



Anacortes City Council
Municipal Building Council Chambers
904 6th Street

June 11, 2018

6:00 p.m.

** Revised **

PRELIMINARY AGENDA

[Packet Materials](#)

- 1a. **Call to Order**
- 1b. **Pledge of Allegiance**
2. **Public Comment**
3. **Consent Agenda (Action)**
 - a. Minutes of June 4, 2018
 - b. Approval of Claims in the amount of: \$654,130.39
4. **Other Business**
 - a. * Anacortes Green Club Presentation (Discussion)
5. **Special Joint Meeting with Port of Anacortes Commission**
 - a. Joint Maritime Strategic Plan
 - b. Transit Shed and Cap Sante Marina Redevelopment Strategy
 - c. Open Forum Discussion
6. **Adjournment**

Per Resolution 1949, citizens wishing to comment on items not on the agenda may do so 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.*

The City of Anacortes encourages people with disabilities to participate in public meetings.
For assistance with special needs, please contact the City Clerk at 360-299-1960 in advance of the meeting.



Anacortes City Council

Proposed Agenda Items for the Next Eight Weeks Beginning June 18, 2018

Subjects listed below have been tentatively suggested for consideration by the Anacortes City Council on the dates indicated. Items may be added to, removed from or rearranged on this list. Routine business such as approval of minutes and vouchers are not included. The complete Preliminary Agenda for each meeting is published at 3:00 on the Wednesday prior to the meeting. Published Agendas are subject to change and may be updated following the posting period. For additional information on agenda topics, please contact the City Clerk's office at 360-299-1960 to be directed to the sponsoring staff member.

June 18, 2018

- Contract Modification: 17-028-TRN-004 Downtown Sidewalks Phase 2
- Contract Award: 14-056-IDS-007 Fiber Optics Project Phase 3 Construction - RBC (Action)
- Contract Award: 32nd St & D Avenue Intersection Improvements 16-004-TRN-004 (Action)
- Resolution 2016: Sole Source Procurement of WTP Intake Pumps (Action)
- IL264: Collection and Distribution of Impact Fees (Discussion/Possible Action)
- Resolution 2012: Agriculture Irrigation (Discussion/Possible Action)

June 25, 2018

- Anacortes Senior Activity Center Foundation Donation to the Anacortes Senior Activity Center (Discussion/Possible Action)

- Resolution 2017: Transportation Benefit District 0.2% Sales Tax (for public vote in November) (Action)

July 2, 2018

- Final Plat, Phase V of the Rock Ridge South Subdivision (Action)
- Final PUD/Plat, Haddon Road PUD (Action)

July 9, 2018

July 16, 2018

July 23, 2018

August 6, 2018

August 13, 2018

Upcoming City Council Committee Meetings

The public is welcome to attend City Council Committee Meetings.

- Planning, Monday, Jun 11, 2018, 5:00 PM, Main Conference Room, City Hall
- Finance, Wednesday, Jun 13, 2018, 5:00 PM, Main Conference Room, City Hall
- Skagit County Law & Justice Council, Wednesday, Jun 13, 2018, 8:15 AM, Mount Vernon
- Public Works, Monday, Jun 18, 2018, 5:00 PM, Public Works Director's Office, City Hall
- Planning, Monday, Jun 25, 2018, 5:00 PM, Main Conference Room, City Hall
- Finance, Wednesday, Jun 27, 2018, 5:00 PM, Main Conference Room, City Hall
- Public Works, Monday, Jul 2, 2018, 5:00 PM, Public Works Director's Office, City Hall

City Council Minutes – June 4, 2018

Special Meeting

From 6:00 to 6:15 p.m. Mayor Gere and City Council conducted a special viewing of the City's recently refurbished ambulance outside City Hall at the corner of 6th Street and Q Avenue. Councilmembers Eric Johnson, Ryan Walters, Brad Adams, Liz Lovelett and Bruce McDougall were present. Councilmembers Anthony Young and Matt Miller were absent. No testimony was received and no action was taken.

Regular Meeting

At 6:15 p.m. Mayor Laurie Gere called to order the regular Anacortes City Council meeting of June 4, 2018. Councilmembers Eric Johnson, Anthony Young, Ryan Walters, Brad Adams, Liz Lovelett and Bruce McDougall were present. Councilmember Matt Miller was absent. The assembly joined in the Pledge of Allegiance.

Announcements and Committee Reports

Public Works Committee: Mr. Adams reported from the committee meeting earlier in the evening. He said the topics discussed included the stormwater management plan which was going very well; the pavement management plan which would be discussed later on the agenda; Phase 3 of the fiber telemetry project which would be discussed later on the agenda; proposals for downtown fiber optic construction; and the roundabout at 32nd Street and D Avenue which was going out to bid the following day and which would be constructed later in the summer if the bidding results were acceptable.

Public Comment

No one present wished to address Council on any topic not already on the agenda.

Consent Agenda

Mr. Johnson moved, seconded by Mr. Young, to approve the following Consent Agenda items. The motion carried unanimously by voice vote.

- a. Minutes of May 29, 2018
- b. Approval of Claims in the amount of: \$150,935.17
- c. Interlocal Agreement with Anacortes School District 103: School Resource Officer

The following vouchers/checks were approved for payment:
EFT numbers: 89373 through 89407, total \$75,723.57
Check numbers: 89408 through 89450, total \$45,227.5
Wire transfer numbers: 232823 through 233434, total \$4,547.36

Ms. Lovelett commented that she was pleased that the city was committing to the School Resource Officer and working with the school district to continue that program.

OTHER BUSINESS

Follow Up Discussion on Transportation Benefit District and Pavement Management Funding

City Engineer Eric Shjarback, Finance Director Steve Hoglund and Public Works Director Fred Buckenmeyer continued the discussion of this topic begun at the May 29, 2018 regular City Council meeting and answered questions raised by councilmembers at that meeting. Their slide presentation was added to the packet materials for the meeting.

Mr. Shjarback shared a slide comparing 2013 and 2018 pavement conditions by street category and by condition ranking, showing improvement in condition overall since 2013. He reviewed funding scenarios #2 and #5 discussed at the prior meeting, then introduced new scenario #7 which would invest \$2M/year in pavement management for 10 years and was projected to bring all collectors to a PCI of 85, address nearly all fair and poor street conditions, and begin work on low volume very poor condition residential streets that are of concern to local residents to achieve an average PCI of 70 for residential streets. Mr. McDougall asked the resulting deferred maintenance under scenario #7. Mr. Shjarback illustrated the deferred maintenance each year under scenario #7.

Mr. Hoglund then shared slides addressing Council's financing questions from the prior meeting. He reviewed authorized uses of REET 1 and 2 [real estate excise tax] per RCW 82.46, then presented a graphic illustrating historical collection and expenditure of REET in Anacortes since 2007. Ms. Lovelett expressed surprise at the size of the approximately \$2.9M cash balance in the REET fund at the end of 2017. Mr. Hoglund reviewed aspects of governmental accounting affecting this separate fund, reminded of the restricted uses of this fund, and clarified that accumulated REET is not and cannot be comingled with general fund cash reserves. In response to a question from Mr. McDougall, Mr. Hoglund advised that REET 1 could be used for capital expenditures such as fire stations and streets but could not be used for fiber optic infrastructure except insofar as fiber was integral to another allowed capital project expenditure. Councilmembers discussed the possibility of allocating accumulated REET for a significant one-time increase in roadway funding. Mr. Hoglund observed that the current surplus had accumulated over six or more years of virtually no REET spending following the last economic downturn and cautioned that REET revenues were very responsive to market conditions. Mr. Adams encouraged allocating a portion of REET to other capital projects besides roads. Mr. Hoglund shared a pie chart showing the uses of REET by category since 2014, noting the predominance of overlay, road and streetlight projects. Mr. Johnson asked if the non-road projects could be funded through other means. Mr. Hoglund responded that such an allocation would largely require redirecting general fund expenditures from current programs. Mr. Hoglund concluded with a slide summarizing the collection and spending of solid waste utility tax since 2014 and the results of Mount Vernon's institution of the 0.2% transportation sales tax in 2016.

Mr. Buckenmeyer then addressed funding options for the Pavement Management program, at whatever level was ultimately determined to be appropriate, and specifically asked if Council wanted to pursue a transportation sales tax initiative which would require submitting a signed resolution to Skagit County by August 7, 2018 to put the matter on the November general election ballot. Mr. Buckenmeyer presented three possible funding options and said that staff's revised recommendation was to institute the 0.2% transportation sales tax and retain the current \$20 car tab fee to raise \$2M/year for Pavement Management and fund Mr. Shjarback's scenario #7. Mayor Gere asked for more substantiation for the projected sales tax revenue and asked if the projected \$300K of car tab revenue could be supplied by REET instead. Mr. Buckenmeyer acknowledged that the projected \$928K of transportation sales tax revenue was conservative, based on actual 2016 sales volumes. Several councilmembers expressed interest in contributing REET rather than car tab fees to the funding mix. Mr. Johnson suggested that REET contributions to pavement management could be reduced if REET revenue did not continue at current levels. Councilmembers asked why the general fund property tax contribution to pavement management included in Resolution 1895 was not included in staff's current recommended funding mix. Mr. Hoglund explained that property tax continued to be allocated to Street Maintenance Fund 104, at levels higher than anticipated by Resolution 1895, but that other necessary street maintenance besides overlays had absorbed that funding.

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

Noreen Schmidt, 320 38th Street, spoke about the very poor condition of 37th Street. Ms. Schmidt acknowledged that the concrete street was very old and would require a complete rebuild, not just an asphalt overlay, but said that it needed to be addressed. She reported that 37th Street experienced increased traffic and resulting wear and

tear from Whistle Lake and said that parking on both sides of the street was causing the edges of the roadway to wear away. Ms. Schmidt asked Council to consider working on this street soon.

