

**THE PORT DISTRICT OF SOUTH WHIDBEY ISLAND
SPECIAL MEETING**

Held at Port Office Conference Room, 1804 Scott Rd, Freeland, WA
Wednesday, April 27, 2016 at 3:00 p.m.

AGENDA

SPECIAL MEETING CALL TO ORDER and PLEDGE OF ALLEGIANCE (3:00 p.m.)

Fairgrounds

Island County Six-Year CIP and TIP

Possession Point State Park

ADJOURNMENT (Approximately 4:45 p.m.)

PORT DISTRICT OF SOUTH WHIDBEY ISLAND

Minutes of the Special Meeting

April 27, 2016

Freeland, Washington

Commissioners Present: Ed Halloran (Langley), Jack Ng (Freeland), and Curt Gordon (Clinton)

Port Staff: Angi Mozer (Executive Director) and Molly MacLeod-Roberts (Port Clerk)

MEETING CALL TO ORDER: The Special Meeting of the Port District of South Whidbey Island's Board of Commissioners was convened on Wednesday, April 27, 2016, in the Port office conference room at 1804 Scott Rd. in Freeland, WA. As announced, the primary purpose of the Special Meeting was for the Commission to address the items on the Agenda. Although the Meeting was of course open to the public, it was scheduled primarily for Commission consideration, discussion and action on those specific issues and public participation was not on the Agenda.

Commissioner Ed Halloran, President, called the Special Meeting to order at 3:00 p.m., followed by the Pledge of Allegiance.

Fairgrounds: The Board of Island County Commissioners (BICC) provided a letter dated April 19th expressing support of the Port's efforts to secure the future of the Fairgrounds property and outlining the terms of the property transfer if it is successful. The letter states the Port's proposal "...gives the voters of South Whidbey an opportunity to approve continued public ownership of this local treasure and generate the funds needed to sustain it for the future." In order to support a transfer of ownership of the Fairgrounds property, the BICC requests the Port guarantee to:

- 1) *Secure the future use of the property for Island County 4-H programs and an annual agricultural fair (as defined in RCW Ch. 15.76), without placing an insurmountable financial burden on the Island County 4-H programs or the Island County Fair Association's annual fair;*
- 2) *Preserve the historical nature of the Pole Building;*
- 3) *Continue to provide a satisfactory location for any historic structures owned by the South Whidbey Historical Society that is currently located on the Fairgrounds;*
- 4) *Require that the Fairgrounds not be sold or otherwise conveyed by the Port to another party for private ownership except upon prior approval of a majority of qualified voters in an advisory election held within the geographical boundaries of the South Whidbey School District; and*
- 5) *Form an advisory committee of stakeholders for management of the property with a seat for the county and the city.*

The South Whidbey Historical Society had also sent a letter dated April 19th providing details regarding the two buildings the Society owns and maintains on the Fairgrounds (The Brooks Hill Cabin and the McLeod Cabin). The Antique Barn contains old horse drawn buggies, logging tools, farm implements and a dugout canoe. Most of those artifacts were donated by the Society, along with the Gabelein antique farm equipment that was added to the collection this year.

Gordon believed the Port could meet all the terms and suggested the response to BICC would be to offer to renew the lease (through March 31, 2017), submit an Application for RCEDF (Rural County Economic Development Funds) in the amount of \$100,000 and get set up to run the ballot issue.

The Commission agreed Mozer and one Commissioner should set up a meeting with the South Whidbey Historical Society and a meeting with the Fair Association to address any concerns those organizations might have and answer questions.

Gordon said the Port has unanimous support from the BICC for the transfer if the Port meets the five conditions outlined in the letter. When negotiations for the transfer take place, the Port will need to throw back to the County the years of completely underfunded maintenance of the Fairgrounds. He believes that Island County had an obligation to do more than they did. Rather than just having Island County walk away from that obligation, he thinks the responsible thing for the Port to do is to ask the County for help and commitment for a certain amount of improvements that the County failed to address during their time of ownership.

Mozer presented the draft Island County Fairgrounds Lease Amendment No. 1, extending the term of the original lease from April 1, 2016 through March 31, 2017. It is essentially the same as the first year's lease that expired March 31, 2016, with the County (as property owner) expected to take care of any major maintenance issues.

ACTION: A Motion was made by Commissioner Curt Gordon and seconded by Commissioner Jack Ng to approve Island County Fairgrounds Lease Amendment No. 1 as presented, extending the lease through March 31, 2017. The Motion passed unanimously.

ACTION: A Motion was made by Gordon and seconded by Ng to move forward to place the Fairgrounds transfer approval and levy increase on the August ballot and work with bond counsel and election consultant on the legal process and terms.

Port Clerk Molly MacLeod-Roberts believed the Port might have to pass a Resolution to put a measure on the ballot. If a Resolution is required, the Commissioners would need to approve and adopt it prior to filing on May 13, 2016. Since the Port's Regular Meeting on May 10th will be adjourned for lack of a quorum until May 17th, if needed the Resolution can be added to the Agenda of the Special Meeting scheduled for the morning of May 10th to sign vouchers.

Halloran called for the vote and the Motion passed unanimously.

Mozer had prepared a draft Application for 2016 Rural County Economic Development Funds requesting \$100,000 to cover Fairgrounds activities from April 1, 2016 through March 31, 2017.

ACTION: A Motion was made by Gordon and seconded by Ng to authorize Executive Director Angi Mozer to submit the Application for 2016 Rural County Economic Development Funds as presented. The Motion passed unanimously.

Island County Six-Year CIP and TIP (Capital and Transportation Improvement Plans): Based on Commissioner input, Mozer drafted a response to the County's request for recommendations for prioritization to address critical areas of concern related to economic development and transportation issues. The identified suggestions for County improvements are:

- Provide improved public road access to the industrial-zoned properties in and around the Whidbey Air Park.
- Include the potential for passenger ferry use to be incorporated into the regional transportation network.
- Improve Island Transit services to/from the Clinton Ferry on Saturdays and Sundays.
- Support traffic calming measures and circulation improvements to bolster economy of the downtown Clinton corridor.

ACTION: A Motion was made by Gordon and seconded by Ng to submit the response letter to Island County Public Works Department as presented. The Motion passed unanimously.

Possession Point State Park: At the Island County Council of Governments meeting, Island County Commissioner Helen Price Johnson said she attended the recent Washington State Parks meeting. The State made it clear that there no plans to surplus any property, including Possession Point. Gordon wanted to remind constituents that the Port is not a parks department, and any purchase or acquisition of property must meet the Port's mission of economic development.

ADJOURNMENT: The Special Meeting was adjourned at 3:48 p.m.

Approved:

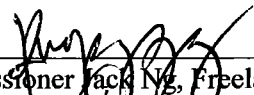
Minutes reviewed by:



Commissioner Ed Halloran, Langley



Angi Mozer, Executive Director



Commissioner Jack Ng, Freeland



Commissioner Curt Gordon, Clinton

Public Disclosure Statement: The foregoing Meeting Minutes, audio recording and all supporting documents presented are available at the Port of South Whidbey, 1804 Scott Rd., Suite 101, Freeland WA 98249.