



FAQs on Northwest Innovation Works' lease termination

How does the Port feel about the termination?

We are disappointed that development at the former Kaiser site has been delayed, but we understand that it has to work for all parties. That's why the lease included a feasibility period. The former Kaiser site is a valuable piece of industrially zoned property. We are confident we will find a suitable use for this valuable industrial site to create jobs and economic opportunities for our community.

What other types of development would you consider for that site?

The Port purchased the property with the express intent to demolish the smelter facility, finish cleaning up the site and place it back into productive use. The Port has used the site for such interim purposes as storing autos, staging trucks and containers for other terminals and stockpiling gravel. We remain committed to putting the site back into long-term productive use, and are confident we will find a suitable use for this valuable industrial site to create jobs and economic opportunities for our community.

What will the process look like to find another tenant? Will the public get a say in what you consider?

We remain committed to diversifying our business portfolio and putting the former Kaiser site back into productive use. We will assess how to move those plans forward. It's too soon to say what that might look like. That said, leases are considered in public meetings, and are noticed in advance of the meetings.

Did citizen outcry cause NWIW to terminate the lease?

No. NWIW exercised its option to terminate during the feasibility period, as the lease provides. While we welcome public feedback and understand a need for information to flow faster during the environmental review process, it's important to remember that the environmental review process is designed to elicit facts about potential developments. The community is best served when accurate information informs the public dialogue. Fearmongering or misinformation detracts from the civil discourse and public process.

Will residual contamination on the property prevent future development?

No. During the past 10 years the Port has removed thousands of tons of waste from the site, demolished buildings and cleaned up significant portions of the property. Our total cost to purchase the property and clean it up will add up to about \$32.7 million. Under our agreement with the state Department of Ecology, materials excavated on the site during construction would need to be managed, but it does not prevent development. The site is zoned for industrial uses, providing a valuable site for future development.

Does this affect the proposed Puget Sound Energy LNG facility?

No. Puget Sound Energy's facility is completely separate. It has already gone through the environmental review process.