use or financing thereof or (iii) any use of the Project in violation of applicable law (including environmental laws); provided, the Port has no obligation to indemnify the County for any claim or liability resulting from the County's negligence or willful misconduct. This paragraph shall survive the completion, expiration, and/or termination of this Agreement.

The Port shall maintain, during the life of the Agreement, Industry Standard Occurrence Commercial General Liability, or an equivalent, in the amount of \$1,000,000.00 Per Occurrence and \$2,000,000.00 Aggregate, including Premises/Operations, Products/Completed Operations, Blanket Contractual Liability and Personal Injury Coverage, to protect the Port from claims for damages for bodily injury, including wrongful death, as well as from claims of property damage which may arise from any operations under this contract whether such operations be by the Port or by anyone directly employed by or contracting with the Port.

The Port shall maintain, during the life of this Agreement, Business Automobile Liability Insurance, or an equivalent, in the amount of \$1,000,000.00 Bodily Injury and Property Damage per combined single limit to protect the Port from claims which may arise from the performance of this Contract, whether such operations are by the Port or by anyone directly or indirectly employed by the Port.

11. No Separate Legal Entity. It is not the intention that a separate legal entity be established to conduct this cooperative undertaking. For purposes of RCW 39.34.030(4)(a), the Port's chief administrative officer shall administer the Project.

12. Modification of the Agreement. This Agreement may be modified only by the written consent of each party.

13. Term of Agreement and Termination. This Agreement shall become effective on full execution hereof and compliance with Section 15, and shall expire upon the payment in full to the Port, if any, for any documented reimbursement request owed by the County pursuant to Section 6 of this Agreement.

14. Filing of Agreement. Under RCW 39.34.040, prior to its entry into force this Agreement must be either filed with the Island County Auditor or, alternatively, listed by subject on the Port's Internet website.

15. Survival. Sections 7, 8, 9, 10, and 11 of this Agreement shall survive the termination of this Agreement.

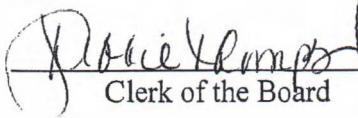
BOARD OF COUNTY COMMISSIONERS  
ISLAND COUNTY, WASHINGTON

By: 

Helen Price Johnson, Chair

Date: 11/20/2018

Attest:

  
Robbie Kumps  
Clerk of the Board



Port of South Whidbey

By: 

Date: 11/9/18

Attest:

  
Executive Director

## Exhibit A

### PROJECT BUDGET

#### Island County Fairgrounds Redevelopment

Project	POSW \$ Match	RCED Grant	Total	POSW % Match
Coffman Kitchen Expansion	\$ 167,500.00	\$137,500.00	\$ 305,000.00	55%
Heat in Pole	\$ 60,000.00	\$ 60,000.00	\$ 120,000.00	50%
Renovate Pole (Incl. Dining Room)	\$ 25,000.00	\$ 25,000.00	\$ 50,000.00	50%
Campgrounds Upgrade incl. bathroom	\$ 177,500.00	\$ 87,500.00	\$ 265,000.00	67%
Heat in Malone	\$ 37,500.00	\$ 37,500.00	\$ 75,000.00	50%
Backflow Installation		\$ 50,000.00	\$ 50,000.00	0%
Resolve stormwater/drainage issues		\$200,000.00	\$ 200,000.00	0%
Electricity upgrade in Pole	\$ 41,110.00	\$ 41,110.00	\$ 82,220.00	50%
3-Phase Power to the property	\$ 60,000.00	\$ 50,000.00	\$ 110,000.00	55%
Total	\$ 568,610.00	\$688,610.00	\$1,257,220.00	45%

Contractor: Port of South Whidbey  
Project: RCED Fairgrounds  
Contract No.: RM-GSA-2020-370

**AMENDMENT NO. 1  
GRANT AGREEMENT  
RURAL COUNTY ECONOMIC DEVELOPMENT FUNDS**

This Amendment No. 1 to the Grant Agreement for Rural County Economic Development Funds dated November 20, 2018, between Island County (County) and the Port of South Whidbey (Port) is for the purpose of a time extension for project completion

Section 3 is amended to read as follows:

3. Project Completion. Work on the Project shall be substantially complete no later than December 31, 2021. For purposes of RCW 39.34.030(3)(d), the Port will establish and maintain a Project construction budget. The Port will be responsible for acquiring, holding and disposing of Project property. Unless otherwise agreed by the parties by subsequent written instrument, the County shall not own any real or personal property acquired with the funds distributed to the Port hereunder.

