

**MINUTES OF THE PORT OF BELLINGHAM
COMMISSION MEETING
HELD MONDAY, SEPTEMBER 7, 2021
REGULAR IN-PERSON/REMOTE MEETING**

Present:	Commissioners:	
	President	Ken Bell
	Vice President	Michael Shepard
	Secretary	Bobby Briscoe
Staff:	Rob Fix	Executive Director
	Jon Sitkin	Port Legal Counsel
	Brian Gouran	Director of Environmental & Planning
	Adrienne Hegedus	Environmental Specialist
	Chris Clark	Business Development Manager
	Sunil Harman	Director of Aviation
	Dave Warter	Terminals Manager
	Carey Jones	Executive Assistant

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

At approximately 3:00 PM, President Ken Bell opened the public meeting, and then immediately recessed to Executive Session. The purpose of the executive session will be to discuss potential real estate transaction(s) pursuant to RCW 42.30.110 (i) (c).

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

At approximately 4:00 PM, President Ken Bell closed the executive session, opened the public meeting, and announced that all three Commissioners were present.

4:00 PM PUBLIC COMMENT PERIOD-

David Christensen a local architect and planner in Bellingham. He spoke about a potential local project involving himself, the Port and the City of Bellingham. David said he was surprised when he discovered the majority of the Port Commissioners voted against the Port property sale for this project. David reported that he and the City are moving forward with the project w/o including the Port property.

CONSENT AGENDA-

- A. Approve minutes from the August 9, 2021 regular scheduled commission meeting.
- B. Motion authorizing the Executive Director to execute a Professional Services Agreement (PSA) with Infax, for Flight Information Display System (FIDS) and Advertisement System services at the Bellingham International Airport (BLI), and fund the contract through budget item, Outside Services 1-101-001-7308-0000.
- C. A motion to authorize reallocation of \$30,000 from GL#220-937-1900 to GL#107-911-1900, and \$5,000 from GL#220-937-1900 to GL#110-972-1900.

- D. Motion to approve Amendment #6 of the Terminal Services Agreement exercising the 4th of five renewal options to extend ticking & reservation services for the Alaska Marine Highway System (AMHS) beginning October 1, 2021 – September 30, 2024.
- E. Motion by the Commission approving the Modification of Lease between the Port of Bellingham and Wise Enterprises, LLC for premises known as Lease Parcel 8A of Bellingham International Airport Binding Site Plan No. 17.
- F. Commission approval for two Modifications of Contract between the Port of Bellingham (Port) and the United States Coast Guard (USCG) for Lease premises at Fairhaven.
- G. Motion by the Commission to approve the Commercial Lease between the Port of Bellingham and Goodrich & Associates LLC, Suite 215, Bayview Center Building.
- H. Authorize the Executive Director to approve a new Conduit Lease Agreement between the Port of Bellingham (Port) and Wave Division Holdings.
- I. Authorizing Port of Bellingham Executive Director to execute a 2021-2023, or expiration of EDA Grant-900 Interlocal Agreement between the Port of Bellingham and the Economic Development Alliance of Skagit County (EDASC), Economic Development Council for Island County (EDCIC), and the San Juan County Economic Development Council (SJEDC) for the purpose of creating a partnership framework for The Northwest Washington Recovery Project (NWRP) a four-County collaboration to implement a regional resiliency plan.

Motion: Approve Consent Agenda items A - I

Discussion: No discussion

Motion approved with a 3 - 0 Vote

PRESENTATION

1. Port's Climate Action Strategy Update given by Environmental Specialist Adrienne Hegedus.

Discussion: Director of Environmental & Planning Brian Gouran gave some introductory statements including goals, ongoing work, strategy and next steps. Brian introduced Environmental Specialist Adrienne Hegedus. Adrienne highlighted the climate action strategy- vision and policy, ongoing Port efforts, Port's Greenhouse Gas Emissions, GHG Mitigation Opportunities, and next steps for ongoing Port resiliency planning.

Commissioner Briscoe asked for clarification on the power mix from the greenhouse gas emissions discussion. Adrienne said the power mix includes coal and natural gas.

