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- The public may also watch, listen to, or participate in the meeting live by visiting <https://us02web.zoom.us/j/89255646791> or by telephoning 1-253-215-8782 and entering Meeting ID 892 5564 6791.
- The public is encouraged to comment via email to cityclerk@cityofanacortes.org or via written comment addressed to City Clerk, P.O. Box 547, Anacortes, WA 98221. Public comments received by the [City Clerk](#) prior to 3:00 p.m. the day of the meeting will become part of the record for the meeting, just as if presented in person.
- Complete guidelines for virtual participation in Anacortes City Council meetings are available [here](#). View the quick video example for connecting to the meeting [here](#).



Anacortes City Council
Municipal Building Council Chambers
904 6th Street

August 18, 2025
4:00 PM

PRELIMINARY AGENDA
[Packet Materials](#) / [Watch Meeting](#)

1. **Call to Order**
2. **Public Comment**
3. **Other Business**
 - a. * Interlocal Agreement #24-121-PLN-002 with the Port of Anacortes for Design and Construction of an Event Center (Discussion/Action)
 - b. * Interlocal Agreement #24-121-PLN-003 with the Port of Anacortes for Operation of an Event Center (Discussion/Action)
4. **Adjournment**

Per the council rules of procedure, a person who wishes to provide public comment at this meeting may do so:

- *On matters pertaining to a particular agenda item at the invitation of the chair at the time the City Council takes up discussion of that agenda item. Items open for public comment are indicated with an asterisk (*)*
- *On any other matter specifically pertaining to the City of Anacortes during the Public Comment agenda item.*

The City of Anacortes is committed to making public meetings available and accessible to all members of the community. For assistance with special needs, please contact the City Clerk at 360-299-1960 in advance of the meeting.



Anacortes City Council Joint Special Meeting with the Port of Anacortes Commission

Municipal Building Council Chambers
904 Sixth Street

August 18, 2025
4:00 p.m.

PUBLIC COMMENT SIGN IN SHEET

Per Resolution 3141, citizens wishing to comment on items not on the agenda may do so on any matter specifically pertaining to the City of Anacortes under the Public Comment portion of the agenda. Citizens wishing to comment on agenda items indicated with an asterisk (*) may do so as those items are considered by Council during the course of the meeting. Citizens wishing to speak will please sign in at the back of the Council Chambers prior to the start of the meeting. The Mayor may limit comments to those who have signed in and may limit the time allotted to each speaker to facilitate the orderly progress of the meeting. These rules are intended to promote an orderly system of holding a public hearing or meeting, to give every person who wishes to speak an opportunity to be heard, and to ensure that no individual is embarrassed by exercising his or her right to free speech.

Please print your name legibly so we can recognize you correctly in the minutes. Thank you!

Name

Topic

✓ MARY STALEY

Event Center Statement

✓ Kristen Keltz

Event Center

✓ John Stemlich

Event Center

✓ ~~Mary Trester~~

Event Center

TRINA WHERRY

Event Center

c John Wilkinson

" "

~~MARTIN BONNIE FESCHER~~

MARIA MCKINTOSH

Continue on back of sheet as needed

From: lbramsdell1@frontier.com <lbramsdell1@frontier.com>

Sent: Monday, August 18, 2025 3:49 PM

To: Christine Cleland-McGrath <christinec@cityofanacortes.org>; Ryan Walters <ryanw@anacorteswa.gov>; John Dumas <John.Dumas@portofanacortes.com>

Subject: Re: Joint Port-City Meeting on Event Center

Hello Ryan, Christine and John,

Anacortes Youth Sports Coalition would like to once again express our sincere need for this event center and the importance it is to our community. We are unfortunately not able to attend this afternoon's meeting but feel we should let you know our feelings.

This past year's Anacortes Youth Sports Auction lost over \$5,000 having to have our auction at another location yet trying our best to keep it as close as possible to the way our event has always been ran and its top-notch food, auction items and community feel.

Although we were able to provide all our organizations under our umbrella, it was not what it has been in the past and left us feeling underwhelmed with being forced to have our event outside of the Anacortes city limits. Our guests were forced to rent hotels out of town, use out of town restaurants, and so on and so forth. Let's bring our guests and community back to Anacortes supporting local restaurants, hotels and businesses as quickly as virtually possible and of course in our case, the youth here in our great city.

We are very excited about the port and city continuing to pursue the event center and truly hope that it is pushed along and not set aside on the back burner. We have already had to book a date for 2026, once again out of town. We certainly hope that the urgency to complete this great event center is of the utmost concern of both the port and City of Anacortes.

If you have any further questions or concerns, please feel free to reach out to me at any time.

Thank you for your time,
Brenda Ramsdell
Anacortes Youth Sports Coalition (Auction)
President and Volunteer
360-708-9611

On Monday, August 11, 2025 at 06:29:57 PM PDT, Ryan Walters <ryanw@anacorteswa.gov> wrote:

Greetings to you, organizers of one or more major public events in Anacortes--

I'm writing to invite you to a joint Port-City meeting on **Monday, August 18, at 4pm** at which both entities are expected to approve interlocal agreements for construction and operation of a new events center at Cap Sante Marina. Briefly, we propose a facility that would be owned and operated by the Port, with construction funded by the City, that will seat up to 400 at 8-person round tables and include a catering kitchen, green room with restroom, storage room, and outdoor spill-out space on a new plaza to the north. Our current plan continues to be very much in line with the one we laid out at the start of 2024.

Although we've taken much longer than I'd like, we've arrived in a good place with the Port/City agreements. We've spent substantial time crafting the agreements, as well as completed preliminary design on the facility. After the agreements are executed, our joint Port-City design team will reconvene with the architect to continue design, which will evolve as we move forward, principally to lower the cost of construction without compromising our design requirements. We plan to be able to fund construction

of the facility using lodging tax at an amount that would not substantially compromise the current lodging tax funding level we annually provide to our non-profits. After the agreements are executed, we'll reengage with user groups to ensure the design works for everyone.

At Monday's 4pm meeting, you'll see presentations of the current state of design and discussion among the Port and City about approving the agreements. Your voice in support of the event center would be much appreciated.

If you have questions, don't hesitate to reach out! Thank you for your faith and patience as we've worked through this process.

Ryan Walters, JD, AICP
Anacortes City Councilmember, Ward 1
mobile 360-610-7770

From: Ryan Walters <ryanw@cityofanacortes.org>
Sent: Sunday, March 24, 2024 10:10 PM
To: Christine Cleland-McGrath <christinec@cityofanacortes.org>; Bruce McDougall <BruceM@cityofanacortes.org>

Greetings!

Subject: Joint Port-City Meeting on Event Center MONDAY NIGHT at 5pm

As an organizer of one or more major public events in Anacortes (or on Fidalgo Island), I'm writing to remind and encourage you to attend the joint Port Commission-City Council meeting, at **5pm** at **City Hall this Monday, March 25**, to discuss and hopefully approve the first step toward building the event center we proposed in February.

We have prepared a draft Port/City agreement that will split the cost of performing "conceptual design" of the new facility—\$100,000 that will yield two floor plan alternatives, 15% civil design, and a rough order of magnitude cost estimate. We've put it on an accelerated schedule with an expectation of completing this conceptual design work in 10 weeks. You can see the complete meeting packet [here](#). Many details remain to be worked out, but we're excited about this important step!

We will take public comment Monday night, and we'd love to have your voice in that conversation, especially given how critically important this new facility is to our community. Thank you for your contributions to the project thus far, and thank you in advance for your attendance and your input!

Ryan Walters, JD, AICP
Anacortes City Councilmember, Ward 1

mobile 360-610-7770

From: Jordan Hay <jordanhay@downtownanacortes.org>

Sent: Monday, August 18, 2025 5:15 PM

To: City Council <citycouncil@anacorteswa.gov>; ronngren@portofanacortes.com; Petrich@portofanacortes.com; Ottenbreit@portofanacortes.com; Bonnie Bowers <Bowers@portofanacortes.com>; Kathy Pittis <Pittis@portofanacortes.com>; John Dumas <John.Dumas@portofanacortes.com>; Matt Miller <mattm@anacorteswa.gov>; John Coleman <johnc@cityofanacortes.org>; Kristy Southard <Kristy.Southard@portofanacortes.com>

Cc: board@downtownanacortes.org

Subject: Public Comment from the Downtown Anacortes Alliance on the planned Event Center

***** This email is from outside the City of Anacortes network. Please use caution when clicking on links, opening attachments, or replying. *****

Hello Mayor Miller, Councilmembers, and Commissioners. I wanted to share public comment on the planned event center from the Downtown Anacortes Alliance. I mistakenly thought that tonight's joint port and city meeting was at 6pm in the normal City Council spot, so I missed the public comment at tonight's meeting. I hope you'll accept our public comment over email.

My name is **Jordan Hay**. I live in Anacortes. And I'm emailing on behalf of the Downtown Anacortes Alliance.

We are very enthusiastic about the vision of this building as part of connecting downtown to the waterfront. The extension down 9th Street to the marina is more than just a pathway — it's a **compelling and welcoming pedestrian connection**. As more development happens along the waterfront, that connection will be crucial to the health of downtown, ensuring **our commercial core and waterfront grow together rather than apart**.