All other terms and conditions of said Grant Agreement remain in full force and effect.

Island County and the Port of South Whidbey by their signature below acknowledge and accept the terms and conditions of this Amendment No. 1.

BOARD OF COUNTY COMMISSIONERS  
ISLAND COUNTY, WASHINGTON

By:



Janet St. Clair, Chair

11/3/2020

Date

PORT OF SOUTH WHIDBEY

By: Stanley Reeves 14 Oct 2020  
Stan Reeves, Executive Director Date

Received

NOV 05 2020

General Services  
Administration

Contractor: Port of South Whidbey  
Project: RCED Fairgrounds  
Contract No.: RM-GSA-2021-380

**AMENDMENT NO. 2  
GRANT AGREEMENT  
RURAL COUNTY ECONOMIC DEVELOPMENT FUNDS**

This Amendment No. 2 to the Grant Agreement for Rural County Economic Development Funds dated November 20, 2018, between Island County (County) and the Port of South Whidbey (Port) is for the purpose of a time extension for project completion

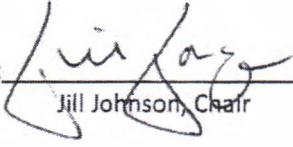
Section 3 is amended to read as follows:

3. Project Completion. Work on the Project shall be substantially complete no later than December 31, 2022. For purposes of RCW 39.34.030(3)(d), the Port will establish and maintain a Project construction budget. The Port will be responsible for acquiring, holding and disposing of Project property. Unless otherwise agreed by the parties by subsequent written instrument, the County shall not own any real or personal property acquired with the funds distributed to the Port hereunder.

All other terms and conditions of said Grant Agreement remain in full force and effect.

Island County and the Port of South Whidbey by their signature below acknowledge and accept the terms and conditions of this Amendment No. 2.

BOARD OF COUNTY COMMISSIONERS  
ISLAND COUNTY, WASHINGTON

By:   
Jill Johnson, Chair

12/7/21  
Date

PORT OF SOUTH WHIDBEY

By:   
Stan Reeves, Executive Director Date  
01 October 2021

Contractor: Port of South Whidbey  
Project: RCED Fairgrounds  
Contract No.: RM-GSA-2021-380

**AMENDMENT NO. 3  
GRANT AGREEMENT  
RURAL COUNTY ECONOMIC DEVELOPMENT FUNDS**

This Amendment No. 3 to the Grant Agreement for Rural County Economic Development Funds dated November 20, 2018, between Island County (County) and the Port of South Whidbey (Port) is for the purpose of a time extension for project completion

Section 3 is amended to read as follows:

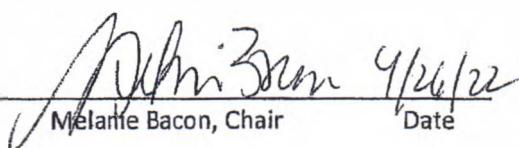
3. Project Completion. Work on the Project shall be substantially complete no later than December 31, 2023. For purposes of RCW 39.34.030(3)(d), the Port will establish and maintain a Project construction budget. The Port will be responsible for acquiring, holding and disposing of Project property. Unless otherwise agreed by the parties by subsequent written instrument, the County shall not own any real or personal property acquired with the funds distributed to the Port hereunder.

All other terms and conditions of said Grant Agreement remain in full force and effect.

Island County and the Port of South Whidbey by their signature below acknowledge and accept the terms and conditions of this Amendment No. 3.

BOARD OF COUNTY COMMISSIONERS  
ISLAND COUNTY, WASHINGTON

By:



Melanie Bacon, Chair

Date

POR OF SOUTH WHIDBEY

By:



Stan Reeves, Executive Director

31 March 2022

Date