

# Earley Business Center redevelopment



## Port of Tacoma position

**The Port is seeking \$2 million in capital budget funding to support the redevelopment of the Earley Business Center.**

## Background

The Earley Business Center (EBC) is located at the tip of the Blair-Hylebos Peninsula on the Tacoma Tideflats. During World War I, a shipyard and sawmill operated on the site. Shipbuilding resumed during World War II and parts of the property were used for ship repair, dismantling, and salvage until about 1960. The Port purchased the EBC site in 1960 and the Port has since leased out the site for a variety of businesses and industries.

Today, the EBC serves as the home to a thriving and growing marine manufacturing sector. Key employers include SAFE Boats International (which produces vessels for military, law enforcement, fire and rescue, and other agencies), Silverback Marine (a custom aluminum boat builder), and Motive Power and Marine (specializing in ship repair, vessel modification/modernization).

Trident Seafoods also operates a vessel maintenance facility on the premises.

## Project Funding

Port of Tacoma	\$15 million
<u>State funding (proposed)</u>	<u>\$ 2 million</u>
<b>TOTAL</b>	<b>\$17 million</b>

## Failing structures and the need for redevelopment

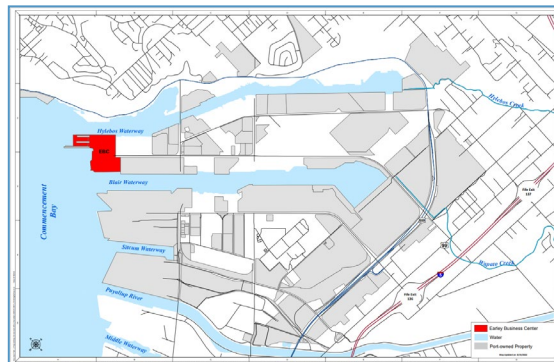
Many of the buildings on the site are at, or beyond, their expected life and are in need of constant repair. More critical is Building 532 that poses imminent structural and safety concerns.

The Port anticipates reaching 60% design for a replacement building by the end of 2022. Final design, permitting and bidding are anticipated to be completed by Q2 2023 and to have a fully operational building no later than the Q3 2024.

Due to the proximity to Commencement Bay, the building will be a concrete tilt up structure with a steel infrastructure and membrane roof. All exterior components of the structure shall be designed to consider a saltwater marine environment. As this facility or some portion of this facility will be utilized for the construction of marine vessels, large openings to allow them to be moved in and out will be required as well as the capacity for bridge cranes to be installed to handle heavy components.

## How does the state benefit?

An estimated 370 employees work at the EBC. Manufacturing at the Port of Tacoma generates an estimated \$135.7 million in annual business output, \$23.3 million in labor income and \$15.4 million in state and local taxes. State investment in this project would help preserve the existing employment opportunities at the EBC, but a modern, more efficient facility would allow for future expansion, creating additional employment opportunities and future tax revenue for the state. Moreover, as the Tacoma School District works in partnership with the Port to develop a Maritime Skills Center in Pierce County, it will be important to have a location where students can work upon graduations.



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