We also want to recognize and applaud the operational plan's priorities. We are especially excited to see that **maximizing economic activity in Anacortes is a clearly stated and high priority objective**. That aligns directly with our mission and with the needs of downtown businesses.

We think it's vitally important that, if this building is built, it be a **beautiful, high-quality civic space** — something that will serve as a community asset for the next hundred years. We applaud the objective to operate the event center without subsidy, but hope that we do this by building a strong business plan rather than by cutting corners now that miss an opportunity to create a landmark that truly reflects the character of Anacortes.

Just as important is how the building is activated. A facility that is used only on Saturdays for weddings or nonprofit fundraisers won't realize its full value. What will really matter for downtown businesses is bringing people here **on weekdays and in the off-season** — conferences, meetings, and gatherings that keep restaurants, shops, and hotels busy all year long. To get there, we encourage the project team to actively engage with potential customers and vendors — including caterers and event organizers — to make sure the physical structure we design and build is **compelling and competitive in the Western Washington market**.

We're excited about what this project could mean for Anacortes, and we encourage you to keep quality and frequent activation at the heart of your decisions moving forward.

Thank you so much,

-jordan

--

Jordan Hay

Executive Director, Downtown Anacortes Alliance

DowntownAnacortes.org

360-207-5770

JordanHay@DowntownAnacortes.org



August 17, 2025

Dear Anacortes City Council Members,

I'm writing to comment on the proposed Event Center.

Although I understand there is some question that it will be built in the near future, just in case it is I ask you to consider the following.

According to a preliminary rendering of the proposed building, it appears that some of the walls are made of large windows. I hope the final plans will not be like that because large windows often result in many bird strikes and death.

According to the National Audubon Society, about 60 percent of bird strikes result in death. Based on that death rate, studies estimate that more than 1 billion birds per year are killed in the U.S. because of windows. As stated in an article in Audubon in August, 2024, "birds are largely unable to perceive [glass]. They're particularly liable to crash into windows that reflect nearby greenery or the sky. Buildings of any size can attract bird collisions but the vast majority occur at homes and low-rise buildings, not skyscrapers."

If you wish to read the entire article, here is the link:

<https://www.audubon.org/magazine/window-strikes-are-even-deadlier-birds-we-thought>

I request that when and if this Event Center is built, consideration is given to reducing the size or number of large windows or employing technical means to help birds avoid the glass. As the article states, "More architects and designers are employing bird-safe glass and decals or screens that make windows more visible."

For more information on creating bird-safe windows in commercial buildings, including cost estimates, see

<https://ornithologycenter.com/wp-content/uploads/2023/03/Report-march-22.pdf>

Thank you.

Tracie Hornung
1603 15th St.
Anacortes



City Council Agenda Bill

Meeting Date: August 18, **Agenda Item:** 3.a.
2025

Agenda Item Title: Interlocal Agreement #24-121-PLN-002 with the Port of Anacortes for Design and Construction of an Event Center

Staff Contact(s): John Coleman, Darcy Swetnam

<u>Approved for Submittal to Council by</u>	<u>Action Type</u>
Greg Francioch	Contract Award
Darcy Swetnam	

Item Summary: This interlocal agreement between the Port and the City lays out how the parties will work together to complete design and construction of the proposed Event Center. The Port will oversee construction and the City will reimburse costs by issuing debt with debt service payments to be made from LTAC funds. The agreement provides the process for coordination at various points in the process and how important decisions are made. The agreement also provides clarity about when the parties may decide to discontinue the project.

Budget Impact:

City will have to issue a general obligation bond and will use LTAC funds to pay debt service payments.

Previous Action: Council was introduced to this agreement on July 28, 2025.

Recommended Motion: I move we authorize Mayor Miller to execute the Interlocal Agreement with the Port of Anacortes for Design and Construction of an Event Center.

Alternative Actions: Decline to authorize Mayor Miller to execute.

Attachments (listed in order presented):

1. 24-121-PLN-002 - Port City Event Center ILA - Design and Construction
2. August 18th 2025 Council Commision Event Center Special Meeting FINAL
08.18.2025

**INTERLOCAL COOPERATIVE AGREEMENT
BETWEEN THE CITY OF ANACORTES AND THE PORT OF ANACORTES
FOR DESIGN AND CONSTRUCTION OF AN EVENT FACILITY**

8/18/2025

This **INTERLOCAL COOPERATION AGREEMENT FOR DESIGN AND CONSTRUCTION OF AN EVENT FACILITY** (the “Agreement”), entered into as of the date of the last authorizing signature below (the “Effective Date”), is between the **CITY OF ANACORTES**, a Washington municipal corporation, (the “City”) and the **PORT OF ANACORTES**, a Washington municipal corporation (the “Port”) (collectively the City and the Port are referred to as the “the Parties” or individually as “Party”) pursuant to Chapter 39.34 RCW, the Interlocal Cooperation Act. The Parties agree as follows:

1. RECITALS.

1.1. The Port of Anacortes and City of Anacortes both desire for the Anacortes community to have an event facility capable of hosting large tourist-oriented events, community events, and private events such as weddings (the “Event Facility”).

1.2. On March 25, 2024, the Port Commission and City Council held a joint meeting to authorize the execution of an Interlocal Agreement (“ILA”) (City Contract No 24-121-PLN-001) for conceptual design of the Event Facility.

1.3. The Parties have chosen RMC Architects, PLLC (“the Architect” or “Project Manager”) as the architect and principal project manager for this project.

1.4. Over the last year, the Port-City Liaison Committee, which is composed of electeds and staff from both the Port and the City who discuss issues impacting their relationship and met several times to consider architectural plans, renderings, and cost estimates for construction of the proposed Event Facility.

1.5. Concurrently with construction of the Event Facility but independent of this Agreement, the Port plans to construct a new parking lot adjacent to the Event Facility (the “Parking Lot”) and reconstruct 9th Street adjacent to the Event Facility with the intention that the Parking Lot and street improvements will be completed by the time the Event Facility opens for use.

1.6. Pursuant to RCW 53.08.255, the Port is defined as a municipality authorized to expend lodging tax funds on tourism-related facilities as described in section 67.28.080 RCW.

2. PURPOSE. The purpose of this Agreement is to coordinate the respective roles of the City and the Port for design and construction of the Event Facility.

3. PROJECT CONCEPT.

3.1. The Event Facility will be constructed on Port property by the Port and will be owned by the Port.

3.2. The City will pay for costs associated with the Event Facility as described in section 9.1.

3.3. The City expects to pay for its share of costs in major part from City lodging tax funds.

3.4. The Port will manage the Event Facility consistent with the interlocal agreement between the City and Port for Operations of the Event Facility (City Contract No 24-121-PLN-003).

4. **DESIGN AND CONSTRUCTION OBJECTIVES AND REQUIREMENTS.**

4.1. The Parties intend to design the Event Facility in a manner similar to the design in Exhibit B, consistent with the following criteria:

- (a) Located at the approximate location of development area C on the Port's planned West Basin Site Plan, as shown on Exhibit A attached to this Agreement. The Parties acknowledge that use of this location depends on approval of the Port's pending West Basin land use applications, which are not guaranteed;
- (b) Oriented to take advantage of the distinct attributes of Anacortes (e.g., its waterfront);
- (c) Centrally located to support the downtown Anacortes core;
- (d) Capable of banquet-style seating for both of the following, alternative configurations:
 - (i) Four hundred (400) people at eight (8)-person round tables with simultaneous space for buffet tables;
 - (ii) Three hundred twenty (320) people at eight (8)-person round tables with simultaneous space for amenities such as a dance floor, buffet table, beverage station, gift table, and band/DJ stage;
- (e) A green room with a bathroom;
- (f) A warming kitchen for third-party caterers (sink, worktables, refrigeration, and exterior access);
- (g) Enclosed storage for tables, chairs, portable stage, and dance floor;
- (h) Patron restrooms (approximately ten (10) stalls), including ADA-compliant restrooms; and
- (i) Substantial transparency on the east side fronting the marina and the north side fronting the plaza.

4.2. **Port Leased Space.** Additional segregated space that the Port may lease to others and may complement activities at the Cap Sante Marina (the "Port-Lease Space"). The Port-Leased Space must have its own entrance and HVAC systems and may not share restrooms with the Event Facility. The Port is responsible for the costs to design, construct, operate, and maintain the Port Leased Space.

4.3. **Cost.** Without compromising the Design Objectives and Requirements, the Parties intend to design the Event Facility such that it can be constructed for an approximate cost of \$8 Million in 2024 dollars (the "Estimated Construction Cost").

4.4. **Financing.** The City will not issue debt to fund construction until a contractor has been selected by the Port and approved by the City.

4.5. **Timeline.** The Parties desire and intend to manage design, permitting, and construction of the Event Facility to be able to open the Event Facility by mid-2028.

4.6. **Procurement.** The Parties agree that a construction contractor for the Event Facility will be selected pursuant to a full competitive bid process pursuant to Chapter 39.04 RCW and that this project will not follow alternative public works contracting procedures described in Chapter 39.10 RCW.