Dave Groves, 506 38th Street, said over the past 23 years he had watched the condition of 37th Street get worse and worse. He echoed Ms. Schmidt's observation of increased traffic and parking on 37th Street. Mr. Groves said that property taxes, impact fees and sales taxes had all increased and asked where that money was being spent. He recommended that councilmembers all drive 37th Street to experience its deteriorated condition. He suggested limiting the street to residents only to reduce wear until it could be resurfaced.

Mr. Johnson suggested that the Pavement Management program should consider addressing some of the residential streets that are increasingly serving as feeder routes for collectors and arterials. Mr. Adams agreed that 37th Street was in poor shape and noted safety concerns for bikes and pedestrians on the narrow roadway.

Mr. Buckenmeyer asked councilmembers whether staff should pursue developing a resolution in support of a transportation sales tax. Mr. Adams supported pursuing the sales tax option but cautioned against adding the tax without repealing the car tab fees. Mr. Young suggested retaining the car tab fees, or possibly cutting them in half, to provide some funding to begin work on low volume residential streets that were of great interest to the public. He reminded that tab fees could be rescinded at any time but that it would be politically difficult to reinstate that revenue stream if it became necessary. Ms. Lovelett favored placing the sales tax on the ballot to let Anacortes residents decide with their votes. Mr. Young said it was imperative to articulate to the voters the benefit of the sales tax and to ensure that residential streets would begin to be addressed. Mr. McDougall favored removing the car tab fee if voters affirmed the sale tax. Mayor Gere asked if public input would be appropriate at the next City Council meeting. Mr. Buckenmeyer recommended that staff draft a resolution and present that to the public for input. Councilmembers were generally in agreement with that course of action. Mr. Walters elaborated on a number of funding considerations for staff to consider and said it was critical to agree on the proposal that would be presented to the public for comment and to summarize that proposal on a single page. He asked staff to provide a list of the streets that would be addressed or examples of what streets would look like at the different scenario funding levels. Mr. McDougall asked staff to provide an update to Mr. Shjarback's first slide, projecting the same pie chart and condition class spread in 2021 at \$1.7M/year vs. \$2M/year invested in pavement management. Ms. Lovelett suggested expressing the results in terms of how many blocks or LF of very poor condition roadway could be addressed at the different proposed funding levels and suggested alerting the voters to the magnitude of the cost to rebuild K Avenue between 6th and 12th Streets.

Mr. Buckenmeyer concluded that staff would bring the topic back before Council with a draft resolution for public discussion, following review by the Public Works and Finance committees.

IL264: Collection and Distribution of Impact Fees

City Attorney Darcy Swetnam presented an interlocal agreement with Skagit County for collection of impact fees for new development in the city's unincorporated UGA. Her slides were added to the packet materials for the meeting. Ms. Swetnam noted that no impact fees were currently charged by either Anacortes or Skagit County in the UGA. She cited the RCW sections authorizing assessment of impact fees and setting out procedures and rules for collection and use of those funds. Ms. Swetnam elaborated on Skagit County code Section 14.30.030 specifying prerequisites for Skagit County to collect impact fees on behalf of a city, including necessary provisions of an interlocal agreement between Skagit County and the city. She concluded that the proposed interlocal met the requirements so that the county would effectively collect and pass on to the city impact fees on new development in the UGA.

Ms. Swetnam responded to councilmember questions about the process for developers to dispute the impact fees, the fee calculation formulas, and which types of impact fees can be collected. Mr. Walters and Ms. Lovelett emphasized the importance of collecting fire impact fees in the UGA. Mr. Walters said the interlocal agreement as drafted provides for the county to collect all possible impact fees as long as they are included in

the Anacortes fee schedule. Mr. Johnson asked how the transportation impact fee would be calculated in the UGA since the city did not have transportation plan for that area. Mr. Buckenmeyer said that the Anacortes Comprehensive Plan did plan for the very few roads in the UGA. Councilmembers expressed concern that the city might become responsible for maintenance of county roads in the UGA if transportation impact fees were collected by Anacortes. Ms. Lovelett requested staff to report back on which elements of the Capital Facilities Plan were impact fee eligible in the context of the proposed interlocal agreement and if all impact fees or only traffic impact fees were included, the order of magnitude of the anticipated funds, and what added responsibility the city would have for road maintenance. Ms. Swetnam reiterated that all types of impact fees were addressed by the interlocal as long as they were included in the city's fee schedule but she said she would do more research and report back to Council at a future meeting as to what if any obligations the city would be taking on for capital facilities and capital facilities planning in the UGA once impact fees were collected.

IL263: Cooperative Purchasing Agreement with NoaNet

Amendment to IL232: Fiber Optics Project Phase 3 Design & Construction Management

Ms. Swetnam reviewed the discussion of IL263 begun at the May 29, 2018 regular City Council meeting and provided additional explanation of the proposed piggybacking arrangement. Her slides were added to the packet materials for the meeting. Ms. Swetnam described the scale of Phase 3 of the fiber optic telemetry project and the resulting procurement process requirements; the bid and resulting contract between NoaNet and RBC for similar work elsewhere; and the value to the city of piggybacking on NoaNet's contract with RBC. She summarized the mechanics of piggybacking per RCW 39.34 and observed that piggybacking is now allowed for public works contracts as well as purchases. Ms. Swetnam illustrated the proposed contractual relationships between Anacortes, NoaNet and RBC. She then summarized the three agreements, two of which were presented to Council for consideration and action at the present meeting while the third was scheduled for presentation to Council at its June 18, 2018 meeting. Mr. Buckenmeyer reviewed which pump stations would be included in Phase 3 and noted that the Skyline water tank and the Marine Drive sewer pump station would require a separate contract in a future budget year.

Ms. Lovelett moved, seconded by Mr. Adams, to approve Interlocal 263, Cooperative Purchasing Agreement with NoaNet, and the amendment to Interlocal 232, Fiber Optic Project Phase 3 Design and Construction Management, as presented. Vote: Ayes – Young, Walters, Adams, Lovelett, McDougall and Johnson. Motion carried.

There being no further business, at approximately 8:07 p.m. the Anacortes City Council meeting of June 4, 2018 was adjourned.

The following claims against the City of Anacortes have been preaudited and certified by the Clerk-Treasurer as ready for City Council approval at the June 11, 2018 City Council meeting:
[Download this file in OpenDocument spreadsheet format.](#)

Invoice Doc #	Transaction Date	Invoice #	Vendor Full Name	Description	Total Amount
232487	2/12/2018	2018-166	NAAC	NATIONAL ACADEMY OF AMBULANCE COMPLIANCE	\$265.00
230692	3/2/2018	114-0354822-3307451	AMAZON.COM SERVICES, INC	DRY ERASE BOARD	\$37.20
230691	3/5/2018	1300	AMERICAN WATER WORKS	DAY WITH DOH WORKSHOP CF CS MG	\$240.00
231413	4/12/2018	0798 044 3460	BEST BUY	2 UPS, USB ADAPTER	\$342.83
233859	4/12/2018	1218815	MUNICIPAL EMERGENCY SERVICES	SABA SYSTEM	\$8,489.24
232204	4/16/2018	339248	MY TAILOR	ADD PATCHES TO 4 UNIFORM SHIRTS	\$24.00
233727	4/17/2018	E18040P	ELEMENTAL AIR, LLC	WWTP MERCURY SCRUBBER SERVICES - 2ND VISIT	\$10,714.38
231970	4/23/2018	0000002	COCONUT KENNY'S	CIVIL SERVIE FIRE ASSESSMENT CTR LUNCHES	\$137.91
231977	4/24/2018	15685695	4IMPRINT INC	PUBLIC WORKS OPEN HOUSE PENCILS	\$374.23
232012	4/24/2018	0188-491644	CONSOLIDATED ELECTRICAL	OPS LIGHTING	\$4.74
231975	4/24/2018	WAANA103175	FASTENAL COMPANY	OPERATING SUPPLIES- WATER DEPT	\$43.94
231976	4/24/2018	X52480	FRONTIER BUILDING SUPPLY	BRISTLE BRUSH- SOLID WASTE DEPT	\$10.20
231973	4/24/2018	C12837	SEBO'S DO-IT CENTER	FACILITY USE ITEMS	\$7.63
231971	4/24/2018	C13153	SEBO'S DO-IT CENTER	DOWNTOWN SIDEWALKS	\$16.25
231972	4/24/2018	C138008	SEBO'S DO-IT CENTER	WASP & HORNET KILLER	\$7.79
231974	4/24/2018	1067	SMARTPEDAL LABS	GAS MILEAGE REDUCERS	\$598.00
232019	4/25/2018	111-1478771-2657826	AMAZON.COM SERVICES, INC	K9 T-BONE FOOD	\$56.41
231969	4/25/2018	114-6580552-9785037	AMAZON.COM SERVICES, INC	OPERATING SUPPLIES - FINANCE	\$16.05
232015	4/25/2018	9780838912447	AMERICAN LIBRARY ASSOCIATION	BOOK (ADULT)	\$69.50
232013	4/25/2018	H62233	COASTAL FARM &	WORK BOOTS - BRENT CHRISTENSEN	\$86.95
232020	4/25/2018	WAANA103155	FASTENAL COMPANY	STAINLESS STEEL FASTENERS	\$28.14
232014	4/25/2018	C521741	FRONTIER BUILDING SUPPLY	GRADE STAKES	\$15.32
232017	4/25/2018	00010606	HOTEL MURANO	HOTEL MURANO PARKING AWWA CONFERENCE	\$16.00
232055	4/25/2018	001-399855	PISTON SERVICE OF ANACORTES	SCREWS & LOCKNUTS	\$2.62
232022	4/25/2018	P17371	PVC PIPE SUPPLIES	LINK SEAL FOR PUMP STATION 22	\$159.12
232054	4/25/2018	82001200937	SAFeway INC	MESSY ME SUPPLIES	\$36.08
232059	4/25/2018	85001461064	SAFeway INC	BAGS, DETERGENT & ICE	\$64.17
232021	4/25/2018	C13494	SEBO'S DO-IT CENTER	HAND BILGE PUMP	\$95.66
232018	4/25/2018	C13710	SEBO'S DO-IT CENTER	FASTENERS/BIT/WRENCH	\$29.69
232016	4/25/2018	C13759	SEBO'S DO-IT CENTER	LIBRARY USE ITEMS	\$79.86
231968	4/25/2018	28305	US BANK	LODGING - REVITALIZE WASHINGTON SEMINAR	\$237.54

