

AGENDA
THE PORT DISTRICT OF SOUTH WHIDBEY ISLAND
REGULAR MEETING

LOCATION: Freeland Library, Freeland

DATE: March 12, 2008

7:00 PM – 7:30 PM WORKSHOP

1. 7:30 PM - REGULAR MEETING

- A. Call to Order
- B. Pledge of Allegiance

2. BUSINESS MEETING

- A. Consent Agenda:
 - 1. Minutes on file: Minutes from Regular Meetings of December 12, 2007, and January 9, 2008, and Special Meetings of January 7 (CTED) and 23 (Public Meeting), 2008
 - 2. Vouchers: Vouchers #3349 through #3379 (as signed today) for a total amount of **\$30,308.10**.

3. PUBLIC COMMENT – Including Items not on Agenda.

- A. Applications for Funds
 - 1. Mayfest by Clinton Progressive Assoc.
 - 2. Burning Word Poetry Festival
 - 3. MRC Educational Panels at Maxwelton/Mackie Park
 - 4. Whidbey Farm Tour
 - 5. Open Studio Tour

4. ACCOUNTANT REPORT:

- A. January 2008 Financial Statement (mailed earlier)

5. PROJECT ACTION ISSUES - Staff Report, Public Comment, Commissioners' Discussion

- A. South Whidbey Marina
 - 1. Review and Selection of Concept Designs, incl. Initial Cost and Long-term Financials
 - 2. Joint Commission and Council Project Workshop
 - 1. Meeting: Tuesday, March 25 – incl. prelim plans for Dinner followed by Joint Meeting, facilitated by Marilyn Ferguson-Wolf
 - 2. Contract: Proposed 3-way contract, 50-50 split fee. Review by Al, Signature by Ed?
 - 3. DNR Lease Issues
 - 4. Boating Facilities Program (BFP) Grant via RCO: Go / No-Go Direction
- B. Bush Point Boat Launch
 - 1. Ramp Grid Repair: Concrete Placed! Floats to be installed April 8!
 - 2. Status of Reimbursement and Transfer Issues

- C. Clinton Beach, Pier, and Parking Lot
 - 1. Humphrey Lot Lease: Lease Agreement signing for Patty's Parking

6. ACTIVITIES/INVOLVEMENT REPORTS INCL. ANNUAL COMMITTEE ASSIGNMENTS

- A. Economic Development Council (EDC)
- B. Council of Governments (COG)
- C. Skagit-Island Regional Transportation Policy Organization (RTPO)
- D. Marine Resources Committee (MRC)
- E. Washington Public Ports Association (WPPA)
- F. Community Trade & Economic Development (CTED)

7. OLD BUSINESS

- A. April Meeting Date Confirmation: **Wednesday April 16, 2008 at TLC**

8. NEW BUSINESS

- A. Shore Stewards
- B. Puget Sound Partnership
- C. Sustainability Resolution (Draft)
- D. Letter to Ballmer/Microsoft (Draft)
- E. Urban Waterfront Revitalization Conference: Sept 10-12 in Bremerton

9. EXECUTIVE SESSION (if necessary)

10. ADJOURNMENT

NOTE TO COMMISSIONERS: Please remember the April 15 PDC Filing deadline!

PORT DISTRICT OF SOUTH WHIDBEY ISLAND

Minutes of the Regular Meeting

March 12, 2008

Freeland, Washington

Present at the meeting were:

Commissioner Lynae Slinden, Clinton
Commissioner Rolf Seitle, Langley
Commissioner Geoff Tapert, Freeland
Ed Field, Port Manager
Dane Anderson, Port Financial Coordinator
Molly MacLeod-Roberts, Port Clerk

Don McArthur, South Whidbey Yacht Club
Ken Urstad, Marine Resource Committee
John Martin, Clinton Resident
Karen Krug, Whidbey Farm Tour
Chris Williams, Whidbey Farm Tour
Elisa Miller, Clinton Progressive Association
Marilyn Ferguson-Wolf, Facilitator
David Powers, Clinton Resident
Dick & Wendy Audette, Clinton Residents
Tom & Jill Flood, Clinton Residents
Dona & Helga Lane, Clinton Residents
Jeff VanDerford, South Whidbey Record
John Shotwell, Langley Resident
James Recupero, City Of Langley Councilman
Sue Ellen White, Burning Word Poetry Festival
R. L. Reich, Freeland Resident
Sue Taves, Langley Resident
Barb Matthews, Clinton Resident
Rhonda Salerno, Langley Resident
Joyce Fossek, Langley Resident
Vance Tillman, Langley Resident
Robert Boehm, South Whidbey Yacht Club

