

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
LEWIS COUNTY, WASHINGTON**

IN THE MATTER OF:

RESOLUTION NO. 22-078

AUTHORIZE ELCPDA TO CHANGE THE USE OF
BUILDING #2 AT THE PACKWOOD BUSINESS
PARK AND TO SUBLEASE BUILDING #2 TO
LONGMIRE SPRINGS BREWING LLC

WHEREAS, the Lewis County Board of County Commissioner (BOCC) adopted Ordinance 1149 on May 20, 1996, providing for the creation of the East Lewis County Public Development Authority (ELCPDA) to assist with and provide for small business and light industrial development in the Packwood area; and

WHEREAS, the BOCC passed Resolution 98-208 on April 27, 1998, approving a lease agreement between Lewis County and the ELCPDA for county-owned real estate at 112 Norman Way in Packwood (parcel number 035179006002); and

WHEREAS, the lease specified that the premises were to be used to promote and assist small business and light industrial development within east Lewis County for a lease period of 50 years (May 1, 1998 through March 31, 2048) and renewable in 10-year increments thereafter; and

WHEREAS, the BOCC amended the lease agreement via Resolution 98-208 on October 25, 1999, to correct the legal description of the parcel; and

WHEREAS, the BOCC passed Resolution 00-053 on February 7, 2000, confirming that the BOCC had reviewed and approved a conceptual plan for the Packwood Business Park and Incubator Buildings; and

WHEREAS, the BOCC passed Resolution 09-357 on Oct. 26, 2009, to authorize a loan of \$300,000 to the ELCPDA from the Distressed Counties Fund to finance the construction, acquisition and improvements to the Packwood Business Park, Phase II (Packwood Business Park) and approve a site plan amending the 1999 conceptual site plan; and

WHEREAS, as per the lease agreement (both the original and the amended version), the ELCPDA is required to submit for BOCC approval a plan demonstrating its intended use of the property; and

WHEREAS, the ELCPPA contacted the BOCC on March 3, 2022, requesting that the BOCC

1. Consider and accept the revised conceptual site plan labeled "Longmire Springs Brewing Site Plan."
2. Authorize the ELCPPA to change the use of Building #2 at the Packwood Business Park from an ammunition manufacturing facility to a beer manufacturing facility (a full production brewery).
3. Authorize the ELCPPA to sublease Building #2 to Longmire Springs Brewing, LLC (Peter Charbonnier and Amy Besunder).

WHEREAS, upon approval of its requests, the ELCPPA has indicated it will assist the tenant and initiate permitting with the permitting agencies; and

WHEREAS, it is in the public's best interest to approve the ELCPPA's requests.

NOW THEREFORE BE IT RESOLVED the BOCC hereby accepts the revised conceptual site plan labeled "Longmire Springs Brewing Site Plan"; and

NOW THEREFORE BE IT FURTHER RESOLVED the BOCC authorizes the ELCPPA to change the use of Building #2 at the Packwood Business Park from an ammunition manufacturing facility to a beer manufacturing facility (a full production brewery); and

NOW THEREFORE BE IT FURTHER RESOLVED the BOCC authorizes the ELCPPA to sublease Building #2 to Longmire Springs Brewing, LLC (Peter Charbonnier and Amy Besunder).

DONE IN OPEN SESSION this 22nd day of March, 2022.

APPROVED AS TO FORM:
Jonathan Meyer, Prosecuting Attorney

BOARD OF COUNTY COMMISSIONERS
LEWIS COUNTY, WASHINGTON

Amber Smith
By: Amber Smith,
Deputy Prosecuting Attorney

Lindsey R. Pollock, DVM
Lindsey R. Pollock, DVM, Chair

ATTEST:



Sean D. Swope
Sean D. Swope, Vice Chair

Rieva Lester
Rieva Lester,
Clerk of the Lewis County Board of
County Commissioners

F. Lee Grose
F. Lee Grose, Commissioner