- (a) The Event Facility shall constitute the Base Bid, while the Port-Lease Space shall constitute a bid Additive Alternate.
- (b) The low bid shall be determined based upon the low Base Bid and whichever combination of Additive Alternate, if any, that the Port chooses to exercise, which shall be reflected in the bid package. Any Additive Alternate(s) not selected for inclusion in the Project will not be used in the calculation of the lowest bid.
- (c) Notwithstanding Section 5, the Port shall have the sole and exclusive discretion to determine whether the additive cost to construct the Port-Lease Space will exceed the Port's budgeted construction cost for the same.

4.7. **Construction management.** The Parties agree that a construction management firm will be retained to manage the construction of the Event Facility because of the complexity of the project, including vertical construction within the shoreline jurisdiction.

5. **PORT-CITY PROJECT TEAM.**

5.1. For the remainder of the design work, each Party will designate up to three (3) representatives to meet as the Port-City Project Team. This provision does not delegate any contracting authority to the Port-City Project Team on the City's behalf.

5.2. The Port-City Project Team is authorized to make final decisions about the design of the building, its finishes, and other design parameters, consistent with this Agreement. Decisions must be made by mutual agreement of both the Port and City representatives on the Port-City Project Team.

5.3. The Port-City Project Team will meet as determined by the Architect/Project Manager for needed decisions about the building design.

5.4. The Port-City Project Team will schedule and be available for regular weekly meetings during the remainder of design and may meet virtually at other times. Meetings without pressing business may be canceled by agreement of both the Port and City representatives on the Port-City Project Team.

5.5. During the construction phase of the Event Facility, the Port will transmit any construction contract change order proposals that will cause costs to exceed the Estimated Construction Cost to the City's representative pursuant to Section 12, Notices, for City approval. If the City fails to approve or reject a change order proposal in writing to the Port's representative pursuant to Section 12, Notices, within thirty (30) calendar days of the City's representative's receipt of the same, that change order proposal shall be deemed to be approved by the City.

6. **DIVISION OF RESPONSIBILITIES BETWEEN THE PARTIES.**

6.1. The Port is responsible for:

- (a) applying for and securing all necessary permits for the project;
- (b) supervision of the Architect and any other individuals or firms working on the Event Facility design (the "Project Design Team"), including without limitation, overseeing deliverables;
- (c) all administrative aspects of any contracts with the Architect and its Project Design Team, including without limitation, payment for services (subject to the reimbursement requirements under Section 9, Manner of Financing and Payment);
- (d) management of bidding and contracting processes;
- (e) contracting with the builder following all federal, state, and local regulations applicable to the project;
- (f) securing and managing a construction management firm, which must be approved by the Project Design Team prior to engagement, through all phases of the Event Facility construction project; and
- (g) project management and coordination with the construction management contractor.

6.2 The City is responsible for:

- (a) providing feedback to the Architect and its Project Design Team during design;
- (b) attending Port-City Project Team meetings;
- (c) timely replies to requests for input during design;
- (d) timely processing of permit applications related to the Event Facility project pursuant to Section 7, Permitting; and
- (e) timely payment pursuant to Section 9, Manner of Financing and Payment.

6.3 **Records.** Upon request, either Party will provide the other with copies of any records or deliverables produced under the scope of this Agreement that either Party may be required to produce pursuant to the Public Records Act, including, but not limited to consultant contracts, invoices, drafts, work notes, emails, CAD files, and exhibits.

7. PERMITTING.

7.1. The Parties acknowledge that the Event Facility will require permits from the City, approval of which is not guaranteed.

7.2. The Port will be lead agency for State Environmental Policy Act review.

7.3. The Parties agree that the Event Facility project requires:

(a) a Framework Development Plan with departures under AMC 19.61.180 for the Port's underlying West Basin development;

(b) a shoreline substantial development permit, as a "water-enjoyment recreational facility;"

(c) a building permit; and

(d) realignment of 9th Street in a layout substantially similar to Exhibit A.

7.4. The City may determine that additional permits are required based on the future design of the project.

7.5. Assuming the Port makes application for permits consistent with the schedule in Exhibit C, the City agrees to process permit applications consistent with that schedule.

8. CONTINGENCIES AND TERMINATION.

8.1. Except as explicitly provided herein, this Agreement may not be terminated during its term except by mutual agreement of the Parties.

8.2. While the Parties are committed to the Event Facility project, the Parties recognize the inherent uncertainty in any project permitting and construction project, and, therefore, reserve the opportunities described in this section to terminate this Agreement.

8.3. The Parties may terminate this Agreement within thirty (30) days of any of the following events:

(a) By the Port, if the City's approval of the Port's framework development plan contains conditions the Port determines, in its sole and exclusive discretion, to be onerous or economically infeasible.

(b) By the Port, if the City fails to approve the Port's framework development plan within 90 days of 30% percent design of the Event Facility.

(c) By the Port, if the City fails to issue required permit(s) for the realignment of 9th Street in a layout substantially similar to Exhibit A within 120 days of a complete application

(d) By either Party, if the Parties are unable to agree on design by the date the project is to go out to bid.

(e) By the City (i) at the conclusion of thirty percent (30%), sixty percent (60%), or ninety percent (90%) design; (ii) upon receipt of the final engineer's estimate, or (iii) upon tabulation of the bids for construction and prior to award of contract.

- (f) By the City, if the Port is not able to complete construction of the street and Parking Lot contemplated by the West Basin development plan concomitant with the expected opening date of the Event Facility.

8.4. Within 3 days of the Port selecting the contractor, the parties must hold a conference to review the construction cost and any add-alternates. Based on the information presented, City may terminate this Agreement and all future funding for the Event Facility in the City's sole and exclusive discretion.

8.5. If hazardous materials, significant cultural resources, or other similar finds are discovered during construction, the parties must hold a conference within 2 days to evaluate the costs and delay associated with that discovery.

8.6. If another significant and material event unanticipated by this Agreement occurs during the term of this Agreement, the parties agree to conference for discussion about how to proceed by mutual agreement.

8.7. Termination of this Agreement may be accomplished by formal decision of the Party's governing body.

8.8. In the event the Port terminates this Agreement at any point after the City has issued debt to finance construction, except as provided herein under Section 18, Dispute Resolution, the Port will reimburse the City for the costs the City has paid in conformity with Section 9.1.

9. MANNER OF FINANCING AND PAYMENT.

9.1. The City will reimburse the Port as follows:

(a) The City will reimburse the Port for all costs associated with construction of the Event Facility, including, without limitation:

- i. Permit fees, connection fees, and impact fees attributable to the event facility, including portions of the plaza, as depicted in Exhibit D that are directly related to the Event Facility;
- ii. Furniture, Fixtures, and Equipment ("FFE") for the facility, including the initial purchase of the items listed in Exhibit E; and
- iii. All costs incurred pursuant to a contract for construction management.

(b) The City will reimburse the Port half of the costs associated with all remaining design work of the Event Facility.

9.2. The following costs are specifically excluded from section 9.1:

- (a) costs associated with the Lease Space, Parking Lot, or street realignment;
- (b) costs associated with plaza construction not specifically included in section 9.1;
- (c) Port staff time not included in section 9.1; and
- (d) Event Facility operating and maintenance costs.

9.3. The City will make payments no more frequently than monthly to the Port for reimbursement as called for in this section within thirty (30) calendar days following the Port's written request for reimbursement. The Port's written request for reimbursement must be accompanied by invoices showing the fees and costs.

9.4. The City must notify the Port within fifteen (15) calendar days from receipt of the invoice if it has objections or corrections to an invoice. The Port must then resubmit a new invoice without the disputed amount, which the City must pay within thirty (30) calendar days. The Parties must work cooperatively to resolve any disputed amounts.

9.5. The Parties agree to jointly explore and support applications for outside funding opportunities (e.g., grants) for both the Event Facility and for other components of the West Basin development that support the Event Facility that are complementary of the project, including but not limited to:

- (a) The plaza at the end of 9th Street;
- (b) The realignment of 9th Street and its intersection with R Ave and Market Street; and
- (c) The West Basin parking lot.

10. **TERM.**

10.1. The term of this Agreement is from the Effective Date until December 31, 2028.

10.2. The Parties may extend the term of this Agreement by written amendment.

10.3. This Agreement may be terminated prior to December 31, 2028, pursuant to Section 18 (Dispute Resolution) or Section 8 (Contingencies and Termination).

11. **ADMINISTRATION.**

11.1 The following individuals are designated as representatives of the respective Parties:

- (a) The City's representative is its mayor.
- (b) The Port's representative is its executive director.

11.2 The above-identified representatives are responsible for administration of this Agreement and for coordinating and monitoring performance under this Agreement. In the event such representatives are changed, the Party making the change must notify the other Party in writing.

11.3 The Parties do not intend to create a separate organization, composition, or any separate legal entity or administrative entity under this Agreement.