Absent: None

1. MEETING CALL TO ORDER:

The regular meeting of the Port District of South Whidbey Island's Board of Commissioners was convened on March 12, 2008, at the Grigware Hall Community Building of Trinity Lutheran Church in Freeland, WA. Commissioner Seitle, President, called the meeting to order at 7:30 p.m., followed by the Pledge of Allegiance.

2. BUSINESS MEETING – THE CONSENT AGENDA:

A. Consent Agenda:

1. Minutes: Minutes from the Regular Meetings of December 12, 2007, and January 9, 2008 and Special Meetings of January 7 and 23, 2008.

2. Vouchers: Vouchers audited and certified by the auditing officer as required by RCW 42.24.080, and those expense reimbursement claims certified as required by RCW 42.24.090, have been recorded on a listing which has been made available to the Board, and have been presented to the Board for review. The vouchers so listed and presented are summarized on the attached Voucher Listing (**EXHIBIT A**).

ACTION: A Motion was made by Commissioner Slinden and seconded by Commissioner Tapert to accept the Consent Agenda, including authorization of Vouchers #3349 - #3379 in the amount of \$30,308.10. The Motion passed unanimously.

3. PUBLIC COMMENT – Including Items not on Agenda:

Commissioner Seitle recognized the following attendees who asked to comment to the Board:

David Powers, Clinton Resident: Powers distributed copies of his unsent email dated 3/12/08 (**EXHIBIT B**), in which he made suggestions for short term fixes to providing services at Langley Marina. After reading it aloud and providing some more details, Powers said he would be pleased to answer any questions the Commission might have. Commissioner Seitle thanked him for his input.

Tom Flood, Clinton Resident: Flood said he was very concerned about the possibility of the Commission raising his property taxes for the development of the marina without a public vote. He said he is not opposed to the concept of developing and improving the marina, but he is totally opposed to doing it without a public vote.

Dick Audette, Clinton Resident: Audette said he understands that a marina is used mostly by boat owners, and therefore the boat owners should be the ones to pay for it. He doesn't think everyone on South Whidbey Island should have to pay for the marina. He said the Port's plan to impose the tax without a vote of the public is "outlandish and ludicrous."

John Martin, Clinton Resident: Martin said he thought there was a lot of misconception in the community because of the article in the South Whidbey Record. He said the Commission was only floating different ideas and potentials.

Commissioner Seitle said the Commission has not decided how the Port will fund the project. He explained that port districts are empowered and charged by the State Legislature to be a municipal corporation with the responsibility of furthering economic development in the area. He said the taxpayers' money is used in a similar manner as venture capital for a new business. Commissioner Seitle said that when the Port uses the powers given to it by the Legislature, the Commission would do so in a very careful and responsible way. He further explained that the port district system was created in 1911 by the Legislature for the purpose of providing economic opportunities that would not otherwise be available. Unlike cities, school districts or other taxing agencies, ports try to use the money collected from the taxpayers to create a return on that investment.

Bob Reich, Freeland Resident: Reich said revenue of \$48,000 per year on a marina projected to cost \$15-\$20 million was not a very good return on the investment. He thinks raising taxes without a public vote should be taken off the table. He feels the marina will primarily benefit the businesses in Langley, so he doesn't think the entire district should pay for it. Reich said the Port is already getting a portion of taxpayers' money and they should use that.

Commissioner Seitle said the Port of South Whidbey is the lowest taxing port in the state for a district of this size. He said the Port receives just \$0.11 per \$1,000 of assessed property value, and the average for all the state's port districts of this size is approximately \$0.38 per \$1,000. He said the Port has been extremely careful with taxpayers' money. The Port has done a lot of things that are important to the community, including providing opportunities for fishing, boat launches, parks & recreation and supporting the community in general. Commissioner Seitle said those things utilize most of the property tax money collected by the Port. He said that developing the marina provides the best chance to provide economic opportunity for the entire South Whidbey community.