Commissioner Shepard asked about the electrification of ferries, and are they able to utilize shore power when they are docked. Terminals Manager Dave Warter said there is power available for the Alaska Ferry, and to his knowledge, they have never utilized that power.

2. America's Marine Highway Project Designation Update given by Business Development Manager Chris Clark.

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Discussion: Business Development Manager Chris Clark informed the Commission that the Port of Bellingham has been designated a Marine Highway Route M-5 Project. Which means the Port can start to transport goods on barges between Bellingham and San Diego with an interim stop in Southern Oregon. This will help reduce shipping costs and truck traffic on I5.

All Port Commissioners chimed in and said they are thrilled to see this project is coming about.

3. SeaFeast Update given by Executive Director Rob Fix.

Discussion: Executive Director Rob Fix announced the new date of Bellingham SeaFeast, Saturday, October 30, 2021 from 11am – 4pm. Rob said due to COVID this event will be sized down from previous years, to keep the community safe.

ACTION ITEMS

1. Approval of Lease Agreement and Construction of Tenant Improvements for Southwest Airlines Co. funded in CIP GL 101-985.

Motion: Request Commission authorization for the Executive Director to execute a Lease Agreement and Construction of Tenant Improvements with Southwest Airlines Co. (Airline) funded in CIP GL 101-985.

Discussion: Director of Aviation Sunil Harman spoke about the lease agreement with Southwest Airlines Co. Sunil said that 31 employees will be staffed in Bellingham; he shared facility costs, flight frequency and risk factors. Sunil said Southwest Airlines Co. will start operating November 7, 2021.

Commissioner Shepard spoke about the incentive program and how it serves the Port.

Commissioner Shepard asked about the need for a staff increase at BLI. Sunil said the Bellingham Airport prides itself on being a low cost airport and they do not plan to change that.

Commissioner Briscoe thanked Port staff for bringing this project to fruition.

Commissioner Bell spoke about the remodel, employees coming to Whatcom County and the reopening of the Canadian Border.

Motion approved with a 3 - 0 Vote

2. Option to Purchase Real Property – Waterfront District Lignin Parcel.

Motion: A motion to authorizing the Executive Director to execute an Option to Purchase Real Property between Mercy Housing Northwest, The Millworks LLC and the Port of Bellingham for approximately 3-acres in the Waterfront District.

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Discussion: Director of Environmental & Planning Brian Gouran presented the Millworks purchase option. Brian stated this would be the first affordable housing project for the Waterfront District. Brian introduced CEO Whatcom Community Foundation & Manager of Millworks LLC Mauri Ingram. Mauri shared her vision, and community development project, including benefits and challenges. Mauri introduced Joe Thompson, President of Mercy Housing Northwest. Joe shared some background on Mercy Housing including past and future projects and how it affects communities and families.

Commissioner Shepard asked for an update on the food campus and how to move forward. Mauri said our community has a solid local food infrastructure and assets, as well as a wide range of farming activity.

Commissioner Bell thanked Mauri and Joe, and said they have been terrific partners in Bellingham. Affordable housing is one of the biggest barriers in our community for Economic Development.

Motion approved with a 3 - 0 Vote

3. One Ocean Sea Products, Inc. – Renewal and Modification of Lease.

Motion: Commission Approval for a Renewal and Modification of Lease between the Port of Bellingham (Port) and One Ocean Sea Products, Inc. for Lease premises at Blaine.

Discussion: Commissioner Bell motioned to table this item until the next Commission meeting.

Motion Commissioner Briscoe made a motion to table this item until the next Commission meeting. Commissioner Shepard seconded the motion. All three Commissioners voted to table the renewal and modification of lease between the Port of Bellingham and One Ocean Sea Products, Inc. for lease premises at Blaine.

END OF MEETING PUBLIC COMMENT PERIOD-

NA

OTHER BUSINESS

NA

With no other business, the meeting adjourned at approximately 5:44 PM.



President, Ken Bell



Vice President, Michael Shepard