12. **NOTICES.** Any notice or invoice under this Agreement must be sent by any of the following methods: postage pre-paid by regular mail, delivered personally, or sent via e-mail. Any notice so posted shall be deemed received two (2) business days after the date of mailing. Notices shall be mailed or delivered to the following persons at the following addresses:

PORT OF ANACORTES

Executive Director
317 Commercial Ave
Anacortes, WA 98221
John.Dumas@portofanacortes.com

CITY OF ANACORTES

Mayor
P.O. Box 547/904 6th St
Anacortes, WA 98221
contracts@anacorteswa.gov

13. **TREATMENT OF ASSETS AND PROPERTY.** No fixed assets or personal or real property will be jointly or cooperatively acquired, held, used, or disposed of pursuant to this Agreement.

14. **INDEMNIFICATION.** To the extent allowed by law, each Party hereby agrees to release, save, defend, indemnify and hold harmless the other Party and its officers, directors, employees, consultants, and agents from and against any and all losses, damages, liabilities, expenses, and costs, including reasonable legal expense and attorneys' fees, to which the indemnified Party may become subject as a result of any claim, demand, action or other proceeding by any third party to the extent such losses arise directly or indirectly out of activities performed by the indemnifying Party pursuant to this Agreement, except to the extent such losses result from the alleged gross negligence or willful misconduct of any indemnified Party. This section shall survive the termination of this Agreement.

15. **TITLE 51 WAIVER.** For purposes of the foregoing indemnification provision, and only to the extent of claims against one Party against the other under such indemnification provision, the Parties specifically waive any immunity they may be granted under the Washington State Industrial Insurance Act, Title 51 RCW or any other similar workers' compensation schemes. The indemnification obligation under this Agreement shall not be limited in any way by any limitation on the amount or type of damages, compensation, or benefits payable to or for any third party under workers' compensation acts, disability acts, or other employee benefit acts. The foregoing provision was specifically negotiated and agreed upon by the Parties.

16. **CHANGES, MODIFICATIONS, AMENDMENTS AND WAIVERS.** This Agreement may be changed, modified, amended, or waived only by written agreement executed by the Parties hereto. Waiver or breach of any term or condition of this Agreement must not be considered a waiver of any prior or subsequent breach, and the failure to exercise a right or remedy upon a breach does not constitute a waiver of any other terms or conditions of this Agreement.

17. **GOVERNING LAWS.** This Agreement and the rights of the Parties hereto shall be governed by and construed in accordance with the laws of the State of Washington. Venue for any litigation concerning this Agreement shall be in Skagit County Superior Court, unless otherwise agreed to in writing by the Parties.

18. **DISPUTE RESOLUTION.**

18.1 Upon a material breach of this Agreement, the non-breaching Party shall notify the other Party in writing of the purported breach. If the alleged material breach is not cured within ninety (90) days of such notice, a termination may occur; provided, however, if such alleged material breach cannot be reasonably cured within ninety (90) days and the defaulting Party is diligently pursuing a cure, the cure period will be extended to a total of one hundred eighty (180) days.

18.2 If a material breach of this Agreement occurs, the non-breaching Party shall have all cumulative rights and remedies after complying with this Section of this Agreement, including, without limitation, the remedy of termination of the Agreement for a material breach. A material breach under this Agreement shall constitute a material breach of the Interlocal Cooperative Agreement between the City of Anacortes and the Port of Anacortes for Operation of the Port-City Event Facility, executed on a date even herewith.

18.3 The Parties shall attempt to resolve all claims, disputes, and other matters in question, arising out of or related to this Agreement, first through informal discussions and then through formal written notification and cure, before resorting to litigation.

19. **FORCE MAJEURE.** Neither Party shall be liable to the other or deemed in breach or default for any failure or delay in performance under this Agreement during the time and to the extent its performance is prevented by reasons of Force Majeure. For the purposes of this Agreement, Force Majeure means an occurrence that is beyond the reasonable control of and without fault or negligence of the Party claiming Force Majeure and which, by exercise of due diligence of such Party, could not have been prevented or overcome. Force Majeure shall include natural disasters, including fire, flood, earthquake, windstorm, avalanche, mudslide, and other similar events; acts of war or civil unrest when an emergency has been declared by appropriate governmental officials; acts of civil or military authority; freight embargoes; tariffs; epidemics; pandemics; quarantine restrictions; labor strikes; boycotts; terrorist acts; riots; insurrections; explosions; and nuclear accidents. A Party claiming suspension or termination of its obligations due to Force Majeure shall give the other Party prompt written notice of the impediment and its effect on the ability to perform, with such notice to be provided no more than five (5) working days after the Force Majeure event or reasonable discovery of the event's impact on performance. Failure to provide such notice shall preclude recovery under this provision. Such delay shall cease as soon as practicable and written notification of same shall be provided.

20. **NO THIRD-PARTY BENEFICIARIES.** This Agreement is intended to be enforceable only by the Port and the City. There are no third-party beneficiaries to this Agreement.

21. **AUTHORITY.** The persons signing below represent and warrant that they have the requisite authority to bind the Party on whose behalf they are signing.

22. **SEVERABILITY.** In the event any term or condition of this Agreement or application thereof to any person or circumstances is held invalid, such invalidity shall not affect other terms, conditions, or applications of this Agreement which can be given effect without the invalid term, condition, or application. To this end the terms and conditions of this Agreement are declared severable.

23. **RECORDING OR POSTING.** This Agreement shall be recorded with the Skagit County Auditor or, alternatively, posted by subject on the Parties' respective websites or other electronically retrievable public source.

24. **ASSIGNMENT.** Except as otherwise agreed to by the Parties written agreement executed by the Parties hereto subsequent to the full execution of this Agreement, this Agreement shall not be assigned and no rights hereunder shall pass by operation of law or other judicial process.

25. **COUNTERPARTS.** This Agreement may be signed in counterparts. Electronic transmission of any signed original document and retransmission of any signed electronic transmission shall be the same as delivery of an original document.

26. **ENTIRE AGREEMENT.** This Agreement contains all the terms and conditions agreed upon by the Parties. All items incorporated herein by reference are attached. No other understandings, oral or otherwise, regarding the subject matter of this Agreement may be deemed to exist or to bind any of the Parties hereto.

IN WITNESS HEREOF, the Port and the City have caused this Agreement to be executed in their names and to be attested by their duly authorized officers as of the below dates.

THIS AGREEMENT CONTAINS MUTUAL INDEMNIFICATIONS, RELEASES, AND LIMITED WAIVERS OF IMMUNITY UNDER THE WASHINGTON STATE INDUSTRIAL INSURANCE ACT, TITLE 51 RCW, OR ANY OTHER SIMILAR WORKERS' COMPENSATION SCHEMES

PORT OF ANACORTES

CITY OF ANACORTES

By: John Dumas
Its: Executive Director

By: Matt Miller
Its: Mayor

Date: _____

Date: _____

EXHIBIT A

PORT'S PLANNED WEST BASIN SITE PLAN

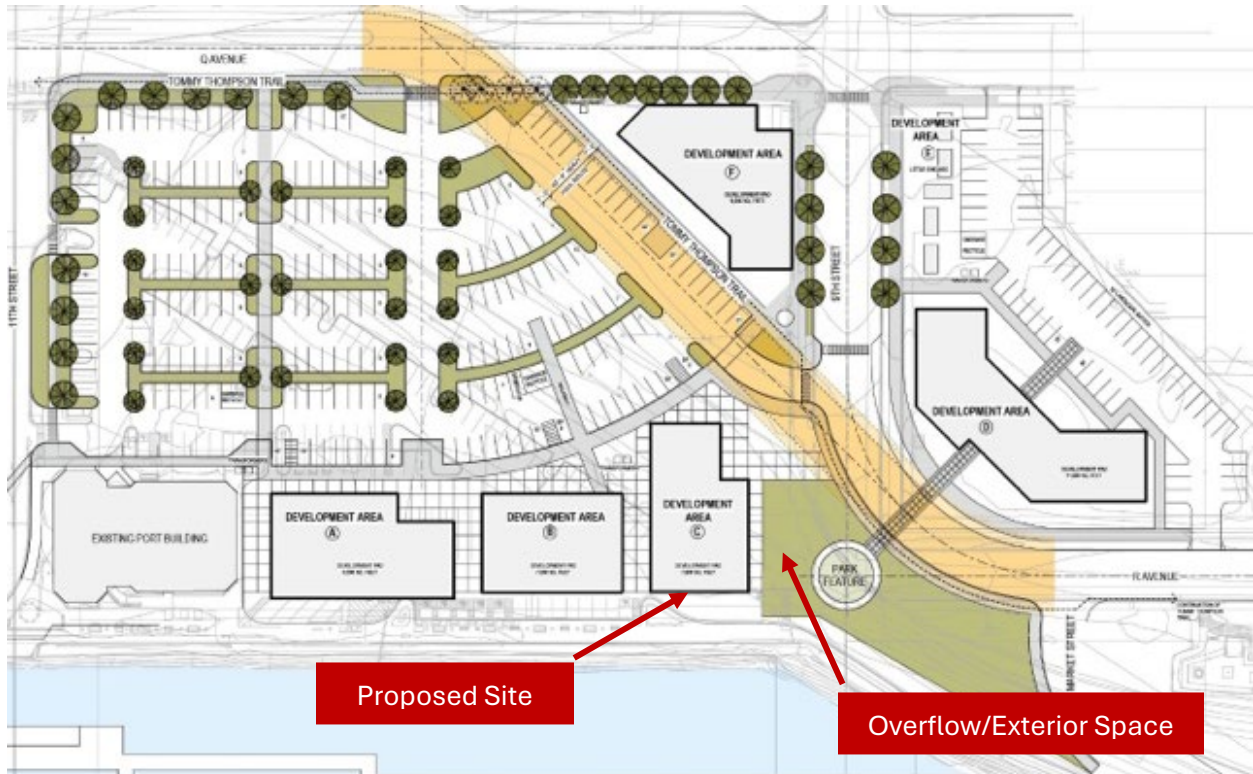
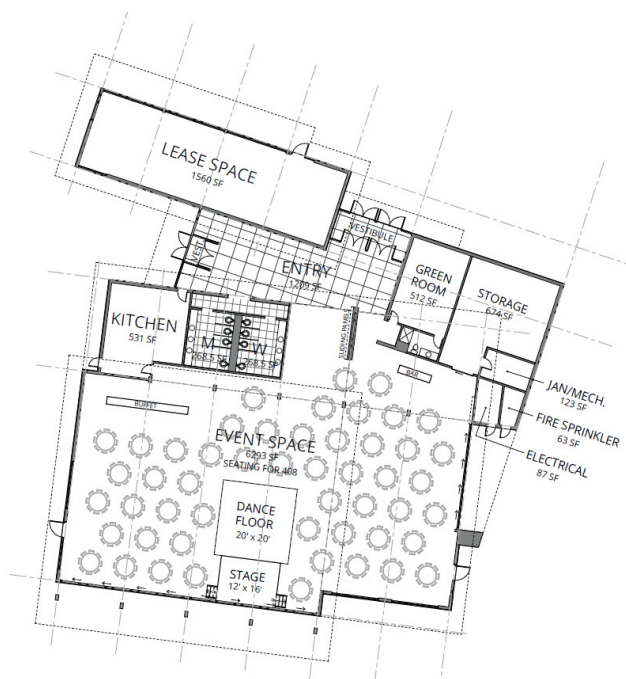