Bob Boehm, South Whidbey Yacht Club: Boehm said he currently pays money to a marina in Seattle, and he would much rather pay money to a marina on Whidbey Island.

Joyce Fossek, Langley Resident: Fossek wondered when the residents of South Whidbey who would be financing the marina would recoup anything. She said the boat ramp is not usable and there is very little parking. She resents that property taxes can be raised without any vote.

Vance Tillman, Langley Resident: Tillman said he didn't think tourists would provide much revenue at all, and the only income would come from locals paying moorage. He said the numbers don't work.

Rhonda Salerno, Langley Resident: Salerno said Langley is the wisest place to develop the boat harbor and she thinks they will see a lot of traffic come in. She said the uplands area at the marina is quite small, as are the adjacent lots. Salerno feels the whole area lends itself to being a park, and she would like to see the Port purchase the private properties owned by the Drakes and Waters-Riehl. She would like to see Drake's Landing preserved as a harbor office with showers and laundry facilities.

Commissioner Seitle thanked them all for their comments.

A. Applications for Funds:

1. **Mayfest by Clinton Progressive Association:** Elisa Miller, Clinton Progressive Association Secretary, was on hand to request funding in the amount of \$600 for Mayfest., as per the Application For Funds previously submitted (**EXHIBIT C**). Miller described Mayfest as a one-day event that is open to the public and tourist-attractive. The Association hopes the event will evolve into something they can be proud of and can continue year after year to bring some focus to the Clinton village community.

ACTION: A Motion was made by Commissioner Slinden and seconded by Commissioner Tapert to approve the Clinton Progressive Association Application For Funds in the amount of \$600. The Motion passed unanimously.

2. **Burning Word Poetry Festival:** Sue Ellen White of Burning Word Poetry Festival was on hand to request funding in the amount of \$1,200, as per the Application for Funds previously submitted (**EXHIBIT D**). White said this is the 5th annual festival and explained that it is a one-day event held at the Greenbank Farm. Commissioner Seitle noted that Greenbank is not within the Port's jurisdiction. White said the poets would be hosted on the south end and many people would come from off-island and might stay the night in South Whidbey bed & breakfast inns, although she acknowledged that they will be running charter busses from the ferry directly up to Greenbank. Commissioner Slinden

asked where the sponsorship for the Festival comes from and where the organization is headquartered. White said it is a statewide organization called the Washington Poets Association (WPA). The Festival will be held on Whidbey Island again in 2009, and after that WPA will re-evaluate the location. Commissioner Slinden noted that Greenbank Farm is within the Port of Coupeville's district, and asked White if the Festival had approached them. White said they had not. Commissioner Seitle asked if the Festival had to pay the Port of Coupeville to rent the facility. White said the WPA had signed a contract to use the Greenbank Farm before she came on board. Commissioner Seitle and Commissioner Tapert didn't like the idea of providing support for an event in the Port of Coupeville's jurisdiction. There was no Motion made to support the request for funding.

3. Marine Resources Committee (MRC) Educational Panels at Maxwellton/Dave Mackie Park: An Application for Funds requesting \$1,500 for educational panels at Dave Mackie Park was previously submitted (**EXHIBIT E**). Commissioner Seitle said the Port has long supported the activities of the MRC.

ACTION: A Motion was made by Commissioner Slinden and seconded by Commissioner Tapert to approve the Marine Resources Committee Application For Funds in the amount of \$1,500. The Motion passed unanimously.

4. Whidbey Farm Tour: Karen Krug, Chair of the Whidbey Farm Tour Steering Committee was on hand to request funding in the amount of \$1,500, as per the Application for Funds previously submitted (**EXHIBIT F**). Krug thanked the Commission for their previous support, and presented the Port with a framed print of the artwork from last year's Farm Tour brochure. She said the Tour had a very good response last year when they extended the event to span two days instead of one day. The farmers who participate in the Tour have said it has really helped them economically by giving them a boost in the fall. Commissioner Slinden asked if they would be charging a fee to attend the Tour this year, and Krug said no, because they want to keep it free of charge as an affordable family-type experience. Commissioner Slinden asked if the Tour worked with the South Whidbey Tiltth at all, and Krug explained that Tiltth would actually be one of the farms on the Tour this year.

