



Port of Brownsville
Special Meeting / Study Session
25 May 2010

CALL TO ORDER

Commissioner Jack Bailey called the special meeting / study session to order at 6:00 PM. In attendance were Commissioner Bob Kalmbach, Commissioner Allen Miller, Port Manager Jerry Rowland and Assistant Port Manager Gregg Faulkner.

PLEDGE OF ALLEGIANCE

Commissioners led pledge of allegiance.

APPROVAL OF AGENDA

Motion made to accept agenda as written. Motion seconded and approved unanimously.

REVIEW LEASE AGREEMENT

Port Manager introduced Robert Ellsworth. He thanked the commissioners for the invitation. He explained why Jackie Susan was not there. He stated they were looking forward to starting the business in the Fire Hall of General Merchandise and Kayak sales. Jerry Rowland stated he had printed out the lease agreement for the commissioners but only the first six pages. He would print the whole document for those who wanted it. He continued with the permit for occupancy of the fire hall had been submitted to the county. The indication is that there should be no problems with the permit. The electrical upgrades to the building had started. The lights are installed and the equipment will arrive tomorrow. They will start that portion of the job next week after the memorial day weekend. The job should take another 3 to 4 days to complete. The space should be ready for occupancy by the end of next week.

Bob Kalmbach stated before any comments were made to the lease that there should be a motion to accept the proposal from Robert Ellsworth. Bob Kalmbach made the motion to accept the proposal from Jackie Susan and Robert Ellsworth to lease the upper floor of the Fire Hall for a business to operate the business of kayak rental and general merchandise store. Allen Miller seconded the motion. Jack Bailey stated the letter proposal was well done and he appreciated the research that Mr. Ellsworth had done will increase his chances of success. He added that this business was a good fit for this marina.

Allen Miller asked if Robert Ellsworth if he had any issues with the lease agreement. He replied he didn't have an issue with the lease terms. He thought the terms were most generous.

Bob Kalmbach stated that the lease was originally for a one year lease with option for 2 years. Now he said the lease stated 18 months and then an option for another 18 months. He wanted to change the agreement to go back to the original agreement to evaluate the terms. Robert Ellsworth stated he and his partner would have no problem. Bob Kalmbach also pointed out there was a date problem. Jerry

Rowland stated he would fix that error. Bob Kalmbach stated he would like to see that change in the lease agreement on the terms for renegotiation of the terms. Robert Ellsworth stated he was agreeable with those changes.

Jack Bailey then called for a vote of accepting the proposal. Motion passed unanimously.

Bob Kalmbach did request a full copy of the lease agreement be printed out by the Port Manager. He agreed to do that. Bob Kalmbach asked if the lease needed to be agreed upon tonight. Port Manager stated he just wanted the authority to continue negotiations with Robert Ellsworth and Jackie Susan and vote on the lease changes at the next regular meeting in June. Bob Kalmbach stated he would like to see the business get started as soon as possible since it was coming up to summertime, their busiest time for this type of business. Jerry Rowland stated he could not authorize them to move in until the permit had been approved by the county. Everyone stated they understood that.

Jack Bailey stated he felt the lease should be voted on at the next meeting. This will give the public time to comment on the approved proposal from this business.

Allen Miller asked the Port Manager if he understands his direction from the commissioners on this matter and Jerry Rowland stated he understood those directions.

RESOLUTION 10-04 – Modification to the PMA Boundary Lines – This is the second reading of this resolution. This is a formal request to DNR to modify the existing PMA boundary lines. DNR will need to have this resolution and a checklist of information that Jerry Rowland will provide.

Bob Kalmbach made a motion to accept resolution 10-04. Allen Miller seconded it. Jack Bailey opened up discussion of this resolution.

Bob Kalmbach asked if this resolution in any way changes the Port's existing agreement with DNR. Jerry Rowland pointed out that the PMA number and agreement is not changing; only the legal description is changing. There will still be 0 dollars out of pocket for perpetuity.

Jack Bailey called for vote. Motion passed unanimously.

RECESS SPECIAL MEETING

Jack Bailey recessed the special meeting and opened the study session at 6:27 PM.

Jerry Rowland presented the NORTH BREAKWATER RELOCATION in power point format. He showed some history of the Port in picture format. He also showed the computer design of the north breakwater move and the current 'I' dock move to be matched together.

Bob Kalmbach asked about the length of the new north breakwater and how close it would be to the shore.

Jerry covered the steps to the permit process and the surveys required. He also discussed the engineering that would have to be contracted. He also proposed hiring a company to accomplish this

move. The required dredging was also discussed. Allen Miller asked where the dredged material would be deposited. Jerry Rowland stated that it would probably go to Elliot Bay but it would be dependent on the sampling of the soil.

Bob Kalmbach asked if this move was in alignment with the study that was accomplished for the Port. Jerry Rowland stated it was.

Options for financing this modification to the marina were presented in the power point. Available to the Port is Grants, Bonds and Loans. The pros and cons of all forms of financing were discussed.

The cost of this modification is approximately 1.6 million dollars. In fifteen years it is projected that this modification will bring in an additional \$325,000.00 (approximate number) profit.

The question was asked why the new addition doesn't have the majority of the slips the larger sizes (over thirty feet). Jerry Rowland stated the Port of Brownsville has always been known as the working class marina and the smaller slips are still popular. This addition does offer larger sizes than are available now.

Bob Kalmbach stated that the need to renovate the whole marina is imminent and that maybe this project should include rebuilding the whole marina. Jerry Rowland stated that this could be accomplished. Bob Kalmbach stated this should be considered when borrowing the money or for bonds and grants. He thought it would be the right thing to ask for the larger amount of money now such as 3 million or more. Jerry stated now is the time to get loans since the interest rates are low.

Jack Bailey reminded the audience that this was a study session and open for discussion. He added that this marina is not big enough to do what Shilshol Bay marina did. Moving boats to other locations is not an option but as the addition is completed, boats could be moved there to build new piers.

Jack Bailey also pointed out that wider slips were needed as boats are getting wider. This was the purpose of one of the grants available, to fund wider slips.

Allen Miller commented that at his WPPA meeting there was discussion on charging per square foot rather than linear feet. Jerry Rowland stated this was discussed before and it is difficult in this marina with the different slip and boat sizes.

Bob Kalmbach thanked Jerry for his presentation and requested the people in the audience to spread the word so the commissioners and the Port manager can get some feedback on this presentation.

Jack Bailey stated growth is inevitable and this plan gives the Port growth potential in the future.

RECONVINE SPECIAL MEETING

Study Session was closed at 7:36 PM and the special meeting was reconvened.

PUBLIC COMMENT

Mark Morton thanked the commissioners for their decision on the Fire Hall and for looking into the future of the infrastructure of the marina. He pointed out the 'E' dock has power problems and renovation is needed.

Bob Kalmbach announced that the magazine "Norwesting" has an article in it about RCW 90.48. The article is called "Sharks in the Pool" and every boater should read it. It concerns everyone in Washington State that puts anything into the water.

CLOSE MEETING / ADJOURN

Motion made to adjourn. Motion passed unanimously.

Meeting adjourned 7:43 PM.

President/Commissioner

Secretary/Commissioner

Commissioner

Recording Secretary