

Port of Anacortes

Regular Commission Meeting Work/Study Session June 17, 2010

The Port Commission of the Port of Anacortes held its regular meeting and work/study session at 7:00 P.M. on the evening of June 17, 2010. This was a regularly scheduled Commission Meeting held at the Commission Meeting Room of the Main Port Warehouse Building, 1st & Commercial Avenue, Anacortes, Washington.

In Attendance: Commission President Rubin, Commission Vice-President Mooney, Commission Secretary Niver, Commissioner Hopley and Commissioner Short.

Also in attendance: Director of Operations & Facilities Hachey, Marina Manager Fowler, and Executive Assistant Lindsey. Executive Director Hyde was excused.

CALL TO ORDER

At 7:01 P.M. Commission President Rubin called the regular meeting of June 17, 2010, to order and welcomed all in attendance.

PUBLIC COMMENT

Commissioner Rubin opened the floor for public comment pertaining to items on the regular agenda. Hearing no one with a desire to address the Commission, the floor was closed.

REGULAR AGENDA

Study Session: Business Start-Up Policy Draft Resolution

Director Hachey reviewed two drafts of a proposed policy resolution regarding start-up businesses. As discussed by the Commission at their meeting of June 7, 2010, Port staff had brought the draft criteria, length of term, and reduction of lease rates to the Commission for further discussion and staff direction.

The Criteria were as follows:

1. Fills a unique community need
2. Has broad public benefit
3. Creates jobs and commerce
4. Adheres to the Port Comprehensive Plan
5. Has been fully developed through a business plan
6. Has significant investment in its own business
7. Has demonstrated a clear need for a discounted rate

Length of Term:

No lease reduction period greater than 5 years in length

Reduction in Lease Rates:

Year 1 – 50% off of normal lease rate

Year 2 – 40% off of normal lease rate
Year 3 – 30% off of normal lease rate
Year 4 – 20% off of normal lease rate
Year 5 – 10% off of normal lease rate

Commissioner Rubin requested discussion and comments for staff from the Commission.

Commissioner Hopley noted that both drafts A and B captured the essence of what the Commission had discussed and preferred the more positive language style in draft B. Commissioner Niver observed that both drafts A and B said the same thing but in different ways. Commissioner Short preferred draft A as simpler. Commissioner Mooney concurred that both drafts were essentially the same and was fine with either one.

Commissioner Rubin questioned whether wording for criteria items 2, “Has a broad public benefit” and 3, “Creates jobs and commerce” should be combined to read “Has a broad public benefit and/or creates jobs and commerce” instead of requiring both. He asked for input from the Commission.

Commissioner Niver noted that the Commission had also discussed excluding non-profit organizations but did not see that reflected in the draft criteria. Commissioner Mooney recalled the discussion but not a decision to exclude non-profits. Commissioner Hopley was of the opinion that as long as an organization or business met the other criteria it did not matter whether it was a non-profit or for-profit group. Commissioner Rubin agreed.

In addressing Commissioner Rubin’s request for input regarding requiring both items 2 and 3 or the addition of “and/or” between them, Commissioner Hopley felt both criteria 2 and 3 should remain, noting these were a part of the Port’s core mission. He believed although these criteria were restrictive, those applying should meet them in order to qualify for the Port’s assistance. Commissioner Rubin concurred.

Commissioner Niver believed the proposed rate reduction percentages should not be specified in the policy but rather decided by the Executive Director and less structured. He believed may start-up businesses could conceivably recover faster than the percentages given. Commissioner Rubin agreed. Director Hachey observed that a policy such as this tends to become the base or floor for decisions and was needed.

Commissioner Rubin asked whether there was any objection to the five year length period. There were no objections. Commissioner Rubin asked if the Commission had any objections to the reduction being progressive and decrease over time. Commissioner Hopley believed the reduction schedule to be more of a guideline and preferred to leave the schedule in place, but allow the Executive Director the discretion to modify it under appropriate circumstances. This met with the consensus of the Commission.

Staff will bring a resolution to the Commission for action at their next regular meeting.