Invoice Doc #	Transaction Date	Invoice #	Vendor Full Name	Description	Total Amount
232050	4/25/2018	037840261486052	WASHINGTON STATE FERRIES	WASHINGTON STATE FERRIES	\$11.60
232133	4/26/2018	7348294795225	ALASKA AIRLINES	TRAVEL IT CONFERENCE LEWALLEN	\$229.20
232148	4/26/2018	114-1055084-4971402	AMAZON.COM SERVICES, INC	CHARGER ADAPTER FOR WORK PHONE	\$8.67
232051	4/26/2018	114-3269318-8703063	AMAZON.COM SERVICES, INC	OFFICE SUPPLIES - FINANCE	\$4.42
232057	4/26/2018	406	DAIRY QUEEN (ALL)	PUB DEF CLE MEAL PURCHASE	\$2.94
232056	4/26/2018	PDCLE2018A	DAIRY QUEEN (ALL)	PUB DEF CLE MEAL PURCHASE	\$7.96
232140	4/26/2018	139	JACK IN THE BOX (ALL)	PUB DEF CLE MEAL PURCHASE	\$6.50
232058	4/26/2018	78	MCDONALDS CORP (ALL)	PUB DEF CLE MEAL PURCHASE	\$6.81
232052	4/26/2018	0184695-IN	NURNBERG SCIENTIFIC	DIPPER 12' HANDLE	\$195.32
232053	4/26/2018	68482	PORT OF ANACORTES	GAS- PARKS DEPT	\$74.65
232135	4/26/2018	0002168	SCHOLASTIC INC	BOOKS CHILDREN'S (6)	\$41.15
232136	4/26/2018	0002326	SCHOLASTIC INC	BOOKS CHILDREN'S	\$41.20
232134	4/26/2018	RJ72DQ	SOUTHWEST AIRLINES	TRAVEL IT CONFERENCE LEWALLEN	\$166.80
232139	4/26/2018	6373084386	SUN MOUNTAIN LODGE	PUB DEF CLE DINNER	\$28.80
232147	4/27/2018	4506512	48HOURPRINT.COM	STROM WATER BOOKMARKS FOR OUTREACH PROGRAMS	\$101.38
232024	4/27/2018	0685374776	LAQUINTA INN (ALL)	LODGING, CAMERON F, AWWA CONFERENCE, TACOMA	\$236.82
232152	4/27/2018	USD295306	PIKTOCHART	SUBSCRIPTION	\$29.00
232131	4/27/2018	2032674	SCIENTIFIC SUPPLY & EQUIP INC	FILTER PAPER, WEIGHING DISHES, SAMPLE BOTTLES	\$529.26
232132	4/27/2018	C14654	SEBO'S DO-IT CENTER	LIBRARY USE ITEMS	\$8.48
232128	4/27/2018	C15142	SEBO'S DO-IT CENTER	CLEANING SUPPLIES - ACFL	\$7.90
232142	4/27/2018	25	SUN MOUNTAIN LODGE	PUB DEF CLE MEAL PURCHASE	\$22.93
232141	4/27/2018	0797	US BANK	PUB DEF CLE MEAL PURCHASE	\$35.45
232144	4/28/2018	57	MCDONALDS CORP (ALL)	PUB DEF CLE MEAL PUR	\$11.25
232126	4/28/2018	NWAFS2033393	NORTHWEST FLUID SOLUTIONS	SS VALVES	\$194.22
232127	4/28/2018	U33322	SKAGIT FARMERS SUPPLY	BOOTS - STRICKLAND	\$109.09
232146	4/28/2018	45K3GZ	SUN MOUNTAIN LODGE	PUB DEF CLE LODG	\$181.99
232143	4/28/2018	47	SUN MOUNTAIN LODGE	PUB DEF CLE MEAL PURCHASE	\$21.93
232145	4/28/2018	8692404	US BANK	PUB DEF CLE GAS	\$23.21
232137	4/29/2018	A57448/1	ACE HARDWARE	CLAMPS AND ADAPTERS	\$8.22
232138	4/29/2018	A57548/1	ACE HARDWARE	NIPPLE, ADAPTERS, AND TEES	\$34.44
232150	4/29/2018	113-9126366-0829062	AMAZON.COM SERVICES, INC	KLEENEX, TRASH BAGS	\$45.84
232151	4/29/2018	113-9132345-2933857	AMAZON.COM SERVICES, INC	NOTEBOOKS	\$17.10
232149	4/29/2018	113-9132345-2933857	AMAZON.COM SERVICES, INC	SCISSORS	\$10.84

Invoice Doc #	Transaction Date	Invoice #	Vendor Full Name	Description	Total Amount
232249	4/30/2018	42554	BAYSHORE OFFICE PRODUCTS INC	50 FT CABLE	\$21.69
232251	4/30/2018	62806	FRINGE SPORT	REPLACEMENT ROWER FOR STATION 1	\$950.00
232261	4/30/2018	SO1177998	MUNICIPAL EMERGENCY SERVICES	3-2.5" SHUTOFFS, 3 SHORT BARREL NOZZLES	\$1,593.92
232209	4/30/2018	0184797-IN	NURNBERG SCIENTIFIC	MFC BROTH, ETHANOL, DRIERITE IND	\$293.69
232260	4/30/2018	548091-18	OFFICE DEPOT, INC.	BINDERS	\$32.60
232210	4/30/2018	C16125	SEBO'S DO-IT CENTER	CAUTION TAPE	\$10.84
232203	4/30/2018	5788	WALGREENS	SHOE POLISH, BRUSH FOR ACADEMY RECRUIT	\$17.34
232267	5/1/2018	113-5963620-7879414	AMAZON.COM SERVICES, INC	MEMO BOOKS	\$15.47
232266	5/1/2018	114-6090806-8205023	AMAZON.COM SERVICES, INC	5" 3-RING BINDER	\$20.60
232252	5/1/2018	68664	CAP SANTE MARINE LTD	GASOLINE FOR SAILING PRGM	\$37.90
232331	5/1/2018	64936A	HAMPTON INN & SUITES SEATTLE	WIL LUDEMANN, HAMPTON INNS-HAMPTON INN & SUIT	\$144.94
232262	5/1/2018	67889 A	HAMPTON INN & SUITES SEATTLE	LODGING FLEET MANAGERS SUMMIT	\$122.78
232390	5/1/2018	166961	HOLIDAY INN (ALL)	TRAVEL FOR AWC RETRO ADVISORY MEETING, REIM. BY AWC	\$151.01
232257	5/1/2018	0184890-IN	NURNBERG SCIENTIFIC	BUFFER PH4 & 7	\$162.43
232250	5/1/2018	17161	SEBO'S DO-IT CENTER	DENATURED ALCOHOL, WATER HOSE NOZZLE	\$19.06
232248	5/1/2018	C17239	SEBO'S DO-IT CENTER	FASTENERS	\$3.19
232263	5/1/2018	478749821	THRIVE FITNESS	2 FIREFIGHTER MEMBERSHIPS - MAY	\$43.30
232264	5/1/2018	478749822	THRIVE FITNESS	VOLUNTEER MEMBERSHIP: MAY	\$21.65
232259	5/1/2018	83144962325318883570	UNITED PARCEL SERVICE, INC	SHIPPING RETURN OF TECH SUPPLIES	\$18.47
233575	5/1/2018	DUES 2018-00436	WASHINGTON ASSOCIATION OF	WASPC ACTIVE DUES; CHIEF SMALL	\$245.00
232333	5/2/2018	A59509/1	ACE HARDWARE	MESSY ME SUPPLIES	\$16.24
232326	5/2/2018	A59515/1	ACE HARDWARE	SURFACE BOLTS	\$8.78
232330	5/2/2018	0C051C6-0001	AIRDNA	AIRBNB MARKETING DATA	\$14.95
232335	5/2/2018	111-4493228-3865803	AMAZON.COM SERVICES, INC	VELCRO	\$6.41
232265	5/2/2018	111-5927449-6941847	AMAZON.COM SERVICES, INC	CONTROL PANEL FAN	\$82.26
232332	5/2/2018	112-8367156-2343403	AMAZON.COM SERVICES, INC	WATTS TC TEST COCK	\$51.50
232258	5/2/2018	114-2897212-2497023	AMAZON.COM SERVICES, INC	XXL GLOVES	\$306.00
232484	5/2/2018	022897	LOU'S GLOVES, INC	LARGE GLOVES	\$231.00
232325	5/2/2018	0184941-IN	NURNBERG SCIENTIFIC	DRIERITE MESH	\$138.51
232327	5/2/2018	68692	PORT OF ANACORTES	FUEL- PARKS #90006	\$33.07
232405	5/2/2018	593 6 199 3898	SAFEWAY INC	OFFICE SUPPLIES	\$15.33
232320	5/2/2018	A59646/1	SEBO'S DO-IT CENTER	SPRAY BOTTLE	\$9.75