ACTION: A Motion was made by Commissioner Slinden and seconded by Commissioner Seitle to approve the Whidbey Farm Tour Application for Funds in the amount of \$1,500.

Commissioner Tapert said he was concerned that there were more farms in the 2007 Tour in the Port of Coupeville's District than there were in the Port of South Whidbey's District, yet the Port of Coupeville had only provided \$500 in support. Krug said there are more south end farms participating this year, and she explained that the Port of Coupeville's budget greatly limited their ability to sponsor events. Commissioner Slinden asked if there are 4-H groups involved and Krug said yes, very much so, and the M-Bar-C Ranch is also very involved.

The Motion passed unanimously.

5. Open Studio Tour: Sue Taves, Chair of the Open Studio Committee, was on hand to request funding in the amount of \$2,500, as per the Application for Funds previously submitted (**EXHIBIT G**). Commissioner Slinden said the Tour is focused primarily on and is a very significant feature of the South Whidbey Island arts community. She encouraged support of the Tour. Taves reported that they had record numbers of people attending and

artists participating in the event. She said the Port had previously offered support to focus on off-island advertising and it was significantly helpful, so they are raising funds to double that budget. Taves said they are also doing a cooperative marketing campaign with the Tour de Whidbey.

ACTION: A Motion was made by Commissioner Slinden and seconded by Commissioner Tapert to approve the Open Studio Tour Application for Funds in the amount of \$2,500.

Commissioner Tapert asked about the locations of the artists' studios. Taves said the event is put on through the Island Arts Council, which serves the whole island. She said that traditionally about 70% of the studios are located on the south end of the island. The center for ticket sales, the reception event and the 10-day exhibit will be at Bayview Corner.

The Motion passed unanimously.

4. ACCOUNTANT REPORT:

A. Financial Statement: The Commissioners acknowledged the January 2008 Financial Statement which had been mailed to them previously (**EXHIBIT H**).

5. PROJECT ACTION ISSUES:

A. South Whidbey Marina:

1. Review and Selection of Concept Designs: Port Manager Ed Field referred the Commissioners to the packet of modified and new marina design concepts and financial estimates prepared by Art Anderson Associates (AAA) that were previously mailed to them (**EXHIBIT I**). He explained that he would run through the layouts using the overhead projector and give a quick technical wrap-up on them. Financial Coordinator Dane Anderson will then review the financial part and answer any questions regarding the Executive Summary he prepared for each option. The idea is for the Commission to review the 7 or 8 possibilities and get it down to a short list, possibly with a preferred option. After those have been "fleshed out" with Greg York of AAA and Dane, they will be sent to the City of Langley for consideration at the joint meeting. Ed said that the Port has heard extensive input from kayakers, divers, boaters, and residents of the Port District.

Ed explained that the Uplands concept was the same for all the options: Phil Simon Park is moved to the waterfront area, the boat ramp is improved, the new dock is installed on the side near the pier, a Port office trailer or modular building is positioned next to the existing restroom, and as much parking is put in as possible, probably using just gravel. Ed said that many of the initial-phase concepts are predicated on being able to build a marina facility with existing power and water availability, and then major utility upgrades and planning would be required to go to a full build-out concept. The Uplands layout with the above changes is estimated at \$540,000. Dane said that the Uplands improvements are included in all the options that will be reviewed tonight.

Commissioner Slinden asked Dane to explain how he came up with the figure for additional annual business revenue to South Whidbey Island. Dane said it was a model developed with the U.S. Forest Service, Department of the Interior and the University of Minnesota. Paul Sorenson of BST Associates, a very well respected marina consultant

whose focus is on marina economics, takes the information the Port provides regarding the number of permanent slips, the number of temporary slips, and the available uplands area and runs it in the model and comes back with the figure.

Dane noted that the Phase I – Min Draft did not include the \$540,000 estimated cost for the uplands, so the total cost with the uplands would actually be about \$2.4 million.

In response to Commissioner Seitle’s questions about costs per slip for each option, etc., Dane acknowledged that the capital expenditure numbers are pretty conservative, so it would be pretty surprising if they exceeded the estimated construction costs.

Dane also noted that once the marina gets down to only 40 or so additional slips, it doesn’t break even and becomes something the Port would have to subsidize on an ongoing basis.

