

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

Held at Freeland Library Meeting Room, 5495 Harbor Avenue, Freeland WA 98249
With virtual access via Zoom Meeting Service
Tuesday, May 12, 2026 at 4:00 p.m.

AGENDA

Join Zoom Meeting

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WORKSHOP (3:45 PM – 4:00 PM): Commission review of vouchers and recent correspondence

REGULAR MEETING CALL TO ORDER and PLEDGE OF ALLEGIANCE (4:00pm)

COMMISSIONER ACTIONS

Consent Agenda:

- Approval of Minutes from the Regular Meeting of April 14, 2026 and minutes of Special Meeting of April 20,2026
- Approval of April vouchers in the amount of \$112,955
- Resolution 26-05 CERB Grant Application for Fairgrounds Electrical upgrade

COMMISSIONER ACTIONS

- Facet Contract for final engineering of Possession boat ramp

PUBLIC COMMENT – *This is time set aside for members of the public to speak to the Board regarding any subjects of concern/interest, **including items on the agenda**. The Board will take all information under advisement, but generally will not take any action unless it is emergent in nature. To ensure your comments are recorded, please state your name and city of residence. Please limit comments to 5 minutes.*

EXECUTIVE DIRECTOR REPORT

Financial Update

- March 2026 Financial Statement
- March Purchase and Payables
- April Profit & Loss
- 2026 Financial Forecast

Operations

- Operations Report

Fairgrounds

- Fairgrounds Report

South Whidbey Harbor

- Harbormaster Report

ACTIVITIES/INVOLVEMENT REPORTS

Gordon: Council of Governments (COG), Island Regional Transportation Planning Organization (IRTPO) and Clinton Community Council (CCC)

Ng: Washington Public Ports Association (WPPA), WPPA Executive Committee, and Port-wide Marketing & Promotion Committee (M&P)

Easton: Marine Resources Committee (MRC), WPPA Legislative Committee, and City of Langley Council Meetings

UNFINISHED BUSINESS

- Fairgrounds Housing Discussion

NEW BUSINESS**ADJOURNMENT**

PORT DISTRICT OF SOUTH WHIDBEY ISLAND

Minutes of the Regular Meeting

May 12, 2026

Held in Freeland, Washington
and online via Zoom Meeting Service

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

Port Staff Present: Jim Pivarnik (Executive Director), Christian Tomisser (Operations Manager)

MEETING CALL TO ORDER: Following a Workshop from 3:45 p.m. to 4:00 p.m. for informal Commission review and discussion of vouchers and recent correspondence, the Regular Meeting of the Port District of South Whidbey Island's Board of Commissioners was convened on Tuesday, May 12, 2026, in person at the meeting room of the Freeland Library at 5495 Harbor Avenue in Freeland, Washington and online via Zoom Meeting Service. Commissioner Greg Easton (President) called the Regular Meeting to order at 4:00 p.m., followed by the Pledge of Allegiance.

COMMISSIONER ACTIONS

Consent Agenda:

Approval of Current 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.

Approval of Minutes: Minutes from the Regular Meeting of April 14, 2026 and special meeting of April 20, 2026.

Approval of Resolution: Resolution 26-05 CERB Grant Application Authorization

ACTION

Motion made by Gordon and seconded by Ng to approve the Consent Agenda including the authorization and acceptance of April Vouchers as signed today in the amount of \$112,955. Motion passed unanimously.

Executive Director Pivarnik presented a contract from Facet for \$28,250 for the final design drawings and engineering for the Possession Beach Boat Ramp float project. This project is fully permitted and ready for construction as soon as all of the funding is secured.

ACTION

Motion made by Gordon and seconded by Ng to approve the contract with Facet for \$28,250. Motion passed unanimously.

PUBLIC COMMENT – This is time is set aside for members of the public to speak to the Board regarding any subjects of concern/interest, including items on the agenda. The Board will take all information under advisement, but generally will not take any action unless it is emergent in nature. To ensure your comments are recorded, please state your name and city of residence. Please limit comments to 5 minutes.

PUBLIC COMMENT

Mike Gallion stated that he would like more information on the proposed Micro-Grid Study and how it would affect the historic character of the fairgrounds.

EXECUTIVE DIRECTOR REPORT

Financial Update Executive Director Pivarnik reported the Port received approximately \$113,688 in operating, tax, and capital revenue and incurred approximately \$91,983 in operating and capital expenses during March 2026. Ending cash balance as of 03/31/26 was \$444,047, consisting of \$249,346 in the General Fund and \$194,701 in the Bond Fund.