Invoice Doc #	Transaction Date	Invoice #	Vendor Full Name	Description	Total Amount
232328	5/2/2018	C17423	SEBO'S DO-IT CENTER	BULBS/PAINT/BOLTS	\$26.29
232319	5/2/2018	C17476	SEBO'S DO-IT CENTER	PARK & REC ITEMS	\$31.89
232329	5/2/2018	C17858	SEBO'S DO-IT CENTER	WA PARK WASHROOM ITEMS	\$38.66
232255	5/2/2018	Uber	UBER	TRAVEL BROADBAND CONF	\$144.29
232565	5/3/2018	0272171127306	ALASKA AIRLINES	BAGGAGE FEE 2018 BROADBAND SUMMIT	\$75.00
232334	5/3/2018	111-8959666-0989069	AMAZON.COM SERVICES, INC	SAFETY GLASSES, POST-IT NOTES	\$97.52
232402	5/3/2018	113-6957203-9624263	AMAZON.COM SERVICES, INC	2" INSERT MOUNT TRAILER HITCH FOR VEH #037	\$108.49
232400	5/3/2018	1063586-IN	BREATHING AIR SYSTEMS	VALVES AND QUICK CONNECTS FOR AIR SYSTEM	\$126.62
232391	5/3/2018	55872	COMMERCIAL FIRE PROTECTION INC	FIRE EXTINGUISHER AFD	\$138.00
232392	5/3/2018	0188-491949	CONSOLIDATED ELECTRICAL	AFD #2 DROP CORDS	\$75.14
232401	5/3/2018	622 9 435 36	COSTCO WHOLESALE CORPORATION	APD COFFEE PODS	\$139.96
232475	5/3/2018	19964201	HOME DEPOT	REPLACEMENT SHOWER CURTAINS - ALL STATIONS	\$37.59
232476	5/3/2018	300278607	KCDA PURCHASING COOPERATIVE	PAPER & OFFICE SUPPLIES - BLDG & PLAN	\$310.75
232399	5/3/2018	0185012-IN	NURNBERG SCIENTIFIC	BUFFER	\$88.95
233714	5/3/2018	0123373	PACIFIC TIRE COMPANY, INC	WHEEL CHANGE- VEH #510	\$90.06
233713	5/3/2018	0123374	PACIFIC TIRE COMPANY, INC	WHEEL CHANGE- VEH #403	\$61.07
232389	5/3/2018	C18117	SEBO'S DO-IT CENTER	GLUE AND LIGHT BOX	\$8.06
232497	5/3/2018	050729	SHELL	SHELL GAS AUTOMATED FUEL - CHEHALIS, WA	\$75.00
232488	5/3/2018	658484	STARBUCKS	AMBULANCE PICK UP CHEHALIS: LUNCH	\$9.79
232404	5/3/2018	79 12 23 36050	THE MARKET LLC	FIRE TRAINING CENTER CLEAN-UP/REPAIR - LUNCH	\$39.32
232322	5/3/2018	Uber	UBER	UBER RIDES 2018 BBC SUMMIT	\$136.24
232492	5/3/2018	8916	US BANK	MEAL FOR LUDEMANN, PARRETT, WIREMAN	\$54.86
232403	5/3/2018	118449	ZOLL MEDICAL CORPORATION	REPLACEMENT BATTERY FOR MONITORS	\$402.81
232498	5/4/2018	111-1928381-6417019	AMAZON.COM SERVICES, INC	GATE OPENERS AND PUNCH CHISEL SET	\$223.08
232485	5/4/2018	114-1981066-0300222	AMAZON.COM SERVICES, INC	HOT SURFACE GLOVES	\$19.69
232496	5/4/2018	3301	BARNES & NOBLE	EXCEL BIBLE	\$60.71
232500	5/4/2018	766632	COASTAL FARM &	WORK BOOTS - TOM SHARDLOW	\$105.00
232473	5/4/2018	D14346	FRONTIER BUILDING SUPPLY	SAFETY GLASSES	\$35.44
232479	5/4/2018	1846860205041810475	LIL' TUGS CHILDREN'S BOUTIQUE	BOOK YS	\$17.36
232489	5/4/2018	78230329	NORTHERN TOOL & EQUIPMENT CO	AIR COMPRESSOR MAINTENANCE KIT X 2	\$151.88
232483	5/4/2018	01452CO18081696	OVERDRIVE, INC.	AUDIOBOOK	\$59.96
233534	5/4/2018	R319453	PLATT ELECTRIC SUPPLY INC	RETURN OF FUSES	(\$685.80)
232493	5/4/2018	0262	PUBLIC FLEET MANAGERS ASSOC	PFMA MEMBERSHIP DUES- WIL	\$123.90

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232474	5/4/2018	C18731	SEBO'S DO-IT CENTER	FASTENERS	\$3.30
232486	5/4/2018	C18916	SEBO'S DO-IT CENTER	BRUSH/EPOXY	\$9.77
232499	5/4/2018	C19025	SEBO'S DO-IT CENTER	ENGINEERING ITEMS	\$7.15
232494	5/4/2018	C19035	SEBO'S DO-IT CENTER	BALL VALVE AND FASTENERS	\$51.39
232481	5/4/2018	2909	US BANK	LODGING 2018 BROADBAND SUMMIT	\$648.60
232482	5/4/2018	3659	US BANK	LODGING 2018 BROADBAND SUMMIT	\$962.56
232490	5/4/2018	3691	US BANK	LODGING 2018 BROADBAND SUMMIT	\$938.40
232480	5/5/2018	593 4 311 0861	SAFEWAY INC	TRACK CAMP SUPPLIES #0593. FOOD	\$7.98
232491	5/6/2018	113-1173783-5496210	AMAZON.COM SERVICES, INC	DVDS TEEN	\$891.67
232477	5/6/2018	0488275	DICK'S SPORTING GOODS	REPLACEMENT WORKOUT BIKE	\$434.79
232495	5/6/2018	C20705	SEBO'S DO-IT CENTER	TIRE CARE, GORILLA GLUE	\$16.25
232576	5/7/2018	112-0704278-9248230	AMAZON.COM SERVICES, INC	TIRE CAP PRESSURE MONITORING SYSTEM #205A	\$302.72
232575	5/7/2018	112-6632825-8600259	AMAZON.COM SERVICES, INC	GOLIGHT LED BULB #205A	\$308.12
232571	5/7/2018	114-6654539-0829853	AMAZON.COM SERVICES, INC	BEAKERS	\$121.56
232645	5/7/2018	768667	BAYSHORE OFFICE PRODUCTS INC	FAN	\$43.39
232562	5/7/2018	3197	BIG 5 SPORTING GOODS	WELLNESS WEBINARS DOOR PRIZES (2 MONTHS)	\$28.19
232651	5/7/2018	00000005	FABRICS PLUS	MESSY ME SUPPLIES	\$4.32
232572	5/7/2018	D15016	FRONTIER BUILDING SUPPLY	CAULK - CEMETERY	\$13.51
232568	5/7/2018	X52804	FRONTIER BUILDING SUPPLY	SIDEWALKS PROJECT	\$39.52
232564	5/7/2018	WEB1322329910	GRAINGER	BARRICADE TAPE	\$172.84
232574	5/7/2018	16699748	LOWE'S BUSINESS ACCOUNT/GEMB	AIR FILTERS	\$4.86
232650	5/7/2018	144238	NAPA	GASKETS	\$7.64
232619	5/7/2018	593 51 33 8851	SAFEWAY INC	FLORAL	\$6.50
232607	5/7/2018	593 53 93 8853	SAFEWAY INC	ICE - TRACK & FIELD	\$20.94
232569	5/7/2018	C20837	SEBO'S DO-IT CENTER	SIDWALKS	\$13.01
232570	5/7/2018	C20869	SEBO'S DO-IT CENTER	SIDWALKS	\$13.01
232563	5/7/2018	C20909	SEBO'S DO-IT CENTER	FLOWER BASEKET SUPPLIES	\$43.23
232573	5/7/2018	C21362	SEBO'S DO-IT CENTER	WATER TRUCK SUPPLIES	\$7.35
232614	5/8/2018	A65143/1	ACE HARDWARE	PVC PIPE	\$2.91
232616	5/8/2018	113-9735877-9145805	AMAZON.COM SERVICES, INC	BUBBA ROPE (TOW ROPE)	\$199.36
232739	5/8/2018	43252	BAYSHORE OFFICE PRODUCTS INC	OFFICE SUPPLIES	\$8.34
232611	5/8/2018	0188-492026	CONSOLIDATED ELECTRICAL	PVC ELBOWS FOR SHARPES CORNER PROJECT	\$46.77
232637	5/8/2018	57550	OHD	REPLACEMENT POWER SUPPLY - FIT TESTER	\$118.50
232731	5/8/2018	001-401106	PISTON SERVICE OF ANACORTES	T-BOLT CLAIM	\$48.98
232605	5/8/2018	C21565	SEBO'S DO-IT CENTER	IRRIGATION	\$29.74

