

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

Held at China City Conference Room, 1804 Scott Rd, Freeland, WA  
With virtual access via Zoom meeting service  
Tuesday, July 2, 2024 at 2:00 p.m.

**AGENDA**

Join Zoom Meeting

<https://us02web.zoom.us/j/84636691967>

Meeting ID: 846 3669 1967

One tap mobile

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+12532050468,,84636691967# US

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+1 253 215 8782 US (Tacoma)

Meeting ID: 846 3669 1967

Find your local number: <https://us02web.zoom.us/u/kIVSqFtKp>

**SPECIAL MEETING CALL TO ORDER and PLEDGE OF ALLEGIANCE (2:00 p.m.)**

**Fairgrounds**

**Food Booths/Concession Stands Foundation Work**

**Workforce Housing Feasibility Study**

**Future Presentation to the City of Langley**

**ADJOURNMENT (Approximately 3:00 p.m.)**

## PORT DISTRICT OF SOUTH WHIDBEY ISLAND

Minutes of the Special Meeting

July 2, 2024

Held in Freeland, Washington  
and online via Zoom Meeting Service

**Commissioners Present:** Jack Ng (Freeland), Greg Easton (Langley) and Curt Gordon (Clinton)

**Port Staff Present:** Angi Mozer (Executive Director) and Molly MacLeod-Roberts (Port Clerk/Accountant)

**MEETING CALL TO ORDER:** The Special Meeting of the Port District of South Whidbey Island's Board of Commissioners was convened on Tuesday, July 2, 2024, in person at the China City Conference Room at 1804 Scott Road in Freeland, Washington and online via Zoom Meeting Service. 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 Greg Easton (President) called the Special Meeting to order at 2:00 p.m., followed by the Pledge of Allegiance.

### COMMISSIONER DISCUSSION/ACTION

**Fairgrounds Food Booths/Concession Stands Foundation Work:** The Port received slightly modified plans from the engineer which created a change order specifically for the foundation. Eagle Development Group, LLC has submitted Change Order #1 in the amount of \$11,370 plus tax for the extra materials and the tie-ins that weren't necessarily expected for that work. There is an additional change order exercising the same contract to construct additional wall framing and shear panel installation for support. Eagle has submitted Change Order #2 in the amount of \$29,520 plus tax for that additional work. If approved, the total for the original contract and the additional change orders including tax will be \$83,486.72.

**ACTION:** Motion made by Commissioner Curt Gordon and seconded by Commissioner Jack Ng to approve Eagle Development Group LLC's Change Orders #1 and #2 as presented. Motion passed unanimously.

**Fairgrounds Workforce Housing Feasibility Study:** The City of Langley's Planning Department is developing language for the proposed overlay changes. Mozer noted that there are a lot of questions from the Planning Advisory Board, the public and the City Council. It has become apparent that the Port can't answer many of the questions until there is a discussion with the South Whidbey School District, particularly regarding the boundary line. Gordon spoke with SWSD Superintendent Jo Moccia a month ago. Moccia subsequently set up a meeting with SWSD Board Member Marnie Jackson, to meet with her and Gordon. and then-Director of Finance Dan Poolman. The SWSD doesn't have any money for workforce housing, but they are not closed minded about the Port doing a feasibility study on whether workforce housing would fit well on their property. The School District can't help financially but might be open to a 100-year lease, etc. Gordon believes Island County would not have an issue with the Port using the grant to include looking into the School District zoning and the Fairgrounds zoning for workforce housing. Moccia and Jackson would like the Port to make a presentation to the SWSD Board of Directors, and include their field as part of the feasibility and in the scope of work the Port is paying the City of Langley Planning Department's consultant to do.

Gordon said the hyperfocus on the buildings is ridiculous. The first step for the City is to consider whether or not residential will be allowed in the public use areas. The discussion should be about changing the code; not about the project. He suggested pausing any action with the City until the Port can meet with the SWSD and find out what's available. He noted the SWSD does not want to sell or surplus their property; they are interested in a long-term lease.

Gordon also spoke with Island County Housing Authority Executive Director Maria Maguire who reiterated that the Housing Authority would be happy to manage the workforce housing when built.

Ng and Easton agreed with Gordon that the Port should put the rezoning process on hold with the City while the Port explores options with the SWSD. The Port will seek permission from the SWSD to include its property in the feasibility study for potential workforce housing.

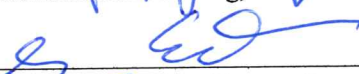
Next steps are 1) Tell the City to pause on the rezoning, 2) Initiate discussion with the School District, 3) Port Staff gets clarification on rezoning from the Langley Planning Dept, and 4) Get approval from the Island County Commissioners to use the grant funds to explore options with a portion of the SWSD property.

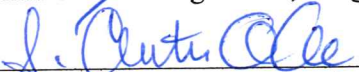
**Future Presentation to the City of Langley:** Langley Mayor Kennedy Horstman extended an invitation to the Port to provide a presentation to the City Council of all of the things the Port does – not just workforce housing. The Commission agreed to do so at the City’s August 19<sup>th</sup> meeting.

ADJOURNMENT: Without any further action, the Meeting was adjourned at 2:43 p.m.

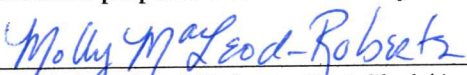
Approved:

  
\_\_\_\_\_  
Commissioner Jack Ng, Freeland

  
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Commissioner Greg Easton, Langley

  
\_\_\_\_\_  
Commissioner Curt Gordon, Clinton

Minutes prepared and submitted by:

  
\_\_\_\_\_  
Molly MacLeod-Roberts, Port Clerk/Accountant

**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 303, Freeland WA 98249.