

**MINUTES OF THE PORT OF BELLINGHAM
COMMISSION MEETING
HELD TUESDAY, MAY 3, 2022
REGULAR IN-PERSON/REMOTE MEETING**

Present:	Commissioners:	
	President	Bobby Briscoe
	Vice President	Ken Bell
	Secretary	Michael Shepard
Staff:	Rob Fix	Executive Director
	Tamara Sobjack	Chief Financial Officer
	Holly Stafford	Port Legal Counsel
	Mike Hogan	Public Affairs Administrator
	Don Goldberg	Economic Development Director
	Tiffany DeSimone	Marinas Director
	Terry Ilahi	Senior Property Manager
	Gina Stark	Economic Development/Broadband Project Mgr.
	Brian Gouran	Environmental Planning Director
	Carey Jones	Executive Administrator

3:00 PM OPEN PUBLIC MEETING, IMMEDIATELY RECESS TO EXECUTIVE SESSION

At approximately 3:00 PM, President Bobby Briscoe opened the public meeting, read the closed session announcement, then immediately recessed to executive session and stated he will resume the open public meeting at 4:00 PM.

4:00 PM OPEN PUBLIC MEETING, ROLL CALL

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

4:00 PM PUBLIC COMMENT PERIOD

Jim Kyle president of the Working Waterfront Coalition testified about Res. No. 1403. Jim thanked the Commissioners for delaying the vote, which gave them an opportunity to meet as a board and have a good discussion about the proposal. The discussion led to a vote to ask you to approve Res. No. 1403, that vote was unanimous.

Don Goldberg Economic Development Director introduced guests Sveinung Odegard and Nina Nancaro from Corvus Energy USA, Ltd. Sveinung Vice President of Sales said their company has made the decision to start production of their product here in the United States. He met with the Port Staff and shared their needs, they found a location and decided to proceed with the goal of making zero emission products for the maritime industry in Bellingham.

Commissioner Bell said thank you for coming, this is exactly why the Port is here.

Commissioner Shepard said this is a good fit for our county, we already have a cluster of businesses that are working in the energy sphere. We are looking forward to a productive partnership.

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Commissioner Briscoe said if there is anything the Port can do to help your company be sure to reach out and let us know.

COMMISSIONER BRISCOE READ THE ADVISORY COMMITTEE MEETING SCHEDULES

Marina Advisory Committee (MAC) –

May 10 @ 6 PM Harbor Center Building Conference Room (1801 Roeder Ave., Bellingham)

IN-PERSON ONLY

Bellingham International Airport Advisory Committee (BIAAC) –

July 14 @ 4 PM

ZOOM ONLY

CONSENT AGENDA-

- A. Approve minutes from the April 19, 2022 regular scheduled commission meeting.
- B. Authorize reallocation of \$36,000 from GL#215-438-1900 to FL#215-974-1900 to fund the purchase and installation of new skylights in the 100 F Street Warehouse.
- C. Motion by the Port Commission to approve a Renewal and Modification of Lease between the Port of Bellingham ("Port") and Seaview Yacht Services Fairhaven, Inc. ("Seaview Fairhaven") for premises at the Fairhaven Marine Industrial Park.
- D. Motion by the Port Commission to approve a Modification of APT Marine & Charter Services, LLC Lease for premises on Squalicum Way.
- E. Motion by the Port Commission to approve a Consent to Assignment of Lease for Change of Ownership from M-Kov, Inc., to APT Marine & Charter Services, LLC for premises on Squalicum Way.
- F. Motion by the Port Commission approving the Modification of Lease between the Port of Bellingham and Pacific Cataract and Laser Institute, Inc. PC located at the Airport Industrial Park.
- G. Approval to surplus equipment to the needs of the Port of Bellingham and authorizing staff to sell same following Resolution No. 1322E.
- H. Authorize the Executive Director to execute an Interlocal Cooperative Agreement with Whatcom County to establish a cost sharing partnership for licensed pictometry imagery and software.
- I. Motion by the Port Commission to approve a Commercial Lease with Corvus Energy USA, Ltd., Inc. for 57,000 SF of property and a 19,000 SF building in Fairhaven.
- J. Commission motion authorizing Port of Bellingham Executive Director to execute an updated 2022-2024 Interlocal Agreement between the Port of Bellingham (Port) and the Public Utility District of Whatcom County (PUD) for the purpose of joint collaboration in the continued development and implementation of the Whatcom County Rural Broadband Fiber Network.