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232610	5/8/2018	C21572	SEBO'S DO-IT CENTER	FASTENERS - BASEBALL FIELDS	\$17.51
232646	5/8/2018	C21719	SEBO'S DO-IT CENTER	FACILITY REPAIR ITEMS	\$66.96
232615	5/8/2018	C21755	SEBO'S DO-IT CENTER	PLUMBING SUPPLIES - HEART OF ANACORTES	\$133.00
232606	5/8/2018	C21874	SEBO'S DO-IT CENTER	IRRIGATION SUPPLIES	\$54.27
232608	5/8/2018	60589	STERLING ATHLETICS	BASKETBALLS	\$570.76
232738	5/8/2018	1160505	US BANK	ACCOMMODATION FIRE ADMIN CONFERENCE	\$210.28
232734	5/9/2018	111-5998300-4540261	AMAZON.COM SERVICES, INC	AEROVIRONMENT EV CHARGER	\$595.67
232609	5/9/2018	114-8759503-8622602	AMAZON.COM SERVICES, INC	BEAKERS	\$90.48
232721	5/9/2018	1801523282843721	ASSOCIATION OF WASHINGTON	ASSOCIATION OF WA CITIES JOB NET ADVERTISEMENT - EXEC SEC.	\$50.00
232728	5/9/2018	66291	ELECTRO-CHEMICAL DEVICES, INC	REFILL ELECTROLYTE	\$116.37
232737	5/9/2018	12970	FORESTRY SUPPLIERS INC	3 SPIDER WILDLAND WEB GEAR, FLAGGING	\$451.85
232726	5/9/2018	1318454013	GRAINGER	BARRICADE TAPE	\$118.17
233531	5/9/2018	\$334061	PLATT ELECTRIC SUPPLY INC	ELECTRICITY POLES	\$499.42
232732	5/9/2018	69059	PORT OF ANACORTES	FUEL	\$85.09
232729	5/9/2018	C22164	SEBO'S DO-IT CENTER	SERVER ROOM	\$51.16
232733	5/9/2018	C22194	SEBO'S DO-IT CENTER	TRIMMER PARTS	\$99.81
232736	5/9/2018	C22282	SEBO'S DO-IT CENTER	BATTERIES	\$17.35
232730	5/9/2018	C22396	SEBO'S DO-IT CENTER	SERVER ROOM	\$75.34
232724	5/9/2018	C22426	SEBO'S DO-IT CENTER	WEEDEATER STRING #11-956	\$26.57
232725	5/9/2018	C22428	SEBO'S DO-IT CENTER	PADLOCK	\$12.75
232723	5/9/2018	C22545	SEBO'S DO-IT CENTER	AIR HOSE, COUPLER SETS	\$34.69
232786	5/10/2018	A66888/1	ACE HARDWARE	WIRE ROPE CLIP AND CABLE	\$21.57
232785	5/10/2018	X38382/1	ACE HARDWARE	PULLEY AND HANDLE FOR WINCH	\$23.85
232778	5/10/2018	112-8947650-0401808	AMAZON.COM SERVICES, INC	BOLT CUTTERS (RIT KITS)	\$44.36
232791	5/10/2018	114-4222817-6636257	AMAZON.COM SERVICES, INC	OFFICE SUPPLIES	\$14.48
232789	5/10/2018	114-5345004-4345857	AMAZON.COM SERVICES, INC	OFFICE SUPPLIES	\$51.83
232790	5/10/2018	114-9645652-1268228	AMAZON.COM SERVICES, INC	OFFICE SUPPLIES	\$58.51
232784	5/10/2018	AAOA1C94E65E	AMERICAN HEART ASSOCIATION	FIRST AID CPR AED, BLOODBORNE PATHOGENS ONLINE CLASS JR	\$54.25
232636	5/10/2018	18-16532	EDGE ANALYTICAL, INC	FINAL EFFLUENT TESTING	\$126.00
232788	5/10/2018	G-SFO-6701-55-1363	FRY'S ELECTRONICS (ALL)	BATTERIES	\$46.64
232787	5/10/2018	G-SFO-8077-75-2873	FRY'S ELECTRONICS (ALL)	BATTERIES	\$55.97
232780	5/10/2018	5252-131809094	RISE VISION	SERVICE PLAN 5/10/18-5/10/19	\$215.92

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232783	5/10/2018	C23201	SEBO'S DO-IT CENTER	CARWASH BRUSHES	\$39.02
232782	5/10/2018	INV-38910-k3W3Z6	SOCIETY FOR HUMAN RESOURCE	RECERTIFY BY PDCS/SOCIAL SERVICE-SHRM CERTIFICATION	\$100.00
232779	5/10/2018	73	SONETICS	FIRECOM HEADSET	\$539.16
232781	5/11/2018	112-4779375-3199465	AMAZON.COM SERVICES, INC	IT ITEMS	\$86.79
232853	5/11/2018	112-6081294-8549031	AMAZON.COM SERVICES, INC	GPS NAVIGATION UNIT	\$141.88
232864	5/11/2018	113-6858229-8580249	AMAZON.COM SERVICES, INC	FIRE EXTINGUISHERS	\$1,016.66
232863	5/11/2018	113-7847250-7961006	AMAZON.COM SERVICES, INC	CHEMICAL FIRE EXTINGUISHER	\$195.29
232856	5/11/2018	122844	CHALLENGER TEAMWEAR	SOCCER BALLS	\$834.15
232939	5/11/2018	006854	CITY OF ANACORTES	FIREWOOD BUNDLE	\$5.00
232940	5/11/2018	04381	CITY OF ANACORTES	FIREWOOD BUNDLE	\$5.00
232849	5/11/2018	0188-492165	CONSOLIDATED ELECTRICAL	ELECTRICAL BOX	\$4.56
232872	5/11/2018	622 7 318 110	COSTCO WHOLESALE CORPORATION	2 UNIFORM BLOUSES	\$32.53
232862	5/11/2018	78585771	DEPARTMENT OF LICENSING	VISA SERVICE FEE ON VEH LICENSING #053	\$3.00
232865	5/11/2018	78585771	DEPARTMENT OF LICENSING	VEHICLE LICENSING #053	\$77.75
232858	5/11/2018	1328-7805-1684-2226	DOMESTIC VIOLENCE & SEXUAL	TRAINING REG FEE; KING, HANSEN AND TREVINO	\$60.00
233550	5/11/2018	18-13762	EDGE ANALYTICAL, INC	WTP TOTAL ORGANIC CARBON ANALYSIS	\$98.00
232871	5/11/2018	8561 56 78503	HOME DEPOT	PARTS FOR #205A	\$50.40
232869	5/11/2018	66958	PARTY CITY	SURVIVOR CAMP SUPPLIES	\$178.24
232850	5/11/2018	C23912	SEBO'S DO-IT CENTER	HAMMER BITS	\$10.62
232868	5/11/2018	1507-7	TARGET	SURVIVOR CAMP SUPPLIES	\$36.86
232870	5/11/2018	99443	WALMART	SURVIVOR CAMP SUPPLIES SUPERCENTER	\$127.20
232852	5/11/2018	62698	WATERMARK BOOK COMPANY	EDUCATION RESOURCE	\$27.13
232854	5/12/2018	AKD-73663114246	CLEVERBRIDGE INC	2018 LANDSWEEPER SUBSCRIPTION	\$395.00
232857	5/12/2018	9458611	GOPHER	PORTABLE NET SYSTEM	\$162.63
232861	5/12/2018	3986-373054	O'REILLY AUTO PARTS	CAR WASH SUPPLIES FOR TRUCKS	\$54.52
232859	5/12/2018	C24151	SEBO'S DO-IT CENTER	CLEANING SUPPLIES	\$44.20
232860	5/12/2018	C24264	SEBO'S DO-IT CENTER	FACILITY TOOLS	\$61.60
232866	5/13/2018	113-2905150-5981852	AMAZON.COM SERVICES, INC	VEH #038, TRAILER HITCH LIGHTING	\$108.49
232867	5/13/2018	113-5948727-0455406	AMAZON.COM SERVICES, INC	DUST BARRIER FOR OPS REMODEL	\$20.56
232855	5/13/2018	19	GO OUTSIDE	BOOKS YS	\$147.21
232851	5/13/2018	C24850	SEBO'S DO-IT CENTER	LIGHTING SUPPLIES	\$5.09
232932	5/14/2018	4537163	ACE HARDWARE	VALVE BOX	\$43.93
232928	5/14/2018	A69787/1	ACE HARDWARE	COUPLINGS, WASHERS, BUILDING MAINTENANCE	\$189.84