Commissioner Seitle said whatever they do, the Non-Project SEPA would include the full build-out for the final project. Ed said they would need to “draw an envelope” for the full build-out and submit it for a Non-Project SEPA after an agreement is reached with the City of Langley. Commissioner Seitle suggested that the Commission should come up with 3 options out of those presented, and Commissioner Slinden agreed.

Commissioner Seitle said the existing marina has a life span of 5-8 more years at the most. Ed said it is probably in the 8-10 year range, but the regulations on creosote may override that. Commissioner Tapert said he would prefer that they not have to redo anything between the phases – they should simply start the spine and branch off from that as they can afford it. He said Phase I – Min would accomplish that, and if the transient moorage was stern-tied they would have 30+ slips. Commissioner Tapert said Phase I – Min is what they can afford to do today under their existing revenue sources., and then if the Port can get additional funding they can move to Phase II without redoing anything. Commissioner Seitle said he liked Phase I – Min. as well. Commissioner Slinden said she liked the concept of Phase I – Min, but she was concerned that it would not generate any revenue. Commissioner Seitle said he was somewhat tired of putting money into conceptual designs, and he thinks they should settle on a 3-pronged approach: minimum to start, how to expand it and what the final project will look like.

Commissioner Seitle thought they needed to have another workshop session to decide the initial and progression of development concepts. Commissioner Slinden felt the Port should meet with the City first, and Commissioner Tapert agreed. He said the Port needs a home for the breakwater. Ed agreed that a good approach would be to draw the outer envelope for full build-out, see if the City is amenable to that outer envelope and then try to figure out what is appropriate for Phase I.

The Commission agreed to go to the City with Phase I – Min and Phase II. The Port would look for permitting on Phase I and look at Phase II as the “outer envelope” for full build-out. They would also submit the Typical Phase I – Uplands plan. Dane pointed out that minimizing Phase I results in the cost being a lot more to get to the final build-out – possibly over \$5 million more.

Commissioner Slinden asked Ed if Phase I – Min, Phase II and Typical Phase I – Uplands would be an adequate presentation for the Port to give the City of Langley. Ed said the two plans with the full information and with the parking lot would be adequate, but including an undeveloped interim phase wouldn’t be a bad idea. He said he understands the Port is

proposing Phase I – Min as the initial implementation and everything else as “when funding becomes available.” Commissioner Seitle asked if they wanted to have another workshop to finalize that, and Commissioner Tapert and Commissioner Slinden both indicated they did not see a need for another workshop.

Ed said that there is enough money left in AAA’s concept design budget to clean up the draft layouts for a good presentation to the City, but that’s it. Ed asked the Commission to confirm that the Port needs to go to the City and get to agreement with them before getting into any further design work. The Commission agreed.

Joyce Fossek, Langley resident. Fossek said she had additional questions. She asked if the plan contained a fueling dock, and the Commission said no. She asked how the boat owners would refuel their boats. Commissioner Seitle explained they had done a study on the fuel dock about six months ago, and it turned out that a fuel dock would be “a big loser.” It would cost close to \$1 million to build. Fossek asked how many permanent moorage slips were in the plan, and was told there would be 80 permanent slips. She wanted to know where all the cars would park in the summer when those people wanted to take their boats out. Commissioner Slinden said they are currently looking at a minimum of zero permanent slips and a maximum of 80 permanent slips, and they are waiting to hear from the City regarding their expectations as well. The questions Fossek has asked are another reason why the Port wants to talk to the City. Commissioner Slinden emphasized that the whole thing is a work in progress and they don’t have all the answers yet. Commissioner Tapert said it is possible that a shuttle could be arranged with Island Transit and Commissioner Seitle said an arrangement might be made that would allow marina parking at the Langley Middle School.

Don McArthur, South Whidbey Yacht Club. McArthur said he was glad the pods had been removed from the plan for the marina. He said from what he’s seen in the Puget Sound area, no one knows how to do stern moorage.