Director Pivarnik provided the following documents for the Commission review

- March 2026 Financial Statement
- March Purchase and Payables
- April Profit & Loss
- 2026 Financial Forecast

UPDATES

RCEDF Funding Request will be presentation to County Commissioners May 20 for \$105,000 for Possession Beach Boat Ramp Project.

RCO BIG Grant Application for \$204,000 for Harbor Whaler/Electrical was submitted to RCO for possible funding for the Harbor upgrades.

Washington Emergency Management FEMA request was made for \$40,000 for December storm damage to Possession Boat Ramp.

All Permits for Possession Ramp from all County, State and Federal Permits have been received and we are ready to proceed when funding becomes available.

CERB Grant Submitted for \$90,000 three-phase power upgrade at Fairgrounds.

No word from the Suquamish Tribe on the scheduling of a Tribal Fish Committee for approval of an agreement for Clinton Dock

Langley/Everett Passenger Ferry has had a lot of excitement forming with over the ferry. 732 requests for reservation information and over 107,000 social media exposures in the first 24 hours. The Program already has \$17,500 in sponsorships with additional businesses considering. We are talking with Island Transit to see if any shuttle could be available to get people up the Langley Hill. The Gold cart will be available on a limited basis.

Operations

- Christian Tomisser reported that the bathroom renovation at the fairgrounds is on schedule and will be complete by the Fair. New plantings have been completed at Clinton Beach. At Possession Beach, the floats are all in and the bathrooms have been repainted. Staff is also working on building a ramp for the Hat Island Ferry to use for the Harbor Hopper runs.

Fairgrounds

The Prom and Yacht Club events went well.

South Whidbey Harbor

- The Harbor is experiencing an uptick in reservations and day stops as the season begins

ACTIVITIES/INVOLVEMENT REPORTS

Gordon: Council of Governments (COG), Island Regional Transportation Planning Organization (IRTPO) and Clinton Community Council (CCC)

COG: Representatives Shavers and Paul and Senator Muzzall spoke about budget constraints and income tax uncertainly.

IRTPO will be hosting John Vezina (WSF Deputy Director) at end of month for ferry system update.

Puget Sound Partnership local integration organization will be representing Port interests in shoreline armoring discussions.

Ng: Washington Public Ports Association (WPPA), WPPA Executive Committee, and Port-wide Marketing & Promotion Committee (M&P)

WPPA: Will be attending Spring meeting next week

M&P social media and marketing promotion is showing strong engagement.

Easton: Marine Resources Committee (MRC), WPPA Legislative Committee, and City of Langley Council Meetings

MRC: Tracking County Comprehensive Plan final draft. Public hearing May 20th Shoreline armoring policy deferred to next Comprehensive Plan Cycle. No specific County position established

City of Langley: meetings have been significantly shortened with new council members.

UNFINISHED BUSINESS


Fairgrounds Housing Discussion:

Director Pivarnik started the conversation explaining that the Port had received a RCEDF grant a few years ago to perform a feasibility study to explore whether workforce housing could be located above the concession booths at the fairgrounds. This idea has had mixed reviews in the community and as we researched further there are many issues with the site. The South Whidby School District was also not willing to participate with access and parking requirements. The reason for the immediate discussion, is that the grant was very specific as to this project. The grant clearly stated it was only for consideration over the concession booths. Director Pivarnik said he believed that there were other locations on the fairgrounds that could be considered that would be viable and could garner positive public support. The Commission said that they really supportive of the concept of workforce housing in South Whidbey and if there is anything the Port could do, it would be beneficial to the community. They stated that the reason for the original proposal was to combine two projects. The concession booths needed replacing and developing a second story for housing would provide space needed it would also open funding options for the project.

Commissioners directed staff to approach the County Commission and see if the scope of the grant could be modified to provide the port the ability to look at other locations around the fairgrounds that would allow this program to continue. It was brought up that the city of Langley still hasn't expanded uses for the fairgrounds and that this would be on their docket later this summer.

ADJOURNMENT: Without any further action, the Meeting was adjourned at 5:05 p.m.

Approved:



Commissioner Jack Ng, Freeland



Commissioner Greg Easton, Langley



Commissioner Curt Gordon, Clinton

Minutes prepared and submitted by:



Jim Pivarnik, Executive Director

Public Disclosure Statement: The foregoing Meeting Minutes, all supporting documents presented are available at the Port of South Whidbey, 1804 Scott Rd., Suite 303, Freeland WA 98249.