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233838	5/14/2018	1101296852	FERRELLGAS, LP	6405 SUNSET AVE - WP HOUSE	\$231.00
232937	5/14/2018	41600271199	LES SCHWAB TIRE CENTERS	TIRE DISPOSAL #90011	\$135.00
232935	5/14/2018	5/14/18	MY TAILOR	PATCHES & NAMETAGS ON NEW UNIFORMS (SWANSON)	\$24.00
233009	5/14/2018	50010	RED ROBIN	EMS PROVIDERS MEETING LUNCH -RICHARD C	\$29.34
232930	5/14/2018	A69888/1	SEBO'S DO-IT CENTER	FACILITY USE ITEMS	\$48.81
232933	5/14/2018	C25331	SEBO'S DO-IT CENTER	IRRIGATION SUPPLIES	\$104.29
232931	5/14/2018	C25422	SEBO'S DO-IT CENTER	DEPOT ITEMS	\$6.50
232938	5/14/2018	C25462	SEBO'S DO-IT CENTER	RECREATION SUPPLIES	\$26.00
232934	5/14/2018	C25679	SEBO'S DO-IT CENTER	IRRIGATION	\$12.07
232929	5/14/2018	9963724	WILBUR-ELLIS COMPANY, LLC	ROUND UP - CROSSBOW WEED KILLER	\$1,390.75
233623	5/15/2018	86405	A-1 MOBILE LOCK AND KEY, INC.	ELEVATOR KEYS LIBRARY	\$73.24
233002	5/15/2018	113-3020887-0213034	AMAZON.COM SERVICES, INC	VEHICLE FIRST AID KITS	\$366.75
233004	5/15/2018	113-3680608-6856231	AMAZON.COM SERVICES, INC	BBP KITS FOR VEHICLES	\$72.21
233005	5/15/2018	113-4438795-8529068	AMAZON.COM SERVICES, INC	TIRE PRESSURE SYSTEM #205A	\$302.72
233003	5/15/2018	00031784	DIVERSIFIED PRODUCTS USA	UTILIT BOXES FOR VEH #036A, #037A, #038A	\$159.00
233549	5/15/2018	18-15404	EDGE ANALYTICAL, INC	BLUE HERON STATION FLUORIDE ANALYSIS	\$24.00
232995	5/15/2018	D17496	FRONTIER BUILDING SUPPLY	CEMENT AND DOUGLAS FIR	\$50.55
233006	5/15/2018	B63867/2	H.B. JAEGER	STANDON PIPE ST9200 8" FARMHOUSE REPAIR	\$114.54
233007	5/15/2018	B63868/2	H.B. JAEGER	TEES, REDUCERS, PEX PIPE FOR INVENTORY	\$1,775.03
233008	5/15/2018	B63869/2	H.B. JAEGER	FARMHOUSE REPAIRS - FLANGE, BOLT KIT	\$1,114.49
232998	5/15/2018	339307	MY TAILOR	ALTER SWEATSHIRT (KAHNS)	\$27.00
233118	5/15/2018	R388129	PLATT ELECTRIC SUPPLY INC	KEYPAD FOR FTW PUMP 1	\$222.15
232994	5/15/2018	69417	PORT OF ANACORTES	FUEL FOR WATER DEPT TOOLS	\$11.02
232997	5/15/2018	C26804	SEBO'S DO-IT CENTER	IRRIGATION SUPPLIES	\$47.24
232999	5/15/2018	C26851	SEBO'S DO-IT CENTER	SINGLE KEY CUT	\$3.59
232996	5/15/2018	C26922	SEBO'S DO-IT CENTER	DUCT TAPE/PLIERS/REBAR TIEWIRE	\$36.75
233011	5/15/2018	C27211	SEBO'S DO-IT CENTER	ANT KILLER FOR OPS FACILITY	\$13.00
232936	5/15/2018	97549576	ULINE, INC.	OPERATING SUPPLIES - BLDG	\$190.99
233001	5/15/2018	82144963972034888305	UNITED PARCEL SERVICE, INC	OPS - SHIPMENT	\$14.00
233010	5/15/2018	0015	US BANK	EMS PROVIDER MEETING LUNCH: WALSH, CURTIS	\$25.16
233029	5/16/2018	A72035/1	ACE HARDWARE	SANDWICH BAGS FOR SELF PAY AREA	\$9.74
233030	5/16/2018	114-5900426-3442658	AMAZON.COM SERVICES, INC	OPERATING SUPPLIES - BLDG	\$14.09
233589	5/16/2018	769688	BAYSHORE OFFICE PRODUCTS INC	SHIPPING/HANDLING FEES TO RETURN	\$12.75
233743	5/16/2018	769788	BAYSHORE OFFICE PRODUCTS INC	LAMINATED STROMWATER POSTR FOR ME FOR	\$13.02

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233037	5/16/2018	INV-001395	DESERT DIAMOND INDUSTRIES	SAFETY BLADES, CONCRETE ASHPALT COMBO BLADES	\$926.00
233000	5/16/2018	222008	DOG WASTE DEPOT	DOG WASTE BAGS	\$599.90
232973	5/16/2018	1200405	FOSTER PEPPER PLLC	GENERAL MATTERS NO. 1	\$390.00
232974	5/16/2018	1200409	FOSTER PEPPER PLLC	WATER TREATMENT PLANT MATTER NO. 96	\$1,940.50
233035	5/16/2018	D17802	FRONTIER BUILDING SUPPLY	CONCRETE FOR ART PLACEMENT PADS	\$75.95
233032	5/16/2018	69506	PORT OF ANACORTES	FUEL- ACFL CHAINSAW	\$12.35
233034	5/16/2018	C27422	SEBO'S DO-IT CENTER	WEEDEATER REPAIR ITEMS	\$38.90
233036	5/16/2018	C27647	SEBO'S DO-IT CENTER	FASTENERS	\$18.42
233676	5/16/2018	1220843	SURETY PEST CONTROL	CTY HALL PEST CONTROL	\$43.40
233626	5/16/2018	5-16-2018	TARGETSOLUTIONS LEARNING, LLC	ANNUAL SUBSCRIPTION (6/30 -6/30)	\$2,455.00
233082	5/17/2018	111-7537424-4731465	AMAZON.COM SERVICES, INC	BUSHINGS, BARBED FITTINGS	\$45.08
233535	5/17/2018	111-8719073-8736247	AMAZON.COM SERVICES, INC	VERIFICATION AND CALIBRATION LABELS	\$42.20
233031	5/17/2018	114-6578264-8795456	AMAZON.COM SERVICES, INC	OPERATING SUPPLIES - BLDG DEPT	\$13.89
233081	5/17/2018	3371-1152-1700-0034	AMERICAN WATER WORKS	AWWA SHORT SCHOOL REGISTRATION - KB	\$220.00
233606	5/17/2018	9500182286	ARROW INTERNATIONAL, INC.	4 REPLACEMENT EZ-IO DRIVERS	\$1,335.96
233753	5/17/2018	2344185	BAY CITY SUPPLY	FACILITY SUPPLIES	\$956.95
233177	5/17/2018	769961	BAYSHORE OFFICE PRODUCTS INC	ENGINEERING ITEMS	\$17.36
233084	5/17/2018	080594	CASCADE FIRE EQUIPMENT	WILDLAND WEB PACKS	\$380.25
233078	5/17/2018	AN 59063	CENTRAL WELDING SUPPLY CO, INC	CUTOFF WHEELS	\$105.52
233033	5/17/2018	8513597-00	COLE-PARMER INSTRUMENT CO.	PROBE THERMISTOR TIP CABLE	\$171.08
233469	5/17/2018	N03008	DEPARTMENT OF HEALTH	SURVEY FEE	\$586.50
233083	5/17/2018	D18226	FRONTIER BUILDING SUPPLY	1 X 25 POWERLOCK RULE, CLASSIC CHALK REEL	\$27.38
233080	5/17/2018	41600271618	LES SCHWAB TIRE CENTERS	SERVICE- VEH #711	\$33.66
233686	5/17/2018	123846	PACIFIC TIRE COMPANY, INC	TIRE- SHOP STOCK	\$225.46
233167	5/17/2018	pending docs	PISTON SERVICE OF ANACORTES	NO INVOICE - AMOUNT VOIDED PER VENDOR	\$1.07
233076	5/17/2018	C28014	SEBO'S DO-IT CENTER	BRUSH AND ROLLER	\$15.50
233074	5/17/2018	C28061	SEBO'S DO-IT CENTER	ITEMS FOR BASEBALL FIELD	\$10.60
233079	5/17/2018	C28108	SEBO'S DO-IT CENTER	LAWN SEED	\$17.35
233077	5/17/2018	C28123	SEBO'S DO-IT CENTER	SPRAY PAINT	\$7.43
233170	5/18/2018	114-4992888-3876253	AMAZON.COM SERVICES, INC	COFFEE SUPPLIES	\$40.32
233168	5/18/2018	3353-2679-7643-1397	AMERICAN WATER WORKS	AWWA SHORT SCHOOL REGISTRATION CS	\$220.00
233179	5/18/2018	2956	BIGTEX	ADVERTISING	\$248.00
233677	5/18/2018	S3637580.001	BUILDERS' HARDWARE & SUPPLY	PADLOCK FOR FACILITIES	\$45.24
233681	5/18/2018	S3637580.002	BUILDERS' HARDWARE & SUPPLY	PADLOCK NO CORE	\$162.59