EXHIBIT B

EVENT FACILITY CURRENT CONCEPTUAL DESIGN



FLOOR PLAN

EXHIBIT C

TENTATIVE SCHEDULE

PROJECTED DATE	WORK ITEM
Aug 11, 2025	Council/Port packet prep
Aug 18, 2025	City Council meeting to approve this interlocal
Aug 18, 2025	Port Commission meeting to approve this interlocal
Q4 2025	Architect and its design team starts work
Q4 2025	Port begins SEPA review for Event Facility
Q4 2025	Event Center 30% Plans for Review
Q1 2026	City issues final decision on Framework Development Plan for northwest basin
Q4 2025	Project Scoping Complete (Alternatives, revise budget, present to Port/City, final design selected)
Q4 2025	Port submits shoreline substantial development permit (SSDP) application for Event Facility
Q4 2025	60% Design Complete – Cost Estimate Updated – Event Center
Q1 2026	Port submits complete application for site development (DEV Permit)
Q1 2026	90% Design Complete – Cost Estimate Update – Event Center
Q2 2026	City issues final decision on SSDP for Event Center
Q2 2026	Port submits complete application for building permit
Q3 2026	City issues final decision on building permit application
Q3 2026	Architects finalize bid package; Port releases request for bids
Q4 2026	Bids due
Q4 2026	Port Commission packet deadline
Q4 2026	Port Commission approves contract and issues Notice to Proceed
Q1 2027	Construction begins
Q2 2028	Event facility opens for business

EXHIBIT D

DEPICTION OF PLAZA

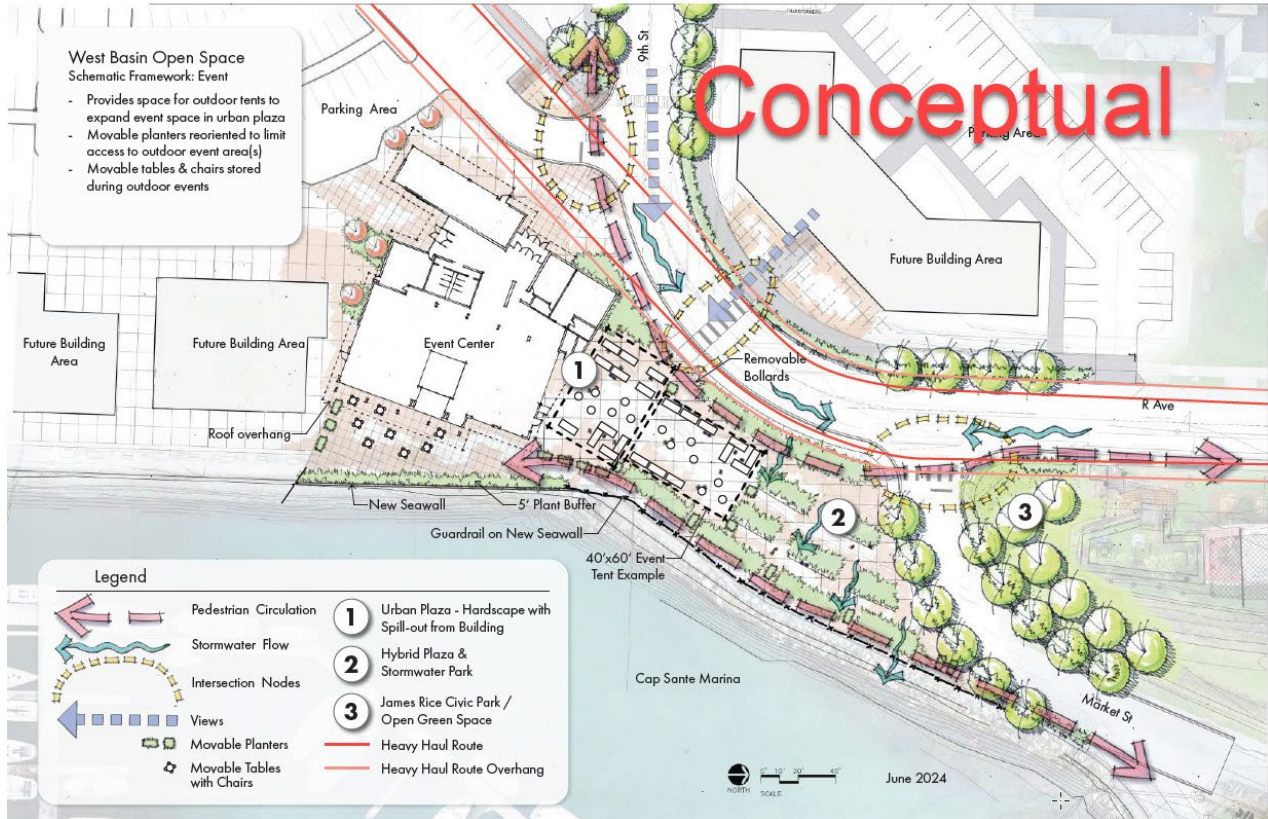


EXHIBIT E
FURNITURE, FIXTURES, AND EQUIPMENT

Description	Quantity
Banquet Tables	51
Banquet Chairs	408
Table Carts	10
Chair Carts	35
Rectangular Folding Tables	12
Stainless Steel Tables (Kitchen)	10
12' x 16' Portable Stage and Stairs	1
Lectern	1
Portable Bar	2
Green Room Furnishings	1
Shelving System (Janitor)	1
Large Projection Screen	1
Projector	1
Integrated Sound System	1



City Council Agenda Bill

Meeting Date: August 18, **Agenda Item:** 3.b.
2025

Agenda Item Title: Interlocal Agreement #24-121-PLN-003 with the Port of Anacortes for Operation of an Event Center

Staff Contact(s): Darcy Swetnam, John Coleman

<u>Approved for Submittal to Council by</u>	<u>Action Type</u>
Greg Francioch	Contract Award
Darcy Swetnam	

Item Summary: This interlocal agreement between the Port and the City lays out the terms of how the parties will work together to operate the Event Center once constructed. The proposed agreement anticipates that the Port will run the day-to-day operations of the facility including maintenance. The City will support the operation of the facility by assisting with marketing.

Budget Impact:
N/A

Previous Action: Introduced to Council on July 28, 2025.

Recommended Motion: I move we authorize Mayor Miller to execute the Interlocal Agreement with the Port of Anacortes for Operation of an Event Center.

Alternative Actions: Decline to authorize Mayor Miller to execute the Agreement.

Attachments (listed in order presented):

1. 24-121-PLN-003 - Port City Event Center ILA - Operation

**Interlocal Cooperative Agreement
between the City of Anacortes and the Port of Anacortes
for Operation of the Port-City Event Facility**

8/18/2025

This **INTERLOCAL COOPERATION AGREEMENT FOR OPERATION OF AN EVENT FACILITY** (the “Agreement”), entered into as of the date of the last authorizing signature below (the “Effective Date”), is between the **CITY OF ANACORTES**, a Washington municipal corporation, (“City”) and the **PORT OF ANACORTES**, a Washington municipal corporation (“Port”) (collectively the City and the Port are referred to as the “the Parties”) pursuant to Chapter 39.34 RCW, the Interlocal Cooperation Act. The Parties agree as follows:

1. RECITALS.

1.1 The Port of Anacortes and City of Anacortes both desire for the Anacortes community to have an Event Facility capable of hosting large tourist-oriented events, community events, and private events such as weddings.

