

ITEM NO. _____	6c
DATE OF MEETING _____	April 1, 2014

**THE INDUSTRIAL DEVELOPMENT CORPORATION
OF THE PORT OF SEATTLE**

NOTICE OF A SPECIAL MEETING

A Special Meeting of the Industrial Development Corporation of the Port of Seattle will be held on Tuesday, April 1, 2014, in the Commission Chambers, Pier 69, 2711 Alaskan Way, Seattle Washington,, Washington, during a recess of the Port of Seattle Commission Regular Meeting, which convenes at 1:00 p.m. The Agenda includes:

1. Approval of the proposed minutes of the Industrial Development Corporation of the Port of Seattle Special Meeting of April 9, 2013.
2. Approval of the Industrial Development Corporation of the Port of Seattle Board of Directors and Officers for 2014.
3. Review of the Annual Report for the Industrial Development Corporation for year ending December 31, 2013.
4. Attachment for reference: Overview of the Industrial Development Corporation and Frequently Asked Questions (FAQs).

Adjournment of the Annual Meeting of the Industrial Development Corporation of the Port of Seattle.

INDUSTRIAL DEVELOPMENT CORPORATION AGENDA

Item No. 1

Date of Meeting April 1, 2014

DATE: March 7, 2014

TO: Tay Yoshitani, Chief Executive Officer

FROM: Diane Campbell, Financial Analyst III, Corporate

SUBJECT: Approval of the Proposed Minutes of the Industrial Development Corporation of the Port of Seattle Meeting of April 9, 2013

ACTION REQUESTED:

Request Board approval of the proposed minutes of the Industrial Development Corporation of the Port of Seattle meeting of April 9, 2013. Draft minutes have been circulated to the Board of Directors and approved minutes will be posted to the Port's website.

INDUSTRIAL DEVELOPMENT CORPORATION AGENDA

Item No. 2
Date of Meeting April 1, 2014

DATE: March 7, 2014
TO: Tay Yoshitani, Chief Executive Officer
FROM: Diane Campbell, Financial Analyst III, Corporate
SUBJECT: Election of Officers

REQUESTED ACTION:

Request Board approval of the Industrial Development Corporation of the Port of Seattle Board of Directors and Officers for 2014.

BACKGROUND:

In accordance with the Bylaws for the Industrial Development Corporation of the Port of Seattle, the following is a list of the Board of Directors and Officers for the Corporation:

Stephanie Bowman, Co-President
Courtney Gregoire, Co-President
Tom Albro, Secretary
John Creighton, Assistant Secretary
Bill Bryant, Director

“Section A. Number and Qualifications. The officers of the Corporation shall be the same as the officers of the Port Commission and such other officers as may be determined by the Board of Directors from time to time to perform such duties as may be designated by the Board of Directors.”

INDUSTRIAL DEVELOPMENT CORPORATION AGENDA

Item No. 3
Date of Meeting April 1, 2014

DATE: March 7, 2014
TO: Tay Yoshitani, Chief Executive Officer
FROM: Diane Campbell, Financial Analyst III, Corporate
SUBJECT: Industrial Development Corporation Annual Report for 2013

SYNOPSIS:

The Industrial Development Corporation of the Port of Seattle, also known as IDC, was established in 1982 pursuant to Revised Code of Washington (Chap. 39.84). The IDC is a special purpose government with limited powers and was established for the purpose of facilitating industrial expansion through tax-exempt financing by providing companies with access to the tax-exempt credit market through the facilities of the IDC.

Any company with a project that qualifies for tax-exempt financing and qualifies under both RCW 39.84 and IDC policy may apply for IDC financing. The Port is not the lender and cannot lend credit or give money to the IDC. Debt issued by a company through the IDC is the sole responsibility of the company and is always non-recourse to the Port and to the IDC. Bond proceeds go directly to the company borrowing through the IDC. The companies pay their debt service (principal and interest) to a trustee.