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233738	5/18/2018	26461	DAHL ELECTRIC, INC	MOTOR DISCONNECT AND REWIRE	\$212.44
233173	5/18/2018	7353078535268	EXPEDIA.COM	TRAVEL NEMETH	\$210.80
233174	5/18/2018	B64013/2	H.B. JAEGER	MUNICIPEX PIPE	\$1,003.63
233688	5/18/2018	10966825	HACH COMPANY	LAB EQUIPMENT FOR TURB REPLACEMENT	\$4,033.53
233163	5/18/2018	10723	NARTEC, INC.	DRUG FIELD TESTING KITS	\$241.04
233161	5/18/2018	C28531	SEBO'S DO-IT CENTER	BATTERIES	\$17.35
233162	5/18/2018	C28816	SEBO'S DO-IT CENTER	SPREADER/TRIM LINE/BATTERIES/FASTENERS	\$59.54
233164	5/18/2018	1907436	TACTICALGEAR.COM	UNIFORM BOOTS; OFC MEYER	\$175.79
233833	5/18/2018	0542005-001	UNUM LIFE INS CO OF AMERICA	JUNE, LEOFF LONG-TERM CARE PREMIUM	\$1,024.90
233858	5/18/2018	11774538	WILBUR-ELLIS COMPANY, LLC	SUN TO SHADE MIX SEED	\$124.78
233172	5/19/2018	H73644	COASTAL FARM &	WORK BOOTS - BRUCE MULLEN	\$113.04
233160	5/19/2018	32768372	PHILIPS HEALTHCARE	APRIL, MEAD, DAVID, SERVICES & HEALTH-PHILIPS LIFELINE	\$55.12
233171	5/19/2018	69676	PORT OF ANACORTES	FUEL FOR SMALL TOOLS	\$41.24
233176	5/19/2018	2416299 M	STRYKER SALES CORPORATION	REPLACEMENT GURNEY BATTERIES	\$2,377.59
233169	5/20/2018	111-0107516-1744241	AMAZON.COM SERVICES, INC	T-STRAINERS, BUSHINGS, BARBED FITTINGS	\$70.49
233165	5/20/2018	H74092	COASTAL FARM &	WORK BOOTS - M. HENSON	\$108.69
233166	5/20/2018	32KW2HQQ	MARRIOTT	LODGING LEWALLEN KNOWBE4 CONVENTION	\$688.53
233725	5/20/2018	2686	NW CLEANERS	JANITORIAL SERVICES AT THE ANACORTES PUBLIC LIBRARY	\$2,388.00
233175	5/20/2018	C30113	SEBO'S DO-IT CENTER	FILE SET, MASKING TAPE	\$76.75
233746	5/21/2018	WAANA104029	FASTENAL COMPANY	HEX CAP SCREWS, HEX NUTS, FLAT WASHERS	\$344.49
233236	5/21/2018	D19222	FRONTIER BUILDING SUPPLY	2X4 & 4X4 BOARDS	\$144.46
233232	5/21/2018	X53327	FRONTIER BUILDING SUPPLY	DOUGLAS FIR/STAKES	\$32.74
233283	5/21/2018	FS180521149922	FS.COM, INC.	CABLE FOR FIBER	\$133.70
233680	5/21/2018	10968766	HACH COMPANY	TURB REPLACEMENT FOR FILTERS 1-8	\$21,458.11
233685	5/21/2018	10968765	HACH COMPANY	SIPPER FOR NEW TURB REPLACEMENT	\$493.06
233276	5/21/2018	300283835	KCDA PURCHASING COOPERATIVE	PAPER FOR THE ASAC	\$78.90
233288	5/21/2018	2433114-109193597	MUNICIPAL RESEARCH &	TRAINING	\$35.00
233229	5/21/2018	339428	MY TAILOR	ALTERATIONS TO SWEATSHIRT, JACKET - BR	\$36.00
233545	5/21/2018	NNO7987	NATIONAL ASSOC OF TOWN WATCH	GIVEAWAYS AND PROMOTIONAL MATERIAL FOR NNO 2018	\$423.14
233282	5/21/2018	00073357	POSITIVE PROMOTIONS	PROMOTIONAL ITEMS AND GIVEAWAYS - CRIME PREVENTION	\$3,665.14
233465	5/21/2018	200024889996	PUGET SOUND ENERGY INC	WTP INTAKE 4/3/18 - 5/1/18	\$352.84
233233	5/21/2018	C30638	SEBO'S DO-IT CENTER	CABLE TIES/RINGS	\$29.75
233228	5/21/2018	C30684	SEBO'S DO-IT CENTER	COUPLING/SAW/NOTEBOOK/ORGANIZER	\$58.22
233227	5/21/2018	C30891	SEBO'S DO-IT CENTER	COUPLING/SPRAY HEAD/PLUG	\$18.88
233101	5/21/2018	346424	SKAGIT RIVER STEEL &	REBAR	\$50.45

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233670	5/21/2018	INV028153	WASHINGTON ASSOCIATION OF	WASPC 2018 SPRING EXPO & TRAINING; CHIEF SMALL	\$300.00
233292	5/22/2018	111-0920972-8921815	AMAZON.COM SERVICES, INC	PAPER TOWELS FOR THE WWTP	\$124.44
233293	5/22/2018	111-1160094-062667	AMAZON.COM SERVICES, INC	PHONE CASE	\$10.84
233284	5/22/2018	112-1253335-2942617	AMAZON.COM SERVICES, INC	IPHONE CASES	\$42.27
233285	5/22/2018	112-8988664-7984250	AMAZON.COM SERVICES, INC	USB	\$341.75
233289	5/22/2018	113-9890625-3422642	AMAZON.COM SERVICES, INC	TRAILER REFLECTOR TAPE	\$28.18
233338	5/22/2018	406800	AMERICAN ASSOCIATION OF	MUSEUM NATIONAL SALARY SURVEY	\$60.00
233281	5/22/2018	2004-9997-2102-7022	AMERICAN WATER WORKS	AWWA SHORT SCHOOL REGISTRATION CR	\$220.00
233755	5/22/2018	234185A	BAY CITY SUPPLY	FACILITY SUPPLIES	\$482.67
233361	5/22/2018	44248	BAYSHORE OFFICE PRODUCTS INC	OFFICE SUPPLIES	\$2.93
233731	5/22/2018	1412-V05	BLYTHE PLUMBING & HEATING, INC	HVAC PREVENTATIVE MAINTENANCE - CITY HALL	\$920.39
233730	5/22/2018	V-610	BLYTHE PLUMBING & HEATING, INC	WTP HSPTS HVAC REPAIR	\$14,196.14
233610	5/22/2018	00240 DAVIS	CAMPBELL LAW FIRM	PUB DEF CONFL	\$162.50
233615	5/22/2018	00261 HILES	CAMPBELL LAW FIRM	PUB DEF CONFL	\$84.50
233611	5/22/2018	00274 ANDERSON	CAMPBELL LAW FIRM	PUB DEF CONFL	\$325.00
233622	5/22/2018	00351 RUCKER	CAMPBELL LAW FIRM	PUB DEF CONFL	\$32.50
233631	5/22/2018	00365 FAKEMMA	CAMPBELL LAW FIRM	PUB DEF CONFL	\$52.00
233627	5/22/2018	00372 NELSON	CAMPBELL LAW FIRM	PUB DEF CONFL	\$58.50
233620	5/22/2018	00379 GOMEZ	CAMPBELL LAW FIRM	PUB DEF CONFL	\$78.00
233616	5/22/2018	00403 WALDRON	CAMPBELL LAW FIRM	PUB DEF CONFL	\$45.50
233612	5/22/2018	00408 CUOCO	CAMPBELL LAW FIRM	PUB DEF CONFL	\$45.50
233628	5/22/2018	00414 MULLEN	CAMPBELL LAW FIRM	PUB DEF CONF	\$208.00
233632	5/22/2018	00427 ALEXANDER	CAMPBELL LAW FIRM	PUB DEF CONFL	\$266.50
233630	5/22/2018	00428 DAMRILL	CAMPBELL LAW FIRM	PUB DEF CONFLICT	\$71.50
233624	5/22/2018	00435 SHUSTARICH	CAMPBELL LAW FIRM	PUB DEF CONFL	\$65.00
233614	5/22/2018	00437 HUDSON	CAMPBELL LAW FIRM	PUB DEF CON	\$65.00
233618	5/22/2018	00441 VANCE	CAMPBELL LAW FIRM	PUB DEF CONFL	\$78.00
233629	5/22/2018	00447 MARSH	CAMPBELL LAW FIRM	PUB DEF CONFL	\$97.50
233613	5/22/2018	00450 DANIEL	CAMPBELL LAW FIRM	PUB DEF CONFL	\$71.50
233625	5/22/2018	00454 PRIEST	CAMPBELL LAW FIRM	PUB DEF CONFL	\$266.50
233619	5/22/2018	00459 GRAVES	CAMPBELL LAW FIRM	PUB DEF CONF	\$52.00
233455	5/22/2018	6220115	FERGUSON ENTERPRISES, INC	CHECK VALVE	\$24.82

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233287	5/22/2018	X53349	FRONTIER BUILDING SUPPLY	STREET DEPT SUPPLIES	\$42.81
233235	5/22/2018	US-GP-100-22911634	GOTPRINT.COM	ART DASH POSTCARDS	\$82.08
233445	5/22/2018	42325	HERRERA ENVIRONMENTAL	HEART LAKE ALGE MANAGEMENT PROGRAM 3/31/18-4/27/18	\$7,469.61
233196	5/22/2018	757482	JCI JONES CHEMICALS INC	SODIUM HYPOCHLORITE 12.5% SOLUTION	\$4,050.71
233278	5/22/2018	S011912411.001	KELLER SUPPLY COMPANY	PLUMBING PARTS - OPS REMODEL PHASE 2	\$276.19
233275	5/22/2018	41600272177	LES SCHWAB TIRE CENTERS	LOOSE FLAT- VEH #706	\$15.19
233682	5/22/2018	2697	NW CLEANERS	DEEP CLEANING OF DEPOT	\$1,878.00
233674	5/22/2018	879677-00	PACIFIC POWER GROUP, LLC	GENERATOR REPAIR	\$1,637.27
233826	5/22/2018	38366	PROSCAPES INC	YARD REPAIR FROM AMBULANCE DAMAGE	\$461.13
233339	5/22/2018	593 8 53 4246	SAFEWAY INC	DEPOT - FLOOR CLEANER	\$11.97
233274	5/22/2018	C31605	SEBO'S DO-IT CENTER	FACILITIES SUPPLIES	\$10.84
233280	5/22/2018	C31792	SEBO'S DO-IT CENTER	CITY HALL ITEMS	\$122.26
233279	5/22/2018	25295	SKAGIT POWDER COATING INC	LIBRARY STAIR TREADS	\$732.38
233277	5/22/2018	86398	SKAGIT WHATCOM ELECTRONICS INC	COUPLER FOR CAR #036	\$6.50
233756	5/22/2018	1224845	SURETY PEST CONTROL	WA PARK PEST CONTROL	\$55.34
233230	5/22/2018	077492294	THE WALL STREET JOURNAL	WSJ SUBSCRIPTION - MAYOR	\$116.97
233356	5/23/2018	A77200/1	ACE HARDWARE	BACKPACK SPRAYER	\$97.64
233360	5/23/2018	111-1569599-5338632	AMAZON.COM SERVICES, INC	SCREEN PROTECTOR	\$8.52
233351	5/23/2018	112-1676321-3165839	AMAZON.COM SERVICES, INC	FIBER ITEMS	\$169.20
233286	5/23/2018	112-4561324-3218650	AMAZON.COM SERVICES, INC	FIBER ITEMS	\$32.54
233352	5/23/2018	112-5270939-7545836	AMAZON.COM SERVICES, INC	PHONE CASES	\$4.29
233350	5/23/2018	112-5642032-0493817	AMAZON.COM SERVICES, INC	PHONE CASES	\$21.45
233359	5/23/2018	112-9266292-4220208	AMAZON.COM SERVICES, INC	OFFICE SUPPLIES - LIBRARY	\$94.35
233357	5/23/2018	114-1274282-7198645	AMAZON.COM SERVICES, INC	OFFICE SUPPLIES	\$14.08
233358	5/23/2018	114-3616777-6176212	AMAZON.COM SERVICES, INC	OFFICE SUPPLIES	\$11.38
233458	5/23/2018	251554	DITCH WITCH NORTHWEST	MOTOR FOR PUMP REPAIR	\$501.39
233343	5/23/2018	66361	ELECTRO-CHEMICAL DEVICES, INC	CL2 SENSORS	\$3,763.60
233823	5/23/2018	5415509	EWING IRRIGATION PRODUCTS, INC	IRRIGATION SUPPLIES - BACKORDERED ITEMS	\$247.96
233347	5/23/2018	WAAMA104105	FASTENAL COMPANY	LAG NUTS	\$77.87
233348	5/23/2018	D20031	FRONTIER BUILDING SUPPLY	DOUGLAS FIR/CEMETERY	\$6.28
233355	5/23/2018	D20075	FRONTIER BUILDING SUPPLY	REBAR & REMESH FOR OPS PHASE 2 REMODEL	\$78.98
233290	5/23/2018	101326	HAHN EQUIPMENT CO., INC	DEWATER PUMPS	\$1,804.92

