

Anacortes City Council Special Joint Meeting with the Port of Anacortes Commission Minutes - November 4, 2024

Call to Order Special Joint Meeting with the Port of Anacortes Commission

Mayor Matt Miller called to order the advertised special joint meeting of the Anacortes City Council and the Port of Anacortes Commission of November 4, 2024, at 5:00 p.m. Councilmembers TJ Fantini, Ryan Walters, Anthony Young, Christine Cleland-McGrath, Carolyn Moulton, Bruce McDougall and Amanda Hubik were present.

Port of Anacortes Commissioner Shawn Ottenbreit called the meeting to order for the Port.

Other Business

Community Event Facility Update

Mayor Miller and Port of Anacortes Executive Director Brett Greenwood, provided an overview of the process, past, present and future of the cooperative efforts to build and develop an event facility in Anacortes, referring to slide presentations that were added to the packet materials for the meeting. Jeff McClure of RMC Architects gave a brief on the design and conceptual drawings of the facility and surrounding park land, parking areas, and project cost estimates, referring to a slide presentation that was added to the packet materials for the meeting.

Councilmember Ryan Walters outlined the draft interlocal agreements for construction and operations, detailing the process from cost estimates, design, going out to bid for construction, the proposed responsibilities, possible exit points, and risks for each agency, referring to a memorandum that was added to the packet materials for the meeting. The term of the proposed interlocal agreement for operations would be thirty years.

Discussion topics included:

- Moving forward on dialog between the port and city with the additional proposal of another developer.
- Continue development of construction and operations interlocals, while keeping an eye on the private development proposal.
- Marina is tied to downtown and an event center would be a great economic asset for the community.
- Consideration of depreciation of the building plus operating expenses as total costs for planning.
- Adequate parking for the marina and event facility.
- The West Basin master plan will continue regardless of the event facility project.
- The project would require \$200k annual profit for the Port to be made whole, but a worthy investment for the community.
- Consider future growth and development in the planning and design of the facility.
- Flexible design and materials for community needs and a location that is tied to the downtown.
- Fulfilling the cultural, artistic, and social community needs. Providing public access to the waterfront for those who do not otherwise have the means to do so.
- Jump-start for West Basin development.

Public Comment

Mayor Miller invited members of the audience to comment on this agenda item.

Public comment was given as follows:

Mary LaFleur of Anacortes commented that the city and port should not be in the event center business and that

the two organizations will not always work cooperatively. She pointed out that the private sector is better suited to fulfill community needs regarding an even facility, that there is no hurry for development, and that industry will build the facility at less cost to the community. She concluded that the role of local government is to permit developers to undertake the project, but otherwise refrain from being involved in the construction and operation of the facility.

Meredith McIlmoyle of Anacortes and Executive Director of the Anacortes Arts Festival and Administrator of the Creative Arts District commented that the city and port are responsible for creating the vibrancy of the community through provision of a venue for events related to the arts, culture and other activities. She urged the port and city to continue down the path of developing the venue to include recreation opportunities and to think bigger. She offered assistance with bringing the project to fruition.

William Gartz of Seattle expressed support for the current site and pointed out that the site located at 10th Street and Commercial Avenue would be less desirable. He asked if it would be possible to develop a request for proposal for private development of the site identified in the port / city plan.

Pat Barrett of Anacortes pointed out that the location being considered by the port and city is the best one in the community. He then addressed funding and the project's effect on the Lodging Tax Advisory Committee funds for community non-profits. He advocated that consideration must be paid to ensuring that the building is affordable for non-profits to utilize.

Adjournment

There being no further business, at approximately 5:56 pm the Anacortes City Council special joint meeting with the Port of Anacortes Commission of November 4, 2024, was adjourned.