Any city, county or port in Washington state may establish an IDC, and a number of other jurisdictions have done so, including King and Pierce Counties; the cities of Seattle, Auburn, Redmond and Kent; and several other ports.

A majority of projects financed through the Port's IDC occurred between 1982 and 1986. Since then the activity has declined, primarily due to the Tax Reform Act of 1986, which made a number of changes in the tax-exempt financing code sections to minimize the use of an IDC as a financing tool. Accordingly, the Act adversely affected the benefits of using these bonds for both the issuers and investors. For issuers, the Act reduced the number of qualifying projects by narrowing the definition of types of projects, and eliminated certain depreciation tax advantages. The code change also reduced the pool of investors, (e.g. banks, who were the majority investor) in this market segment. Item No. 4, FAQs provides more details.

The IDC is governed by a board of directors comprised of the members of the Port Commission; accordingly, both the IDC Board and the Port Commission must approve any IDC bond issue. The IDC Board meets at a minimum once a year during a Commission meeting to elect new officers and review the IDC's annual financial results.

ANNUAL REPORT SUMMARY:

Attached are the financial statements of the IDC. The IDC had assets totaling \$273,412 at year-end 2013. Total income of \$17,915 came primarily from Sysco Food Services of Seattle, Inc. debt service related customer fees. Administrative and other expenses of \$4,320 were also incurred.

STATUS OF IDC BONDS:

At the end of 2013, there were two companies with outstanding IDC debt totaling \$74,725,000, as shown in the table below: During the year, Sysco Food Services paid in full \$8,000,000 of outstanding debt originally scheduled to mature in 2025.

Company	Outstanding Debt (12/31/2013)	Maturity Date
Crowley Marine Services	\$ 8,700,000	2021
Delta Air Lines, Inc. ⁽¹⁾	66,025,000	2030
TOTAL	\$ 74,725,000	

⁽¹⁾Previously Northwest Airlines Corp. (NWA). NWA merged with Delta Air Lines, Inc. (Delta) in 2008. NWA bonds refunded with Delta bonds, October 2012.

MANAGEMENT DISCUSSION:

The IDC collects customer fees from the companies, based on a customer fee rate and their annual debt service. The fee can be paid annually or a one-time lump sum paid at the time the company issues bonds, and is calculated using the present value of debt service over the life of the bonds. Annual, on-going customer fees were collected from Sysco and Crowley. Delta made a one-time lump-sum payment in 2012 for refunding the Northwest Airlines bonds.

Customer fees in 2013 include \$16,002 for debt service related fees from Sysco. related to the company’s pay down of the outstanding debt. Crowley is the one remaining company paying an annual ongoing customer fee, and because the debt has a variable rate, the annual ongoing customer fee will fluctuate with interest rates. Due to the low interest rate environment, the estimated customer fee for 2014 is projected to be \$40.

IDC assets are invested in the Port’s investment pool and the allocated interest income from the pool in 2013 was \$1,873. The investment income for 2014 is projected to be approximately \$2,000.

Expenses totaling \$4,320 include Port’s staff administrative time and the State Audit. The IDC is subject to the Washington State Auditor process at least once in every three years. The 2013 audit expense was \$3,010 and covered the 2010 to 2012 time period. Expenses anticipated for 2014 are for Port’s staff time.

The Economic & Trade (E&T) Fellowship Reserves is the undistributed balance of awards to the E&T Fellowship. The program ended in 2011, and the recipients have five years to spend the award, therefore the reserve balance is expected to be drawn down by the end of 2015.

The IDC’s charter permits its funds to be transferred only to the Port. Under an amendment to RCW 39.84.130, funds of the IDC that are not otherwise encumbered for the payment of revenue bonds and are not anticipated to be necessary for administrative expenses of the IDC may be transferred to the Port to be used for growth management, planning or other economic development purposes. In order to transfer funds, the Board of Directors of the IDC needs to adopt a resolution authorizing the transfer. Any transfer of funds would reduce the assets of the IDC and the interest earnings on these assets.

