

**MINUTES OF THE PORT OF BELLINGHAM  
COMMISSION MEETING  
HELD TUESDAY, JANUARY 18, 2022  
REGULAR IN-PERSON/REMOTE MEETING**

Consent Agenda  
item #   **A**  

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Present:	Commissioners:	
	President	Bobby Briscoe
	Vice President	Ken Bell
	Secretary	Michael Shepard
Staff:	Rob Fix	Executive Director
	Jon Sitkin	Port Legal Counsel
	Brian Gouran	Director of Environmental & Planning
	Greg McHenry	Senior Planning Analyst
	Sunil Harman	Director of Aviation
	Don Goldberg	Director of Economic Development
	Carey Jones	Executive Administrator

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**4:00 PM CLOSE EXECUTIVE SESSION; RECONVENE PUBLIC MEETING, ROLL CALL**

At approximately 4:00 PM, President Bobby Briscoe opened the public meeting, and announced that all three Commissioners were present.

**4:00 PM PUBLIC COMMENT PERIOD**

No public comment.

**COMMISSIONER BRISCOE READ THE ADVISORY COMMITTEE MEETING SCHEDULES**

Marina Advisory Committee (MAC) –  
February 8 @ 6 PM  
Zoom

Bellingham International Airport Advisory Committee (BIAAC) –  
April 14 @ 4 PM  
Zoom

**CONSENT AGENDA-**

- A. Approve minutes from the January 4, 2022 regular scheduled commission meeting.
- B. Commission authorization to sell vessels, pursuant to Resolution No. 1349.
- C. Amend the 2022-operating budget to increase Economic Development outside services budget line item by \$71,238.93.
- D. Ratify the Executive Director's approval for the contract with Spectra Contract Flooring for the interior tiling of Gate 3 project in the amount of \$94,328.56.
- E. Authorize reallocation of \$13,466 from line 292 (Infrastructure Capital Improvements) of the 2022 Strategic Budget to a New 2022 project to assess the condition of a Central Waterfront area bulkhead.
- F. Motion by the Port Commission to approve a Modification of Lease between the Port of Bellingham and Seaview Boatyard North, Inc. for premises at Squaticum Harbor.
- G. Authorize the Executive Director to accept a grant as funds become available from the Washington State Department of Natural Resources (DNR), for reimbursement of up to 90% of the costs associated with the disposal of the abandoned 25' sailing vessel registration #WN 4878 W.

- H. Motion authorizing the Port of Bellingham's legal counsel to enter into contracts with Anchor QEA, L.L.C. and other consultants to provide technical expertise in support of the legal work related to the Environmental Division in an amount not to exceed \$153,197.
- I. Motion to authorize the Executive Director to approve Bellingham Dockside Market vendor rates and guidelines.

Motion: Approve Consent Agenda items A - I

Discussion: No discussion by the commission.

Motion approved with a 3 - 0 Vote

**COMMISSIONER BRISCOE RECESSED THE PUBLIC MEETING TO OPEN A PUBLIC HEARING ON THE COMPREHENSIVE SCHEME OF HARBOR IMPROVEMENT PLAN**

Discussion: Senior Planning Analyst Greg McHenry gave a quick recap of the Comprehensive Scheme of Harbor Improvement Plan and called for any public comments.

**Jim Kyle** with the Working Waterfront Coalition commented on some of the improvements to the draft as well as a suggested an amendment to Resolution 1396.

**George Dyson** with the Working Waterfront Coalition thanked the Port staff for all their work on the plan. Personally, George said he would like to see some more specific language about the scope of milestones, possibly location for visitor moorage in Whatcom Waterway. As well as some language about area 3A.

**COMMISSIONER BRISCOE CLOSED THE THE PUBLIC HEARING ON THE COMPREHENSIVE SCHEME OF HARBOR IMPROVEMENT PLAN AND REOPENED THE PUBLIC MEETING**

**ACTION ITEMS**

1. Motion to approve Resolution No. 1400 establishing Commissioner District Boundaries.

Discussion: Senior Planning Analyst Greg McHenry said no one spoke in opposition to the redistricting plan.

Commissioners had no comments.

Motion approved with a 3 - 0 Vote

2. A motion authorizing the Executive Director to:
  - 1) Enter into a One Time Grant Program Agreement with the Department of Ecology to provide State funding for Engineering Design activities for Lignin Parcel Affordable Housing Project in the Waterfront District; and
  - 2) Amend the 2022 Strategic Budget to increase both Environmental Remediation and third Party Reimbursement for the Waterfront District (BWAS) for the Lignin Parcel Affordable Housing Project and associated Ecology funding.