DISCUSSION ITEMS

Request from Snohomish Artists

Director Hachey reported to the Commission regarding the June 3, 2010 request from Mr. Cliff

Verhoeff of the Snohomish Artists Guild, promoter of the free summer concert series at the Cap Sante Boat Haven, that the Port provide chairs for seating during the events. The concert series has been moved to the north end of the Boat Haven this summer due to the Anthony's restaurant construction. The north end has a narrower grassy area and less seating capacity without the addition of chairs. Director Hachey reported that staff recommendation and subsequent decision is to rent the chairs from an outside source rather than use Port owned chairs. This would be the Port's only financial contribution to the concert series, which had an average attendance of 450 per concert last year. The use of Port owned chairs is limited to the Transit Shed facility.

COMMISSION DISCUSSION

Commissioner Rubin called for any items for discussion from members of the Commission.

Commissioner Short observed that many boaters have a number of expired flairs aboard their boats and he would like to explore the possibility of allowing them to be fired off at Curtis Wharf on the 4th of July as fireworks. Director Hachey noted that the discharge of fireworks was not legal within the Anacortes City limits, with the exception of the City sponsored fireworks.

Commissioner Rubin asked for discussion of a policy whereby those bringing a proposal or presentation to the Commission first go through Port staff. Commissioner Mooney supported the idea as did Commissioner Hopley, who also questioned whether someone stepping up to make a presentation or proposal at the public meeting would be considered out of order. Commissioner Niver believed it appropriate for the Commission to have a policy that all proposals or presentations go to Port staff first and that the Commission respected staff to hear these first before any further presentation with the Commission.

COMMUNICATIONS

Director Hachey reported that the Northwest Marine Terminal Association (NWMTA), a federal maritime trust association of which the Port is a member, met recently to discuss marine terminal tariffs. All members of the Association have agreed to a 2 ½ % increase for facilities and dockage and wharfage tariffs this year. The new rates will go into effect on July 1st, 2010. The Port and the NWMTA have not taken an increase the past two years.

Director Hachey also reported that the Port will be taking a catch up increase in the three year contract rate for pet coke. The increase will help the Port to keep up with the stevedoring costs. The increase applies only to the marine terminal, not to the Boat Haven.

Upcoming Events –

Director Hachey reviewed upcoming events at Port facilities. The American Cancer Society Relay for Life returns to the Boat Haven on June 18-19th. In July and August the Port will sponsor live entertainment each weekend at the Central Pier of the Boat Haven. On July 16th the What the Heck Fest returns to the Transit Shed, followed by the 2nd Annual Anacortes Workboat Races on July 17th at Pier 1.

Community Tours-

Director Hachey noted that the next community tour would be July 12th. All are invited to attend. Tours meet outside the Dakota Creek office at 4th & Q Avenue and move from there to a variety of locations to view Port projects.

UPCOMING MEETINGS

Director Hachey reviewed the Commission's upcoming meeting schedule. The Commission will hold a Special Meeting on June 21, 2010 at 9:00 a.m. The purpose of the Special Meeting is to continue Commission discussion of strategic planning. The Commission will examine purpose statements for Port facilities and discuss a mission statement as applied to Port rental facilities. The next Regular Port Commission Meeting is scheduled for July 1 2010 at 7:00 P.M. The next Commission Regular Meeting and Work/Study Session will be held on July 15, 2010 at 7:00 P.M. Regular meetings are usually held in the Commission Meeting Room of the Main Port Warehouse.

PUBLIC COMMENT PERIOD

Commissioner Rubin opened the public comment period for items not on the regular agenda. Hearing no one with a desire to address the Commission, the floor was closed.

ADJOURNMENT

With no further business to come before the Commission, Commissioner Mooney moved to adjourn, which was seconded by Commissioner Niver. Commissioner Rubin called for the vote on the motion, which carried unanimously and at 7:28 P.M. the meeting was adjourned.

Attest:

Keith Rubin, Commission President

Pat D. Mooney, Commission Vice-President

Ray Niver, Commission Secretary

Steve Hopley, Commissioner

William L. Short, Commissioner

Julie Johnson Lindsey, Executive Assistant
June 17, 2010