MINIMUM FUND BALANCE RECOMMENDATION:

Staff recommends that the IDC maintain the current balance of \$271,375 to ensure adequate investment earnings to fund annual operating and triennial audit expenses over the next three years. The low interest rate environment requires a higher fund balance to earn sufficient interest earnings to cover these anticipated expenses.

**INDUSTRIAL DEVELOPMENT CORPORATION
OF THE PORT OF SEATTLE
BALANCE SHEET**

	December 31, 2013	December 31, 2012	December 31, 2011
ASSETS			
Cash and Cash Equivalents	\$ 273,375	\$ 261,184	\$ 114,285
Accounts Receivable	\$ 36	120	116
TOTAL ASSETS	\$ 273,411	\$ 261,304	\$ 114,401
 LIABILITIES AND EQUITY			
Economic & Trade Fellowship Reserves	\$ 27,091	\$ 28,578	\$ 37,628
Equity	\$ 246,321	232,725	76,774
TOTAL LIABILITIES & EQUITY	\$ 273,412	\$ 261,304	\$ 114,402

⁽¹⁾ The Economic & Trade Fellowship Reserves, is the undistributed balance of approved Scholarship awards to the E&T Fellowship.

**INDUSTRIAL DEVELOPMENT CORPORATION
OF THE PORT OF SEATTLE
INCOME STATEMENT
AND CHANGES IN EQUITY**

	December 31, 2013	December 31, 2012	December 31, 2011
INCOME			
Customer Fee	\$ 16,042	\$ 166,232	\$ 82
Investment Income	1,873	1,513	4,181
Miscellaneous Income	-	15	
TOTAL INCOME	<u>17,915</u>	<u>167,759</u>	<u>4,262</u>
EXPENSE			
Administrative Expense	\$ 1,058	\$ 8,817	\$ 628
Scholarship Expense	-	-	10,000
B&O Tax Expense	252	2,991	
Other Expenses:			
State Audit	3,010	-	511
Washington State Tourism Promotion	-	-	155,000
TOTAL EXPENSE	<u>4,320</u>	<u>11,808</u>	<u>166,139</u>
NET INCOME	<u>\$ 13,595</u>	<u>\$ 155,952</u>	<u>\$ (161,876)</u>
BEGINNING EQUITY	<u>\$ 232,725</u>	<u>\$ 76,774</u>	<u>\$ 238,650</u>
ENDING EQUITY	<u>\$ 246,321</u>	<u>\$ 232,725</u>	<u>\$ 76,774</u>

**INDUSTRIAL DEVELOPMENT CORPORATION
OF THE PORT OF SEATTLE
STATEMENT OF CASH FLOWS**

	December 31, 2013	December 31, 2012	December 31, 2011
CASH FLOWS FROM OPERATING ACTIVITIES:			
Cash received from bond issuers	\$ 16,126	\$ 166,228	\$ 29
Miscellaneous cash receipts	-	15	-
Cash paid for expenses	(5,807)	(20,858)	(170,175)
Net cash provided by operating activities	\$ 10,319	\$ 145,385	\$ (170,146)
CASH FLOWS FROM INVESTING ACTIVITIES:			
Interest on investments	1,873	1,514	4,181
Net cash provided by investing activities	\$ 1,873	\$ 1,514	\$ 4,181
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	12,191	146,899	(165,965)
CASH AND CASH EQUIVALENTS			
Beginning of year	\$ 261,184	\$ 114,285	\$ 280,250
End of year	\$ 273,375	\$ 261,184	\$ 114,285

Notes: 1. Unaudited. 2. Differences due to rounding

INDUSTRIAL DEVELOPMENT CORPORATION AGENDA

Item No. 4
Date of Meeting April 1, 2014

DATE: March 7, 2014
TO: Tay Yoshitani, Chief Executive Officer
FROM: Diane Campbell, Financial Analyst III, Corporate
SUBJECT: Overview of the Industrial Development Corporation Frequently Asked Questions (FAQs).