2. Joint Port Commission and City Council Project Workshop:

- a. Meeting Date - Tuesday, March 25: Ed said the preliminary plan is to have a brief dinner for participants followed by the Joint Meeting, facilitated by Marilyn Ferguson-Wolf. The Commission agreed on the date and the tentative start time of 5:30 p.m. Ed explained that with the assistance of the facilitator, an informal dinner would be followed by a Special Meeting to be conducted in workshop style. The venue has not been determined, but St. Hubert Church in Langley is a good possibility.
- b. Facilitator Contract: Ed referred to the Commission to the packet of information regarding Ferguson-Wolf (**EXHIBIT J**), and noted that the City of Langley has agreed to a 50/50 split of the proposed fee of \$3,400 for the 3-way contract between the City, the Port and Ferguson-Wolf. Ed said the proposal seemed reasonable, but he will run it by Port Attorney Al Hendricks prior to signing it. The Commissioners took no exception to proceeding in that manner after Al’s review, and Ed was advised to proceed.

3. Department of Natural Resources (DNR) Lease Issues: Ed said the issue is significant and needs to be dealt with. The existing City lease was not renewed 4 years ago, but the City has consistently made payments. Therefore no lease is in place at this time, and DNR would prefer that a lease be re-established with the City and then formally closed out

before a new lease is started with the Port. Ed explained that relates to contamination and conditions of the tidelands, etc. Last summer, the Port did some sediment sampling, including one composite sample that was pulled from within the marina area. In general, the test results were good – there was nothing over the threshold limits and nothing indicating a major contamination problem in the water. The existing sunken tire reef is another issue. Ed said that the State of Washington is “schizophrenic” over the reef – part of Washington Department of Fish and Wildlife (WDFW) thinks it is habitat, part of it considers the sunken tire reef to be hazardous waste that needs to be removed. DNR seems to be leaning toward “needs to be removed” but they are also willing to look at establishment of a restoration site for the habitat issue. Ed said the issue is certainly pertinent to the lease. The Port and City will need to discuss the re-establishing of the City’s lease or not, and the liability and risk management issues involved. Ed added that no on shore sampling for contamination was done, and the oil recycling station behind the restrooms is of some concern.

Commissioner Seitle said there is a second DNR lease involved in front of the original Hein marina property that is now the Boatyard Inn. He said that when Paul Schell and Tony Puma acquired that property, that DNR lease went back to the City. Commissioner Slinden asked if that issue needed to be clear before the marina could be transferred, and Ed said that DNR needs to be part and parcel of the transfer, because the InterLocal Agreement (ILA) includes the leased properties. The ILA will need to be amended to clean up the legal description of the properties.

4. Boating Facilities Program (BFP) Grant via Recreation and Conservation Office (RCO): Go/No-Go Direction: Ed reported the Port had filed a Letter of Intent to keep the door open on the grant, and next up is the technical deadline on May 3, 2008. The full presentation would need to be ready by then and the entire process would involve a great deal of time and effort. Ed suggested that although it is a possible future option for funding, right now they needed to focus their efforts on the marina, working with the City and dealing with the transfer issue. Commissioner Slinden asked about the cycle of the BFP Grant, and Dane thought it was every year. Commissioner Seitle disagreed with Ed’s suggestion to pass on the BFP Grant this year, because the boat ramp repair is a priority and once it is done, the Port will need the grant money. Ed said the assumption is that the uplands construction including the ramp construction would go at the same time as the Phase I construction of the marina, which is roughly two years out with permitting. Commissioner Slinden said she wants to see the ramp done, get the parking in and get the uplands usable. Ed said if the Port wants to run two separate contracts – one for the uplands and one for the marina – then the estimates for the work would have to go up. Dane said the challenge with the grants is that if the Port takes the money, the facility has to be set aside for transient, non-commercial use in perpetuity. Parking could not be used for any use other than non-commercial, recreational use. Dane said he had met with the project manager at RCO, and she recommended that the Port should not go for grants because of all the encumbrances. Commissioner Tapert agreed that acceptance of grants could easily result in the Port being too restricted. After further discussion, the Commission agreed that pursuing RCO grant money for this year is a “no-go.”

B. Bush Point Boat Launch:

1. Ramp Grid Repair: Ed reported that Bush Point is in great shape: the concrete is down and cured, and the ramp will probably open this weekend. The pile hoops are back from the re-fabrication shop and everything is on track to launch the floats on April 8th.