1.2 On March 25, 2024, the Port Commission and City Council held a joint meeting to authorize the execution of an Interlocal Agreement (City Contract No 24-121-PLN-001) for conceptual design of an Event Facility.

1.3 Concurrently with this Agreement, the Port Commission and City Council authorized execution of an Interlocal Agreement (City Contract No 24-121-PLN-002) in which the City agrees to fund construction of the Event Facility in consideration for the Port’s promise to manage the facility consistent with this Agreement.

1.4 The City is funding construction of the Event Facility with lodging tax revenue. Pursuant to RCW 53.08.255, the Port is defined as a municipality authorized to expend lodging tax funds on tourism-related facilities as described in section 67.28.080 RCW.

2. PURPOSE. The purpose of this Agreement is to coordinate the respective roles of the City and the Port for operation of the Event Facility.

3. DEFINITIONS.

“Event Facility” means the facility constructed pursuant to the terms of the interlocal agreement between the City and the Port for construction (City Contract No 24-121-PLN-002), and specifically excluding the Port’s Leased Space, parking lot, Esplanade, and Plaza. The Esplanade and Plaza are depicted on Exhibit A.

“Furniture, fixtures, and equipment” or “FFE” means equipment required for operation of the Event Facility, including tables and chairs, sound system, etc.

“Shoulder Season” means October through April.

4. OPERATING PRINCIPLES.

4.1 The Parties intend for the Event Facility to be operated primarily for the purpose of supporting and accommodating tourism, which is defined in RCW 67.28.080 and which includes, without limitation, weddings and other events that attract attendees from outside the

City of Anacortes.

4.2 Consistent with the foregoing, the Parties intend for the Event Facility to be operated consistent with the following objectives, in descending order of priority:

- (a) attaining operating revenue such that the facility may be operated without, or with minimal, subsidy;
- (b) maximization of the creation of economic activity in Anacortes;
- (c) maximization of overnight lodging stays in Anacortes.

4.3 Notwithstanding the foregoing, but without compromising the primary purpose of the facility, the Parties intend for the Event Facility to also be made available to the City, as described further below, for the City to allow the City's designees to use it.

4.4 The Parties agree to coordinate regarding communication with non-Party entities about the Event Facility, including but not limited to, agreement on the content of all press releases, public statements, or presentations available to the public prior to release or dissemination. This communication coordination shall begin upon full execution of this agreement and shall include, without limitation, the phases of the design and construction of the Event Facility occurring prior to its operation.

5. OPERATIONS.

5.1 Except as otherwise set forth herein, the Port will manage, maintain, schedule, set policies for, and set rates for the Event Facility subject to the terms of this Agreement.

5.2 The Port will maintain the Event Facility in a good condition suitable for operation for the purposes described in this Agreement, including maintaining, repairing and, when necessary replacing all elements of the interior and exterior of the Event Facility, including but not limited to FFE, walls, flooring, electrical systems, plumbing systems, HVAC systems, windows, roofing, and doors.

5.3 No single entity shall be permitted to rent the Event Facility on a weekly reoccurring basis.

5.4 The City shall assist with marketing of the Event Facility throughout the term of this Agreement, which may take the form of a contract for the use of lodging tax with a local marketing organization.

5.5 The Port will annually make the Event Facility available to the City or the City's designees for at least 12 days. For the purpose of this section:

- (a) The Port may restrict the portion of the year available to such events in this section to the Shoulder Season.
- (b) Other than the Port's staff charges for setting up for an event or cleanup after an event, the City or the City's designees' use of the Event Facility pursuant to this section shall be free of charge.

5.6 The Port will assist the City with its reporting obligations for the lodging tax funding source and any other funding source, including by requiring reporting in its facility rental agreements.

5.7 The Port will maintain logos for both the City and Port of equal size on the building and any media related to the Event Facility for the term of this Agreement. Such media will clearly indicate the Port is responsible for management of the Event Facility.

5.8 The Port will provide a report to the City no less frequently than quarterly on a form approved by the parties that includes information on the condition of the Event Facility, periodic maintenance and improvement work completed, and the Port's financial ability to complete future maintenance and necessary improvements of the facility.

6. FINANCES.

6.1 The Port is responsible for operating the Event Facility at the Port's sole cost and at no cost to the City, including but not limited to bearing the costs of utilities and maintenance.

6.2 The Parties agree that the Port may set rental rates and fees for the Event Facility consistent with this Agreement.

7. TERM.

7.1 The term of this Agreement is from the Effective Date until December 31, 2057.

7.2 The Parties may extend the term of this Agreement by written amendment.

7.3 This Agreement may be terminated prior to December 31, 2057, pursuant to Section 15 (Dispute Resolution).

8. ADMINISTRATION.

8.1 The following individuals are designated as representatives of the respective Parties:

(a) The City's representative is its mayor.

(b) The Port's representative is its executive director.

8.2 The above-identified representatives are responsible for administration of this Agreement and for coordinating and monitoring performance under this Agreement. In the event such representatives are changed, the Party making the change must notify the other Party in writing.

8.3 The Parties do not intend to create a separate organization, composition, or any separate legal entity or administrative entity under this Agreement.

9. **NOTICES.** Any notice or invoice under this Agreement must be sent by any of the following methods: postage pre-paid by regular mail, delivered personally, or sent via e-mail. Any notice so posted shall be deemed received two business days after the date of mailing. Notices shall be mailed or delivered to the following persons at the following addresses:

PORT OF ANACORTES

Executive Director
317 Commercial Ave
Anacortes, WA 98221
John.Dumas@portofanacortes.com

CITY OF ANACORTES

Mayor
P.O. Box 547/904 6th St
Anacortes, WA 98221
contracts@anacorteswa.gov

10. **TREATMENT OF ASSETS AND PROPERTY.** No fixed assets or personal or real property will be jointly or cooperatively acquired, held, used, or disposed of pursuant to this Agreement.

11. **INDEMNIFICATION.** To the extent allowed by law, each party hereby agrees to release, save, defend, indemnify and hold harmless the other party and its officers, directors, employees, consultants and agents from and against any and all losses, damages, liabilities, expenses and costs, including reasonable legal expense and attorneys' fees, to which the indemnified party may become subject as a result of any claim, demand, action or other proceeding by any third party to the extent such losses arise directly or indirectly out of activities performed by the indemnifying party pursuant to this Agreement, except to the extent such losses result from the alleged gross negligence or willful misconduct of any indemnified party. This section shall survive the termination of this Agreement.

12. **TITLE 51 WAIVER.** For purposes of the foregoing indemnification provision, and only to the extent of claims against one Party against the other under such indemnification provision, the Parties specifically waive any immunity they may be granted under the Washington State Industrial Insurance Act, Title 51 RCW or any other similar workers' compensation schemes. The indemnification obligation under this Agreement shall not be limited in any way by any limitation on the amount or type of damages, compensation, or benefits payable to or for any third party under workers' compensation acts, disability acts, or other employee benefit acts. The foregoing provision was specifically negotiated and agreed upon by the Parties.

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15. **DISPUTE RESOLUTION.**

15.1 Upon a material breach of this Agreement, the non-breaching party shall notify the other party in writing of the purported breach. If the alleged material breach is not cured within ninety (90) days of such notice, a termination may occur; provided, however, if such alleged material breach cannot be reasonably cured within ninety (90) days and the defaulting party is diligently pursuing a cure, the cure period will be extended to a total of one hundred eighty (180) days.

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15.3 A material breach under this Agreement shall constitute a material breach of the Interlocal Cooperative Agreement between the City of Anacortes and the Port of Anacortes for Design and Construction of an Event Facility, executed on a date even herewith.

15.4 The Parties shall attempt to resolve all claims, disputes, and other matters in question, arising out of or related to this Agreement, first through informal discussions and then through formal written notification and cure, before resorting to litigation.

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19. **RECORDING OR POSTING.** This Agreement shall be recorded with the Skagit County Auditor or, alternatively, posted by subject on the Parties' respective websites or other electronically retrievable public source.

20. **ASSIGNMENT.** Except as otherwise agreed to by the Parties written agreement executed by the parties hereto subsequent to the full execution of this Agreement, this Agreement shall not be assigned and no rights hereunder shall pass by operation of law or other judicial process.

21. **COUNTERPARTS.** This Agreement may be signed in counterparts. Electronic transmission of any signed original document, and retransmission of any signed electronic transmission shall be the same as delivery of an original document.

22. **ENTIRE AGREEMENT.** This Agreement contains all the terms and conditions agreed upon by the Parties. All items incorporated herein by reference are attached. No other understandings, oral or otherwise, regarding the subject matter of this Agreement may be deemed to exist or to bind any of the Parties hereto.