What is the purpose of an IDC?

- To facilitate industrial expansion through use of tax-exempt financing made available to companies for qualified projects.

What does the term “tax-exempt financing” mean?

- It means bondholders (investors) who purchase the bonds do not pay federal income tax on the interest received on such bonds, as they normally would do on interest-bearing bonds.

How does tax-exempt financing help the institution that is funding capital projects?

- Because investors pay no income taxes on interest income, they are generally willing to accept a lower interest rate than if the bonds were issued on a taxable basis. Thus, tax-exempt bonds provide the ability to finance many public infrastructure capital projects at a reduced cost.

What changed in the tax law to make tax exempt financing through the IDC less attractive now than it was when these projects were financed?

There are several factors that have adversely affected the use of tax exempt financing over the years.

- When our state initially authorized the use of nonrecourse tax-exempt financing, federal tax rules permitted the financing of a very broad spectrum of projects, including wholesale and retail facilities as well as warehouse facilities. There was almost no limit on the types of facilities that could be financed. There are a lot of warehouse facilities in the State (due in large measure to our agricultural base). As a result, tax-exempt financing was an option for most capital expansion projects. Further, interest rates were very high (substantially higher than the current interest rate environment). As a result, tax-exempt financing was especially attractive, when compared to conventional interest rates.

The Tax Reform Act of 1986 made a number of changes in the tax-exempt financing code sections that adversely affected the use of tax exempt bonds for business expansion. The tax rules imposed substantial limitations on the types of facilities that may be financed with tax-exempt bonds. These limitations eliminated at least 50-60% of the facilities that had been financed pre-1986.

- In addition, before 1986, banks were the largest investors in tax-exempt bonds. The 1986 Tax Reform Act eliminated banks from the market, by making their effective rate for holding private activity bonds equivalent to a taxable rate.

- Users of tax-exempt bond financing were also restricted in their depreciation methodology for tax-exempt bond financed property. Interest on private activity bonds also is subject to alternative minimum taxes. The US Treasury proposed the enactment of these rules in order to minimize the availability of this financing tool.

Who can establish an IDC?

- Any city, county or port in the State of Washington can establish an IDC.

When and how was the Port's IDC formed?

- The Port's IDC was established on February 9, 1982, pursuant to RCW 39.84.

What is the boundary of the Port's IDC?

- King County – as defined, it is the “Corporate boundaries of the Port”. The IDC may finance projects within King County.

What is the Port's IDC's structure?

- It is a special purpose government with limited powers.
- It is governed by a board of directors who are the same as the members of the Port Commission.
- The Port cannot lend credit or give money to IDC.
- Debt is always non-recourse to the Port and to the IDC.

What law(s) govern the IDC?

- Washington State law RCW 39.84, which is the statute that covers all IDC-related issues.
- Federal law (tax code), which significantly narrows the type of projects that can be financed with tax-exempt bonds and the type of borrowers who can avail themselves of tax-exempt bonds. Projects that qualify include those involving manufacturing, processing, airports, docks and wharves, mass commuting facilities, facilities for the furnishing of water, sewage facilities, solid waste disposal facilities, qualified residential rental projects, facilities for the furnishing of local electric energy or gas, local district heating or cooling facilities, qualified hazardous waste facilities, high-speed intercity rail facilities, environmental enhancements of hydro-electric generating facilities, and qualified public educational facilities.
- Resolutions on policy adopted by the IDC board.

What does that resolution stipulate for eligibility of projects?

