

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

MOTION NO. 22-222

AUTHORIZING THE SNOHOMISH COUNTY EXECUTIVE TO PAY OFF EARLY THE
AIRPORT'S COMMUNITY ECONOMIC REVITALIZATION BOARD (CERB) LOAN
UNDER CONTRACT #S12-790A0-031 AT SNOHOMISH COUNTY AIRPORT

WHEREAS, the County entered into a low interest loan (CERB Contract #S12-790A0-031) with a principal balance of \$496,257 on March 12, 2012, via Motion 12-102 with the Community Economic Revitalization Board (CERB) to fund remediation of non-structural soils on 15.15 acres of Airport Property located off Commando Road; and

WHEREAS, the County entered into a fifty (50) year land lease agreement with Capstone PF2, LLC on May 3, 2012, which outlines that the County must take out a CERB Loan and the County would pay 50% of the principal in years 6-15; and

WHEREAS, Capstone PF2, LLC would like to sell their building on County land and has requested a Consent to Lease Assignment from the County; however, before proceeding, Capstone PF2, LLC must pay off their share of the CERB loan which totals an estimated \$215,540.93; and

WHEREAS, Airport staff has requested from CERB via a letter dated April 13, 2022 for approval to pay off the County's loan, and if approved the County's share would be \$212,681.55; and

WHEREAS, Airport staff is requesting to pay off the total estimated remaining principal of the CERB loan that totals \$428,222.48; and

WHEREAS, due to the potential for unknown fees or associated expenses, staff is requesting authorization to pay the loan off up to \$440,000 after approval is received from CERB and all funds are received from Capstone PF2, LLC;

NOW, THEREFORE, ON MOTION, the Snohomish County Council authorizes the County Executive to pay off early the Airport's CERB loan under contract #S12-790A0-031 for up to \$440,000 at Snohomish County Airport, contingent upon final approval from the CERB Board and confirmation that all funds have been received from Capstone PF2, LLC in the form attached hereto.

PASSED this 25th day of May, 2022.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington



Council Chair

ATTEST:



Asst. Clerk of the Council

SNOHOMISH COUNTY, WASHINGTON

2022 AUTHORIZATION FOR EARLY DEBT RETIREMENT

The Snohomish County Airport received a \$600,000 loan, January 2012, from CERB for remediation treatment and prep of the unstable soil on the proposed 15-acre designated to provide safe load-bearing construction. The CERB loan is scheduled to end January 31, 2034.

Capstone PF2, LLC the current lessee has requested to assign their lease to ET Everett, LLC, and payoff the remainder of the CERB Loan Contract #S12-790A0-031.

The Airport would like to formally request to pay off the loan in full as of June 1, 2022 and request this approval at the upcoming CERB meeting on May 19, 2022.


The Snohomish County Airport, Fund 410, will retire the current principal balance of \$428,222 plus any accrued interest since the previous payment, using existing budget authority in Fund 410, Program 680.

The requested action is hereby approved by the County Executive, or his/her designee.

DEPARTMENT OF BUDGET & FINANCE:

Technical Review/Approval

Kennedy,
Nathan

 Digitally signed by Kennedy,
Nathan
Date: 2022.05.13 16:04:20
-07'00'

Finance Director

Date


Ken Klein, Executive Director

Klein, Kenneth
2022.05.16
12:54:10 -07'00'

County Executive

Date

EXECUTIVE ACTION:

APPROVED
 DENIED