2. Status of Reimbursement and Transfer Issues: Ed said he had received a 20-page ILA from Kye Iris, Lands Agent for WDFW. Ed thought it was the transfer, but it was essentially a 2-page document accompanied by 18 pages of boilerplate, and it was simply for the \$9,000 of funding to reimburse the Port. The document referred to WDFW as “owner” and the Port as “contractor.” Ed said that attorney Hendricks had the same objections to the document as Ed. Iris has yet to report back with a status update. When Ed explained that he thought the \$9,000 would simply be part of the transfer agreement, Iris told him that ILA was in the SEPA process now. Ed explained that means WDFW is “SEPA-ing” an agreement with the Port that they haven’t even bothered to let the Port see, and WDFW has not even notified the Port of the SEPA or put them on the comment list. Ed said he would keep the Commission informed.

C. Clinton Beach, Pier and Parking Lot:

1. Humphrey Lot Lease Signing for Patty’s Parking: Commissioner Seitle signed the lease that was approved at the Port’s regular meeting on February 13, 2008.

6. ACTIVITIES/INVOLVEMENT REPORTS:

- A. Economic Development Council (EDC):** Nothing new to report.
- B. Council of Governments (COG):** Nothing new to report.
- C. Skagit-Island Regional Transportation Planning Organization (RTPO):** Nothing new to report.
- D. Marine Resources Committee (MRC):** Commissioner Slinden said funding of signage for informational panels is the item the MRC is most involved with right now.
- E. Washington Public Ports Association (WPPA):** Nothing new to report.
- F. Community Trade & Economic Development (CTED):** Nothing new to report.

7. OLD BUSINESS:

- A. April Meeting Date Confirmation:** As agreed at the regular February meeting, the Port’s regular April meeting will be held Wednesday, April 16, 2008, at 7:30 p.m. in Grigware Hall at Trinity Lutheran Church in Freeland.

8. NEW BUSINESS:

- A. Shore Stewards:** Ed referred to the Shore Stewards application previously copied to the Commissioners (**EXHIBIT K**). The Commission agreed to join the Shore Stewards Program and directed Ed to complete the Application for Certification.
- B. Puget Sound Partnership (PSP):** The Commission agreed they needed to join, but Ed said he wanted them to know it will take some time and involve a 30-page Project Inventory for all of the Port’s facilities, water management plans, etc. Ken Urstad of the MRC encouraged Ed to work with Linda Lyshall of PSP.

C. Sustainability Resolution: The Commission noted that Island County Commissioner John Dean had prepared a draft Sustainability Resolution (**EXHIBIT L**). They agreed no comments or action were needed on this draft document at this point.

D. Letter to Ballmer/Microsoft (Draft): Commissioner Seitle had drafted a letter to Steve Ballmer of Microsoft asking if he was interested in establishing a research and development facility on Whidbey Island with the Port's assistance. After discussion, the Commission agreed to table it for now.

E. Urban Waterfront Revitalization Conference, September 10-12 in Bremerton and E3 Summit & Service-Learning Workshop, March 24-25 at The Chinook Center of the Whidbey Institute: Ed referred the Commission to the invitations to the events. He said both are somewhat interesting, but neither one is urgent or requiring action right now.

9. EXECUTIVE SESSION:

There was no Executive Session.


10. ADJOURNMENT:

The meeting was adjourned at 9:55 p.m.

Approved:


Commissioner Geoff Tapert, Freeland


Commissioner Rolf Seitle, Langley


Commissioner Lynae Slinden, Clinton

Minutes prepared by:


Edwin S. Field, Port Manager

- Exhibit A: Voucher Listing
- Exhibit B: Email dated 3/12/08 from David Powers re: Short term: Provide services at Langley Marina
- Exhibit C: Application for Funds for Clinton Progressive Association Mayfest Advertising
- Exhibit D: Application for Funds for Burning Word Poetry Festival Advertising
- Exhibit E: Application for Funds for Marine Resources Committee Educational Panels at Dave Mackie Park
- Exhibit F: Application for Funds for Whidbey Farm Tour Advertising
- Exhibit G: Application for Funds for Open Studio Tour Advertising
- Exhibit H: January 2008 Financial Statement
- Exhibit I: AAA's Draft Layouts & Estimates and Dane Anderson's Executive Summaries
- Exhibit J: Resume and proposal of facilitator Marilyn Ferguson-Wolf
- Exhibit K: Shore Stewards Program Application for Certification
- Exhibit L: Draft Sustainability Resolution