The Commission has adopted a policy for judging eligibility of projects:

- The IDC will consider only projects or proposals which will further the purposes and objectives of the Port of Seattle within the confines of state and federal law.
- Tax exempt private activity bonds will be issued only for the financing of projects which broaden and strengthen the economic base of the Port District by enhancing trade and the movement of passengers and cargo by air or sea, including:
 - the development or improvement of marine terminals and airport facilities or components thereof;

- the development and improvement of commercial and industrial land, manufacturing facilities, warehouses, terminal and transfer facilities, and related improvements which enhance trade via Port-owned or operated airport and marine facilities;
- the development and improvement of facilities which will enhance or promote the Port's Comprehensive Scheme; and
- the development and improvement of facilities which directly support and assist the movement of passengers and cargo by air or waterborne transportation, including, but not limited to, aircraft and ship construction and repair facilities, facilities necessary for the inspection, weighing, storage, and packaging of cargo; and connecting surface transportation facilities.

Who assists the Port in deciding which projects to fund?

- When bonds are issued, outside bond counsel is engaged to review and confirm legal compliance and eligibility of the project for tax-exempt financing. The bond counsel certifies that the issuer has the legal authority to issue the bonds and that the securities qualify for federal income exemption.

Who may apply for financing through the IDC?

- Any company with a project that qualifies for tax exempt financing and qualifies under RCW 39.84 (the RCW that covers all IDC issuances) and the IDC policy listed above may apply for IDC financing.

How much can be spent on financing the project?

- The amount of the bond issuance depends of the borrower's ability to repay as determined by investors; as non-recourse bonds, this is determined solely by the borrower's credit. Generally, all proceeds from the bond issuance are used for project spending with some exceptions. Under section 147(g) of the Federal Tax Code, any amount of bond proceeds that may be applied to finance the costs associated with the issuance of qualified private activity bonds (both before and after the issue date) is limited to 2% of the proceeds of the bond issue. As a general rule, qualified private activity bonds must satisfy a use test whereby 95% or more of the net proceeds of the bond issue must be used to finance the qualified purpose for which the bonds were issued.

How does the IDC get compensated?

- The IDC is compensated for administrative expenses related to the bonds by the borrower. The compensation is based on a percentage of the debt service. Payment is generally a lump-sum paid when bonds are issued; older bonds had the option of payments made annually through the life of the bond.

How does the bond counsel get compensated?

- Bond counsel is paid a fee that is negotiated with the borrower. The fee may be fixed or hourly. A flat fee is generally based on the type and size of the bond issue. Fees are paid at the time of issuance, generally out of bond proceeds.

Who are the current outstanding borrowers of IDC funds?

- There are currently two projects that used IDC bonds to finance the project:
 - Crowley Marine Services: Acquisition and construction of improvements to certain dock facilities (Pier 16/17) owned by the Port of Seattle.
 - Delta Air: In 2001, the IDC issued bonds on behalf of Northwest Airlines for the construction of a two-bay maintenance hangar and a cargo handling facility at SeaTac Airport. In September of

2012, the Commission gave approval for the bonds to be refinanced by Delta Airlines, which has acquired Northwest Airlines, so Delta Airlines is now the borrower. The facility is still in operation.

These projects are all completed, but the bond debt is still being paid down.

Appendix A

Chapter 39.84 RCW
INDUSTRIAL DEVELOPMENT REVENUE BONDS

Chapter 39.84 RCW Industrial Development Revenue Bonds can be found in the Washington State Legislature web site, via the following hyperlink: <http://apps.leg.wa.gov/rcw/default.aspx?cite=39.84>.

Appendix B

RESOLUTION NO. 2

A RESOLUTION of the Industrial Development Corporation of the Port of Seattle adopting a master policy for the purpose of determining the eligibility of projects or proposals for financing.

