



# PORT OF BELLINGHAM

*Washington State*

**MEETING AGENDA**  
**PORT OF BELLINGHAM BOARD OF COMMISSIONERS**  
**TUESDAY DECEMBER 3, 2013 – 3:00 p.m.**  
**CONFERENCE ROOM – HARBOR CENTER BUILDING**  
**1801 ROEDER AVENUE, BELLINGHAM, WASHINGTON**

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**1:00 P.M. – OPEN PUBLIC MEETING AND IMMEDIATELY RECESS TO CLOSED EXECUTIVE SESSION**

Purpose of the closed session will be to discuss pending litigation and real estate transactions pursuant to RCW 42.30.110(1) (i) (c).

**3:00 RECONVENE PUBLIC MEETING, ROLL CALL**

**PUBLIC COMMENT PERIOD** - Out of respect for everyone who attends the Commission meeting, the public comment period will be limited to 15 minutes total. Speakers are asked to keep their comments to less than 3 minutes. Please feel free to submit further comments in writing.

**CONSENT AGENDA**

- A. Approve the minutes of the November 5, 2013, and November 19, 2013, regular Commission meetings.  
<http://portofbellingham.com/DocumentCenter/View/2778>
- B. Voucher Certification and Approval for period October 30, 2013 - November 20, 2013.  
<http://portofbellingham.com/DocumentCenter/View/2776>
- C. Approval of Accounts Receivable Write off – Uncollectable accounts.  
<http://portofbellingham.com/DocumentCenter/View/2777>
- D. Approval of a Renewal and Modification of Lease between the Port of Bellingham and Harbor Bell Financial Services. <http://portofbellingham.com/DocumentCenter/View/2773>
- E. Approval of a Renewal and Modification of Lease Agreements between the Port of Bellingham and Ouilette Brothers Yacht Sales d/b/a Bellingham Yacht Sales.  
<http://portofbellingham.com/DocumentCenter/View/2774>
- F. Authorize the Executive Director to execute Amendment No. 7 to the Professional Services Agreement with Anchor QEA to perform archaeological monitoring for the Squaticum Creek Restoration Project.  
<http://portofbellingham.com/DocumentCenter/View/2775>

**ACTION ITEMS**

**ENVIRONMENTAL**

1. Motion to approve the following Resolutions and Agreements subject to the City of Bellingham adopting and approving the same documents without change. Including those listed as the “Waterfront District Master Plan Documents” in Resolution 1327 and 1328 and authorizing the Executive Director to execute the Development Agreement between the Port of Bellingham and the City of Bellingham.

*Note: Some of these documents are large and you may need to paste the URL in your browser to open.*

- Approve Resolution No. 1327 Approving the Waterfront District Master Plan Documents as meeting the Requirement for the “New Whatcom Development Plan”, as defined in the 2005 Interlocal Agreement <http://www.portofbellingham.com/DocumentCenter/View/2785>
  - a. 2013 Sub-Area Plan for the Waterfront District <http://www.portofbellingham.com/DocumentCenter/View/2786>
  - b. Development Regulations and Design Standards <http://www.portofbellingham.com/DocumentCenter/View/2787>
  - c. Development Agreement for the Waterfront District <http://www.portofbellingham.com/DocumentCenter/View/2788>
  - d. Waterfront District Planned Action Ordinance <http://www.portofbellingham.com/DocumentCenter/View/2789>
  - e. The Waterfront District Interlocal Agreement for Facilities <http://www.portofbellingham.com/DocumentCenter/View/2790>
- Approve Resolution No. 1328 Amending the Squalicum Harbor Comprehensive Scheme of Harbor Improvements by establishing the Waterfront District Comprehensive Scheme of Harbor Improvements, Including the Bellingham Shipping Terminal Comprehensive Scheme of Harbor Improvements as a subordinate site-specific Master Plan in the Waterfront District Comprehensive Scheme of Harbor Improvements, Declaring certain property with the Waterfront District surplus to the needs of the Port, and Determining that the Port has received “True and Full Value” as required by RCW 43.09.210. <http://www.portofbellingham.com/DocumentCenter/View/2784>
- Exhibit A – Notice of Public Hearing, <http://www.portofbellingham.com/DocumentCenter/View/2780>
- Memo of Understanding By and Between the Port, Western Washington University, Western Crossing Development <http://www.portofbellingham.com/DocumentCenter/View/2781>
- July, 2013 Property Development Plan <http://www.portofbellingham.com/DocumentCenter/View/2782>
- True and Fair Value of Waterfront District Parks and Rights-of-Way <http://www.portofbellingham.com/DocumentCenter/View/2783>

## **REAL ESTATE**

2. Authorize the Executive Director to execute an Interlocal Agreement between the Port, County, and City of Bellingham for exclusive use of the Special Purpose Facility located at 3888 Sound Way, Bellingham, Washington. <http://portofbellingham.com/DocumentCenter/View/2766>
3. Approval of a new Commercial Lease Agreement between the Port of Bellingham and Movement Mortgage LLC at the Bayview Center Building, Suite 110. <http://portofbellingham.com/DocumentCenter/View/2767>

## **FACILITIES**

4. Authorize the Executive Director to convey ownership of Port signage located on the State and City’s properties to the State and City, respectively. <http://portofbellingham.com/DocumentCenter/View/2769>
5. Authorize the Executive Director to execute Amendment No. 3 to the Professional Services Agreement with Coast & Harbor Engineering (CHE) for the Little Squalicum Beach Improvements project. <http://portofbellingham.com/DocumentCenter/View/2770>
6. Authorize an increase to the total authorized contract amount with Glidepath, LLC on the Airport Commercial terminal Expansion – Baggage Handling System project. <http://portofbellingham.com/DocumentCenter/View/2771>

## **PLANNING AND DEVELOPMENT**

7. Authorize the Executive Director to sign an Interlocal Agreement between the Port of Bellingham, City of Bellingham, and Whatcom County regarding a coordinated approach for economic development services. <http://portofbellingham.com/DocumentCenter/View/2772>

## **PRESENTATION**

1. Economic Impacts of the Port of Bellingham.

## **NEW BUSINESS**

## **ADJOURN**

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### **ADVISORY COMMITTEE MEETING SCHEDULES**

**AIRPORT ADVISORY COMMITTEE** – Thursday, November 14, 2013, and January 9, 2014, at 9:30 a.m., BLI Conference Center, Bellingham International Airport.

**MARINA ADVISORY COMMITTEE** – Tuesday, December 10, 2013, at 6:00 p.m., Squaticum Harbor Office, Marina Square, 722 Coho Way.

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*For citizens with special needs, the Port of Bellingham Harbor Center Conference Room is fully accessible. For additional accommodations, please call the Port of Bellingham at (360) 676-2500 at least four (4) business days in advance of the meeting.*