Motion: Approve Consent Agenda items A - J

Discussion: Commissioner Shepard asked for an update on Broadband (item J). Economic Development/Broadband Project Manager Gina Stark said the East Nooksack project is underway and going well. We are in the permitting/design phase, and then will start the construction phase by June, if not sooner. Gina also spoke about the timing of the funding cycles.

Motion approved with a 3 - 0 Vote

PRESENTATION

1. Moorage Model Update

Discussion: Marinas Director Tiffany DeSimone spoke about the moorage model review, MAC Recommendations compared to the model, current and proposed moorage rates compared to regional marinas, cost reducing efforts for Squalicum Inner Harbor Renovation and replacement, and upcoming harbor service improvements.

Commissioner Shepard asked about the 4% differential in Blaine, and asked how long the Port should keep that in place. Tiffany said she believes the 4% differential served its purpose, but the Port decided to leave it in place for now given the current economy.

Commissioner Bell said he would like to see a sunset clause on the 4% differential at the Blaine Marina, as he believes it has achieved its goal/purpose.

Commissioner Briscoe said he would caution the Commission about taking away the differential, and then having to bring it back and so forth. Blaine does not have the same amenities as Bellingham when it comes to services, fixing vessels, and getting parts.

ACTION ITEMS

1. Motion to authorize the Executive Director to approve a policy and fee schedule to allow preferential non-exclusive use for Commercial Fisherman to access the Fishermen's Pavilion exclusively for commercial net mending October 1st through May 31st, and community use June 1st through September 30th.

Discussion: Marinas Director Tiffany DeSimone said this item has been in previous discussions and does not have a presentation, but she is happy to answer any questions.

Commissioner Shepard asked Tiffany to give an explanation on the process of achieving different rates. Tiffany shared revised rate recommendations.

Commissioner Briscoe said the meeting with the Fishermen's Pavilion was positive and they are happy to have a building to work out of, but mentioned the Pavilion needs some sort of heat source.

Commissioner Bell asked if the Port has staff to monitor the Pavilion to make sure the uses fall within the guidelines of the agreement.

Commissioner Briscoe thanked Executive Director Rob Fix for being transparent with the rates and bringing it in front of the Board of Commissioners even though he has the authority to approve.

Motion approved with a 3 - 0 Vote

END OF MEETING PUBLIC COMMENT PERIOD

No public comment.

OTHER BUSINESS

Commissioner Shepard asked for additional time to talk comprehensive planning at the waterfront as a Commission. Executive Director Rob fix said the Port is doing some

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background work. Environmental Planning Director Brian Gouran said the planning has a lot of moving parts and he plans on providing the Commissioners a detailed update outlining the specific efforts in the next month or two.

Commissioner Briscoe brought up the Ports policy on photographs that are submitted when applying for mortgage in our harbors, and asked that the Port require photos of vessels to be time stamped, and maybe even a semi-current vessel survey.

Commissioner Briscoe spoke with his fellow Commissioners about the Coast Guard dragging semi-derelict vessels from DNR property to the Ports harbor and leaving it up to the Port to deal with the vessels. Bobby said he is going to bring this issue up at the WPPA meeting being held this week.

Commissioner Briscoe said he heard that the Department of Ecology wants to start tagging fees to boat owners that are not properly disposing of their waste. Marinas Director Tiffany DeSimone said she believes this is the No Discharge Zone Program, and she has not heard that there are fees associated with the inspection, she will look into the program and report back to the Commission.

Public Affairs Administrator Mike Hogan gave an update on the Container Village and highlighted the popularity of the space. Mike spoke about the 20' container that has been designated to be used in a reservation format for locals to sell hand crafted items. In a short period of time, thanks to a little social media advertising the 20' container is booked for the 2022 Season with a waiting list, we are very pleased.

Commissioner Shepard spoke about the issues the Container Village is experiencing around garbage collection. Senior Property Manager Terry Ilahi said the Port is working with the Environmental Division Sustainable Connections on trying to get more food plus recycling and regular recycling. We have had a meeting with the tenants to discuss this topic.

Public Affairs Administrator Mike Hogan spoke about the issue of bikes laying around the Container Village, which has increasingly become an issue. Mike announced the Port used an old debarking roller from the old GP site and turned it into a bike rack.

President Bobby Briscoe adjourned the meeting at approximately 5:18 PM.



President/Vice President



Secretary