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PORT OF ANACORTES

CITY OF ANACORTES

By: John Dumas
Its: Executive Director

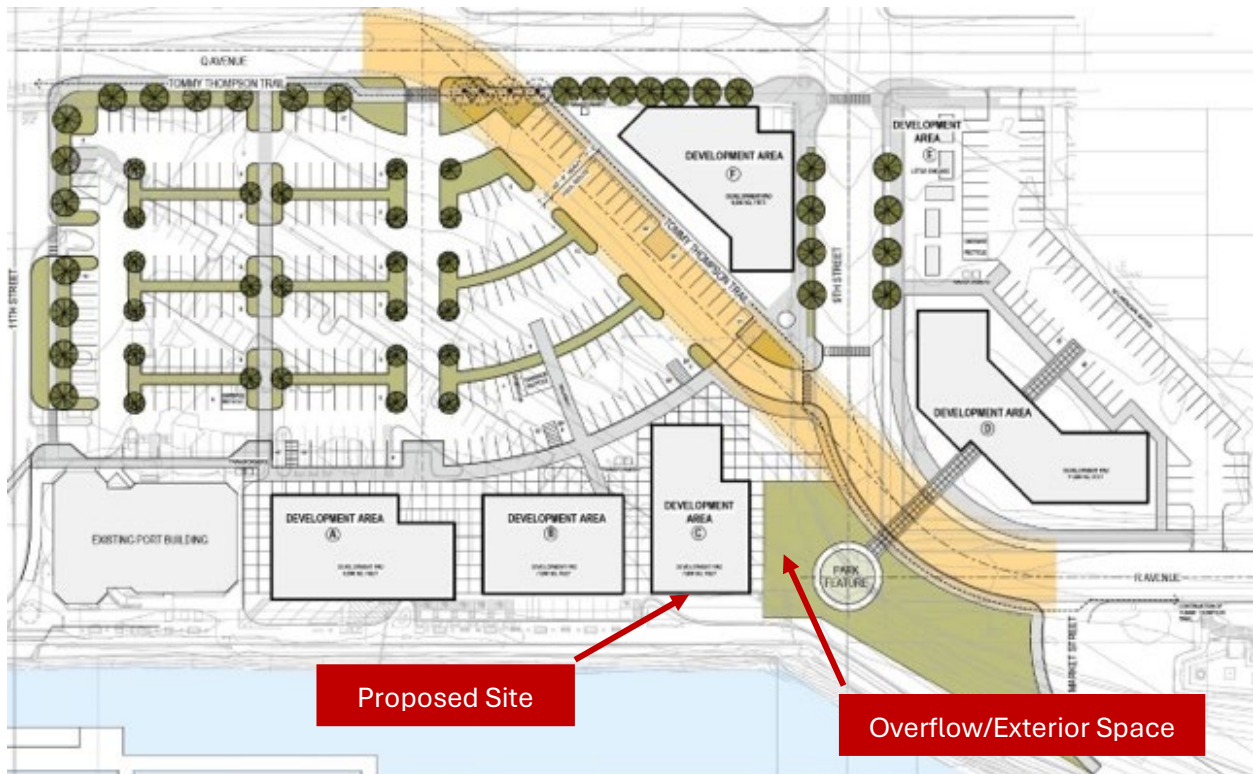
By: Matt Miller
Its: Mayor

Date: _____

Date: _____

Exhibit A

Depiction of Esplanade and Plaza





Port of
Anacortes

City of
Anacortes



COMMUNITY EVENT FACILITY AUGUST 18TH, 2025

**EXECUTIVE DIRECTOR JOHN DUMAS
MAYOR MATT MILLER**

AGENDA



Open Meeting – Anacortes City Council

Open Meeting – Port of Anacortes

Background and Funding

Design Concept and Timeline

Public Comment

Discussion

Action - Authorization – Port Commissioners, City Council Members

Signing of Interlocal Agreements – Mayor, Port Director

Adjourn

BACKGROUND



Transit Shed Returns to
Marine Use
2021



Elected Officials
Committed to Cooperation
2021



Anacortes Maritime
Strategic Plan
April 2022



Community Meetings,
Port/City Staff Meetings,
Leadership Meetings 2021-
Present



Port/City Public Meeting:
Interlocal Agreement for
Conceptual Design March
2024



Port/City Public Meeting:
Community Event Center
Update
November 2024

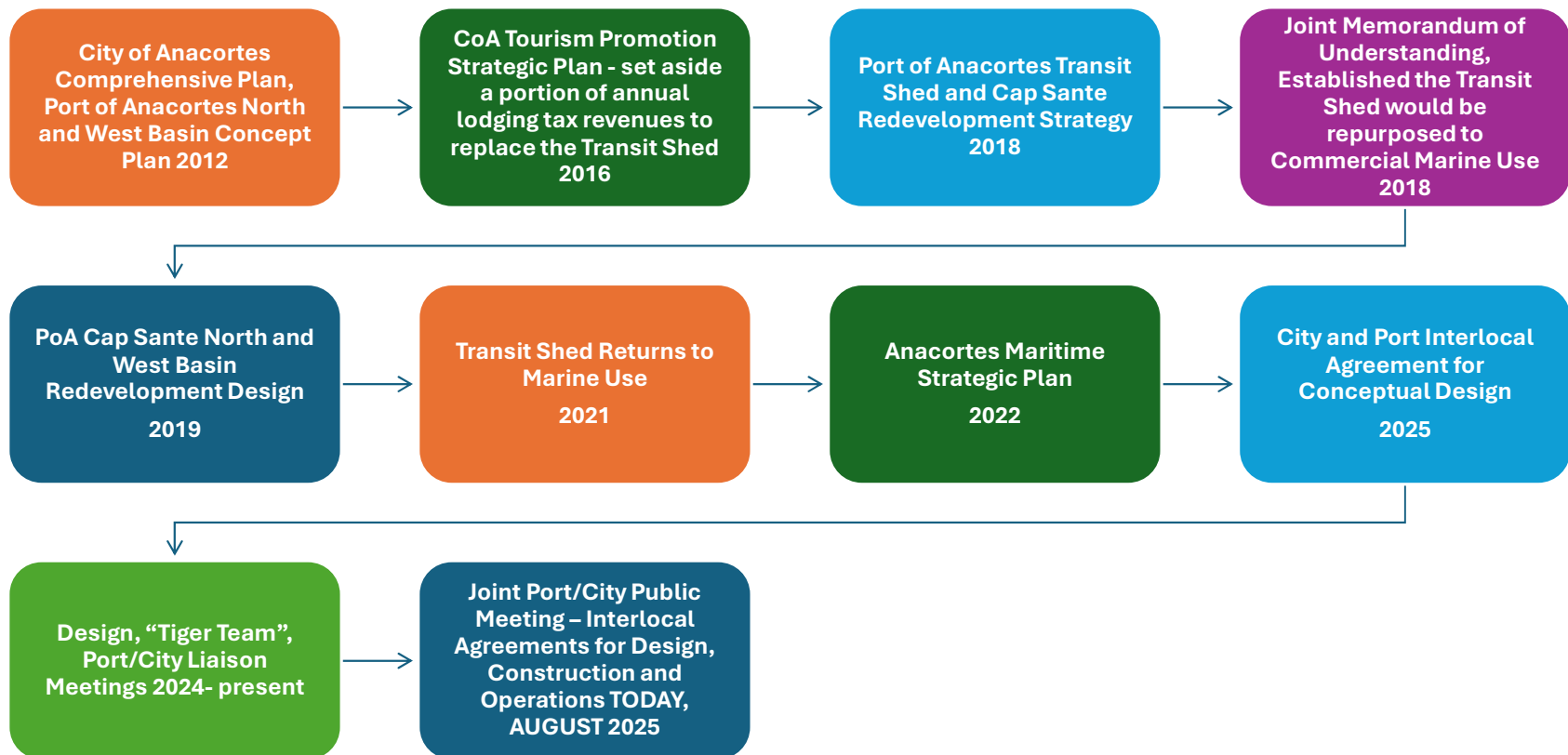


Design, “Tiger Team”,
Port/City Liaison Meetings
March 2024 – Present

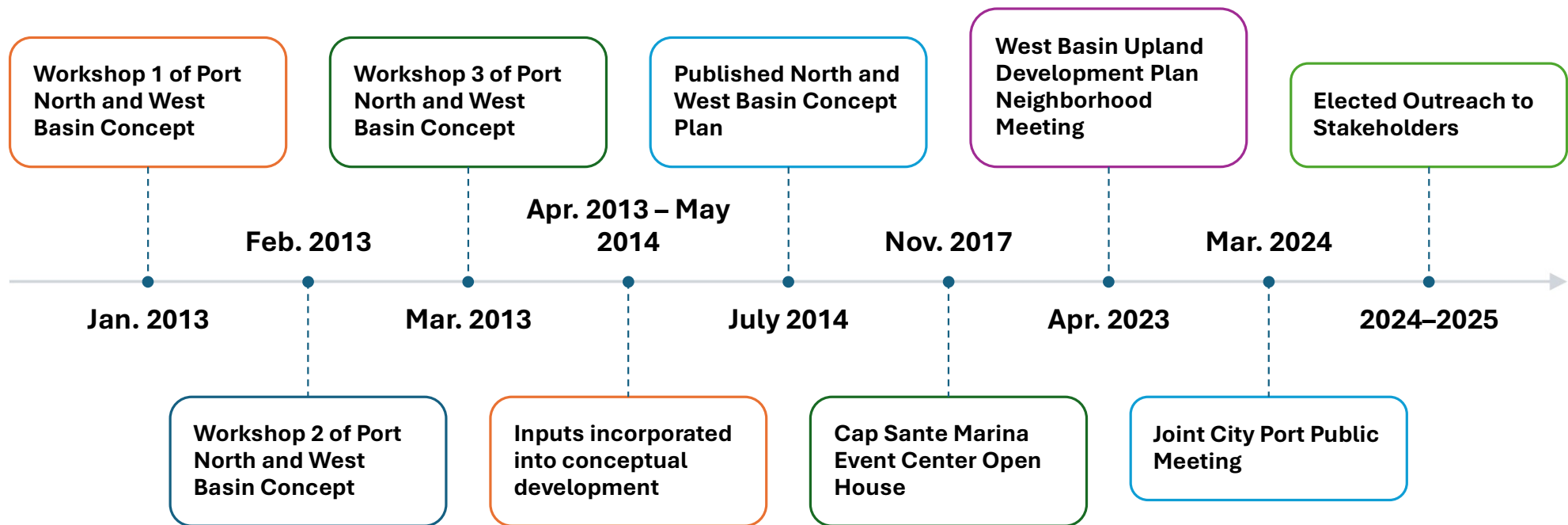


Interlocal Agreements for Design,
Construction, and Operations
August 2025

BACKGROUND PLANNING



BACKGROUND COMMUNITY OUTREACH



FUNDING - CITY



DESIGN

Shared \$77k Expense
with Port



FUNDING ILA

Shared Design Costs
Estimated \$8M
4-6M Bonded by City



LODGING TAX REVENUES

RCW 67.28.1817
*"May be used for capital
expenditures of tourism-
related facilities owned or
operated by a municipality"*

Down Payment	1,500,000.00
Principal	5,000,000.00
Interest	0.040
Term	30.00
Annual payment:	(\$289,150.50)
Lodging Tax Receipts	
FY 2022	566,294.41
FY 2023	607,866.88
FY 2024	576,212.30
Current cash on hand:	1,512,308.86

FUNDING - PORT



DESIGN

Shared \$77k Expense
with City



FUNDING ILA

Shared Design Costs
Estimated \$7-8M
Construction costs
Bonding required



OPERATIONAL REVENUE, GRANTS AND TAX FUND

Commission
Resolution allows tax
portion to fund public
access improvements

Estimated Project Costs - Port

Road Re-Alignment	\$3.4m
Parking Lot	\$2.9m
Public Park	\$1.5m

GRANT FUNDING POTENTIAL



EVENT CENTER

- Community Economic Revitalization Board Grants
- Skagit County 0.09 Grants
- Federal Community Project Funding Grant