WHEREAS, the Industrial Development Corporation of the Port of Seattle (the "Corporation") is a public corporation created pursuant to Chapter 300, Laws of Washington 1981 (Reg. Sess.) codified as Chapter 39.84 of the Revised Code of Washington and Resolution No. 2845 adopted by the Port of Seattle Commission on February 9, 1982; and

WHEREAS, the Corporation is now desirous of adopting a master policy to determine the eligibility of projects or proposals coming before the Corporation; and

WHEREAS, the Corporation wishes to establish and empower a Chief Staff Officer for the Corporation with the authority to amend, update and revise, when necessary, the initial procedures to carry out the adopted policies herein; and

WHEREAS, the initial procedures have been submitted to the Board of Directors of the Corporation and by adoption of this Resolution represents Board concurrence in the general context and form.

NOW, THEREFORE, BE IT RESOLVED BY THE INDUSTRIAL DEVELOPMENT CORPORATION OF THE PORT OF SEATTLE, WASHINGTON, as follows:

Section 1. It is the basic policy of the Corporation to comply with the applicable Federal and State of Washington laws and amendments thereto in determining the eligibility of any project or proposal coming before the Corporation for consideration and/or approval for financing.

Section 2. The Corporation hereby adopts the following additional policy to determine the eligibility of projects or proposals for financing by the Corporation:

- A. The Corporation will consider only projects or proposals which will further the purposes and objectives of the Port of Seattle as adopted by the Port Commission December 9, 1980 or as further amended from time to time.
- B. Tax exempt industrial revenue bonds will be issued only for the financing of projects which broaden and strengthen the economic base of the Port District by enhancing trade and the movement of passengers and cargo by air or sea, including:
 - (1) the development or improvement of marine terminals and airport facilities or components thereof;
 - (2) the development and improvement of commercial and industrial land, manufacturing facilities, warehouses, terminal and transfer facilities, and related improvements which enhance trade via Port-owned or operated airport and marine facilities;
 - (3) the development and improvement of facilities which will enhance or promote the Port's Comprehensive Scheme; and
 - (4) the development and improvement of facilities which directly support and assist the movement of passengers and cargo by air or waterborne transportation, including, but not limited to, aircraft and ship construction and repair facilities, facilities necessary for the inspection, weighing, storage, and packaging of cargo; and connecting surface transportation facilities.
- A. The Corporation will not consider projects or proposals that:

- (1) unnecessarily or unjustifiably subsidize users, i.e., proponents must demonstrate reasonable need for this form of financing;
- (2) create unfair competition or dislocate the balance of competition within the Port District;
- (3) duplicate existing facilities which already adequately meet current needs;
- (4) are proposed by others than the directly interested party, or by any proponent unable to demonstrate a sound operating and financial history; and
- (5) are not otherwise authorized by the 1981 Local Economic Development Act or other applicable laws.

Section 3. The Chief Staff Officer of the Corporation shall be the Executive Director of the Port of Seattle. The chief staff officer is hereby authorized to carry out the purposes of the policies hereby and henceforth adopted by the Corporation and may amend, update and revise the procedures of this Resolution as it is from time to time necessary due to changes in law and/or operations of the Port without prior Commission approval, except as to fees and assessments to be charged.

The initial procedures have been submitted to the Board of Directors of the Corporation and by this Resolution they concur in the general context and form.

ADOPTED by the Board of Directors of the Industrial Development Corporation of the Port of Seattle, Washington this 27th day of April 1982.

JACK BLOCK
PRESIDENT

ATTEST:
HENRY L KOTKINS

SECRETARY
(SEAL)

Appendix C

Examples of some local area IDCs**

City of Kent Economic Development Corporation
King County Economic Enterprise Corporation
Industrial Development Corporation of the City of Everett
Economic Development Corporation of Pierce County
City of Seattle Industrial Development Corporation
City of Redmond Economic Development Corporation
City of Auburn Economic Development Corporation
Industrial Development Corporation of Kitsap County

** Entities listed established IDCs. This is a partial representative list, and does not include all IDCs and Entities with the IDCs in the State of Washington.