Discussion: Director of Environmental & Planning Brian Gouran stated this is ongoing work at the former lignin parcel. The Port has been working on this project for a few years now and has completed a number of tasks including a site evaluation, approval of a

purchase option, and finalized the cleanup action plan. The next phase focus will be more detailed engineering and design, permitting and starting construction by the end of 2022. The Port received notification of eligibility of a 2.6 million dollar grant from the Department of Ecology to fund the environmental cleanup on the lignin parcel, which will provide a 100% funding for the next phase of work. Brian said the amendment to the budget is due to this project not making it on the 2022 budget because of time constraints.

Commissioner Briscoe asked about the status of the affordable housing project fundings. Brian said the affordable housing projects get certain pots of state funding that come eligible over the course of the year. Currently they don't have full funding for the property purchase and construction of the affordable housing, but they will have confirmation of financing by March 2022.

Commissioner Shepard asked for a timeline of the expected work. Brian said if they get their funding award in March, they are obligated to be under construction by the end of 2022.

Commissioner Shepard asked about parking requirements on that site. Brian said they will be able to provide parking on the property, as well as an off-site parking option.

Commissioner Bell asked if public agencies are the only ones that can be recipients of the grant. Brian said they are also allowing private companies to be eligible for the grant funding.

Motion approved with a 3 - 0 Vote

## **END OF MEETING PUBLIC COMMENT PERIOD**

No public comment.

## **OTHER BUSINESS**

Commissioner Shepard asked for an Alcoa Update. Director of Economic Development Don Goldberg said he was asked to testify to the House and the Senate on funding for the reopening of Alcoa. The request is in the governor's budget for just over 7.6 million dollars to make the facility greener with the removal of about 65 percent of CO2 emissions. If this makes it through the budget process, it would make it a total of 10 million dollars in grant money to reopen the facility. Alcoa is planning to bring back all 700 jobs, which are mostly union.

Commissioner Shepard asked for an update on the recent Broadband Grants the Port has received. Director of Economic Development Don Goldberg said that last week the Port received notice that they are to receive an additional 4 million dollar grant for Broadband. These funds will be matched by a million dollars from the county.

Commissioner Shepard asked for an update on the Dockside Market. Executive Director Rob Fix said they are currently located at Gate 5, which is probably not the best location.

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The long-term outlook, we would like to see markets at the Waterfront. The Port has hired Cari Chan to run the market. Rob said the rules that the vendors operate will continually be tweaked as the Port sees necessary. The Port would like to get more vendors participate, and hopefully see more public down on the Waterfront.

Commissioner Shepard asked for a timeline update on the RFP for the Boardmill Building. Executive Director Rob Fix said the Port is shooting for the end of this month.

Commissioner Bell said he had a few conversations with the Whatcom Family Farmers about their concerns with the House Bill 1838; essentially this bill extends the buffers around the farms. If passed, the local farms would lose roughly 30,000 acres of farmland in Whatcom County.

Commissioner Bell spoke about the Policing Bills up before the State Legislature. Policing of our communities are tremendously important in Economic Development. House Bill 1719 inhibits the type of tools the police officers have at their disposal. House Bill 1788, which essentially changes the way police officers, can pursue criminals. Commissioner Bell said these Bills affect the safety of our community.

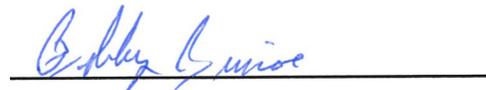
Commissioner Briscoe spoke on the House Bill 1838, and said that buffer will do absolutely nothing to enhance salmon. He believes the answer is the removal of seals and sea lions.

Commissioner Briscoe spoke on House Bill 1788, and said he is against this House Bill.

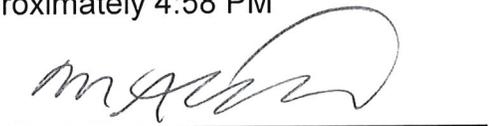
Executive Director Rob Fix gave a brief update on the Storm Damage.

Sunil Harman gave a quick update on Southwest Airlines. He said their load factor is about 50-60 percent, typically, they need to be higher, but the border restrictions is effecting the market.

With no other business, the meeting adjourned at approximately 4:58 PM



President/Vice President



Secretary