ROAD RE-ALIGNMENT PUBLIC PARK PARKING LOT

- Recreation and Conservation Grants
- Community Economic Revitalization Board Grants
- Skagit County 0.09 Grants

DESIGN OBJECTIVES



Oriented to ***take advantage of the distinct attributes*** of Anacortes (e.g., its waterfront)

Centrally located to support our downtown core

Capable of banquet seating for 400 people at 8-person round tables, plus room for amenities such as buffet tables, beverage station, stage

A ***green room*** with separate bathroom

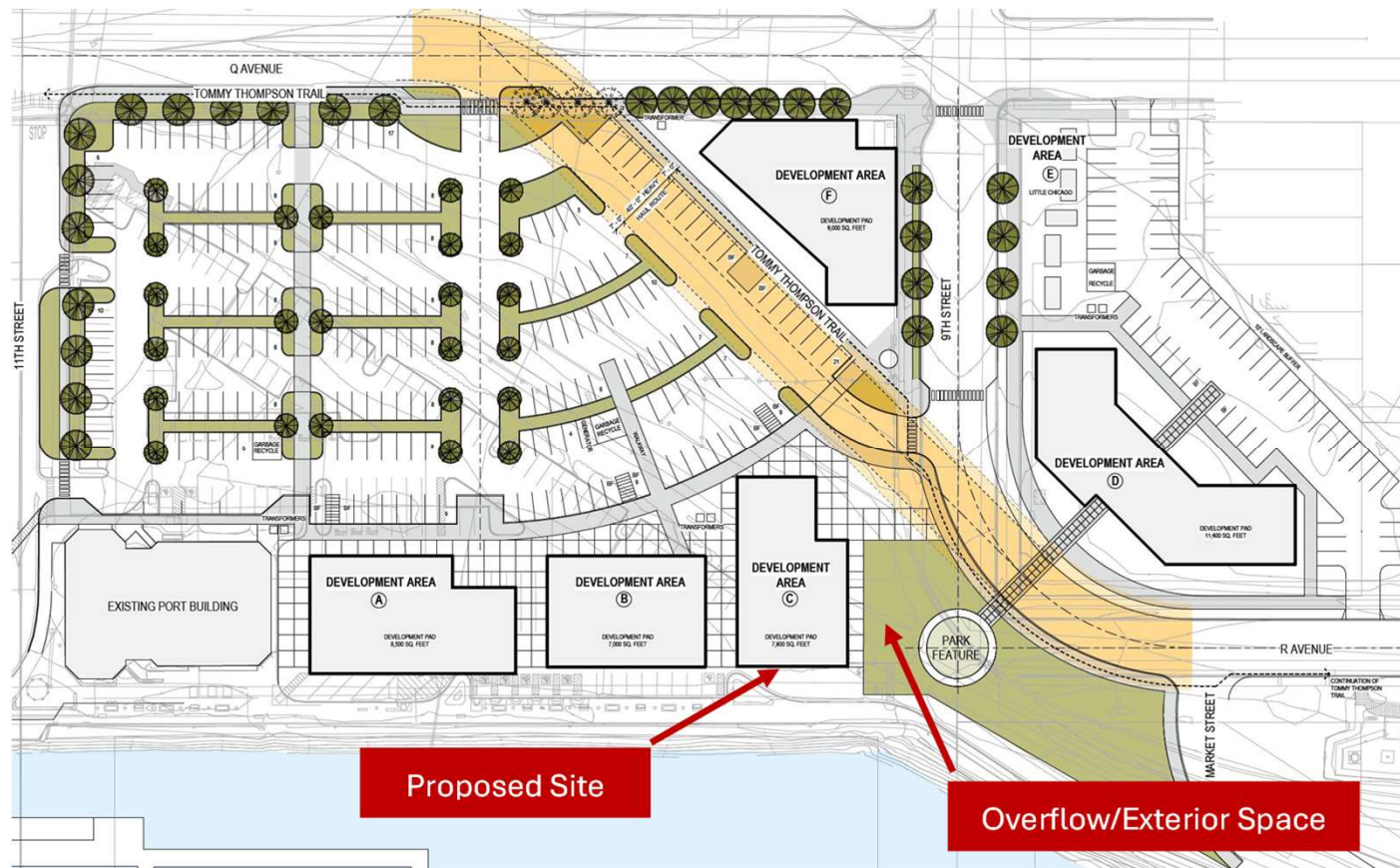
A ***warming kitchen*** for caterers (sink, worktables, refrigeration, exterior access)

Enclosed storage for tables, chairs, portable stage

Patron ***restrooms***

A major consideration at this point of design is to meet COST GOALS

PROPOSED SITING AND DEVELOPMENT



PROPOSED SITING AND DEVELOPMENT



DESIGN CONCEPT



TIMELINE



AUG 2025

TONIGHT- City Council and Port Commission approve this interlocal



Q4 2025

Architect and its design team starts work
Port begins SEPA review for Event Facility
Event Center 30% Plans for Review
Project Scoping Complete (Alternatives, revise budget, present to Port/City, final design selected)
Port submits shoreline substantial development permit (SSDP) application for Event Facility
60% Design Complete – Cost Estimate Updated – Event Center

TIMELINE



Q1 2026

City issues final decision on Framework Development Plan for northwest basin
Port submits complete application for site development (DEV Permit)
90% Design Complete – Cost Estimate Update – Event Center



Q2 2026

City issues final decision on SSDP for Event Center
Port submits complete application for building permit



Q3 2026

City issues final decision on building permit application
Architects finalize bid package; Port releases request for bids



Q4 2026

Bids Due
Port Commission Packet deadline
Port Commission Approves Contract and Issues Notice to Proceed



Q1 2027

Construction Begins



Q2 2028

OPEN FOR BUSINESS

PUBLIC COMMENT



**STATE YOUR NAME AND YOUR
CITY FOR THE RECORD**



**YOU WILL HAVE UP TO THREE
(3) MINUTES TO SPEAK**



PLEASE BE RESPECTFUL

Public Comment will conclude at 5:15PM

DISCUSSION



**ELECTED OFFICIALS
DISCUSSION**



**ACTION ITEM
AUTHORIZATION
PORT OF ANACORTES
CITY OF ANACORTES**



SIGNING OF DOCUMENTS



Port of
Anacortes

City of
Anacortes



THANK YOU

Executive Director John Dumas
Mayor Matt Miller