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233821	5/23/2018	9502	KRIEG CONSTRUCTION, INC	CLASS B ASPHALT FOR ROAD PAVING	\$7,897.92
233842	5/23/2018	I-29284	MOUNT VERNON CARPET	LIBRARY 2ND FLOOR CARPET INSTALLATION	\$38,998.25
233621	5/23/2018	1229852	MUNICIPAL EMERGENCY SERVICES	SCBA DISENFECTANT	\$194.38
233466	5/23/2018	001-402809	PISTON SERVICE OF ANACORTES	BELTS FOR SAND PUMPS	\$245.75
233340	5/23/2018	69986	PORT OF ANACORTES	FUEL FOR ACFL #90015	\$43.45
233353	5/23/2018	0274	PUBLIC FLEET MANAGERS ASSOC	PFMA TRAINING- SCOTT & DAN	\$487.20
233344	5/23/2018	C31986	SEBO'S DO-IT CENTER	FACILITY ITEMS	\$47.40
233345	5/23/2018	C32133	SEBO'S DO-IT CENTER	STENCILS & SPRAY PAINT	\$15.05
233346	5/23/2018	C32537	SEBO'S DO-IT CENTER	STEEL WOOL, SPRAY PAINT	\$31.19
233342	5/23/2018	00290452	TELEDYNE ISCO INC	DATABASE RENEWAL	\$1,120.26
233530	5/23/2018	331 0405624	UNIFIRST CORPORATION	WTP WEEKLY LAUNDRY SERVICE	\$148.18
233464	5/23/2018	331 0405642	UNIFIRST CORPORATION	WTP WEEKLY LAUNDRY SERICE FOR INTERN TH	\$5.69
233251	5/23/2018	12223-0	VLOUD TECH INC.	SOFTWARE	\$1,218.54
233341	5/23/2018	130923	VS ATHLETICS	TRACK/ROAD RUN SUPPLIES	\$107.42
233349	5/24/2018	111-7624206-7314623	AMAZON.COM SERVICES, INC	PHONE CASES FOR OPS	\$35.76
233354	5/24/2018	113-0427016-8763414	AMAZON.COM SERVICES, INC	USB CABLE FOR VEH #205	\$5.20
233720	5/24/2018	95067379	ECO SERVICES OPERATIONS CORP	ALUMINUM SULFATE	\$4,326.31
233829	5/24/2018	5004330795	FERRELLGAS, LP	MAY PROPANE INVOICE	\$938.51
233687	5/24/2018	10974491	HACH COMPANY	PROCESS VIAL FOR TURB REPLACEMENT	\$262.57
233726	5/24/2018	1804562	MWH CONSTRUCTORS INC	BLUE HERON CIRCLE RESERVOIRS - CONSTRUCTION MANAGEMENT 4/14/18-5/18/18	\$7,281.19
233457	5/24/2018	R462152	PLATT ELECTRIC SUPPLY INC	EMERGENCY LIGHTING X 4	\$657.38
233587	5/24/2018	114-6813510	UNITED SITE SERVICES, INC	INTAKE STATION PORTA-POTTI RENTAL	\$22.98
233462	5/24/2018	112884	WALTON BEVERAGE COMPANY, INC	BREAKROOM SUPPLIES	\$87.50
233617	5/25/2018	A78682	ACE HARDWARE	FIBER ROOM USE ITEMS	\$111.15
233544	5/25/2018	21300	ECONOWASH LAUNDRY & DRY	UNIFORM CLEANING; MAY 2018	\$405.79
233601	5/25/2018	21301	ECONOWASH LAUNDRY & DRY	MAY LAUNDRY - ALL STATIONS	\$978.13
233596	5/26/2018	50394	LAKESIDE INDUSTRIES, INC.	5/8 & 3/4 ROCK SALES, STREET DEPT.	\$857.24
233600	5/26/2018	50442	LAKESIDE INDUSTRIES, INC.	5/8 & 3/4 ROCK - WATER DEPT.	\$499.74
233597	5/26/2018	50443	LAKESIDE INDUSTRIES, INC.	EZ STREET ASPHALT - WATER DEPT	\$1,485.84
233598	5/26/2018	50444	LAKESIDE INDUSTRIES, INC.	5/8 & 3/4 ROCK SALES, WASTE DEPT.	\$158.34
233529	5/26/2018	9808029740	VERIZON WIRELESS	WTP SCADA MODEM 4/27/18-5/26/18	\$501.38
233576	5/28/2018	052818	FIDALGO CLEANING	CLEANING & SUPPLIES	\$700.00
233591	5/28/2018	360-293-3725-0501135	FRONTIER COMMUNICATIONS	DEPOT PHONE 5/28-6/27/18	\$58.38
233604	5/28/2018	360-293-4900-0912865	FRONTIER COMMUNICATIONS	APD BAC LINE (5/28/18-6/27/18)	\$78.42
233594	5/28/2018	360-293-6427-0218975	FRONTIER COMMUNICATIONS	CITY HALL 911 5/28-6/27/18	\$265.86

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233855	5/28/2018	360-299-2484-0726025	FRONTIER COMMUNICATIONS	LIBRARY PHONE 5/28 - 6/27/18	\$53.54
233715	5/28/2018	360-299-3674-0214175	FRONTIER COMMUNICATIONS	OPS BACK UP PHONE LINE: 5/28 - 6/27/18	\$65.71
233579	5/28/2018	360-299-8013-1017915	FRONTIER COMMUNICATIONS	PHONE BILL FOR WWTP	\$299.39
233607	5/28/2018	360-588-1422-0822015	FRONTIER COMMUNICATIONS	APD BUSINESS LINE (5/28/18-6/27/18)	\$288.41
233608	5/28/2018	360-588-9248-0619005	FRONTIER COMMUNICATIONS	APD BACKUP LINES (5/28/18-6/27/18)	\$200.96
233603	5/28/2018	3602939063	FRONTIER COMMUNICATIONS	STA 3 PHONE, FAX, DSL: 5/26 - 6/27	\$75.12
233574	5/29/2018	052818	ANACORTES TOWING, LLC	TOWING; APD CASE 18-A03971	\$162.75
233862	5/29/2018	82879413	BOUND TREE MEDICAL, LLC	PHARMACEUTICALS	\$54.73
233577	5/29/2018	MAY 2018	CLEAN & CLIP GROOMING	K9 T-BONE GROOMING	\$50.00
233868	5/29/2018	228491	DEPT OF LABOR & INDUSTRIES	ELEVATOR INSPECTION FOR CITY HALL	\$457.00
233539	5/29/2018	316915	FRONTIER BUILDING SUPPLY	FRAMING LUMBER, JOISTS, HEADERS,	\$5,498.91
233747	5/29/2018	822364	GUARDIAN SECURITY SYSTEMS INC	SERVICE LABOR - OPERATIONS SERVICE CALL	\$488.25
233733	5/29/2018	10978672	HACH COMPANY	LAB CHEMICALS	\$120.63
233820	5/29/2018	27204	JET CITY EQUIPMENT	RENTAL OF HYUNDAI ROLLER FOR PAVING	\$346.12
233865	5/29/2018	801827050	LIBERTY MUTUAL INSURANCE CO	ADDITIONAL INSURANCE PORTABLE BUILDING	\$737.00
233526	5/29/2018	MV191407	MOTOR TRUCKS, INC	CAP- VEH #213	\$44.17
233524	5/29/2018	001-403147	PISTON SERVICE OF ANACORTES	WIPER BLADES- VEH #506	\$19.86
233525	5/29/2018	001-403148	PISTON SERVICE OF ANACORTES	HYDRAULIC HOSE- VEH #601	\$109.05
233537	5/29/2018	001-403167	PISTON SERVICE OF ANACORTES	FITTINGS FOR #601	\$11.39
233538	5/29/2018	001-403176	PISTON SERVICE OF ANACORTES	FITTINGS FOR #601	\$13.32
233748	5/29/2018	22015149234	PUGET SOUND ENERGY INC	8147 S MARCHES PT RD # ST LIGHTS,	\$30.00
233543	5/29/2018	30143	SEBO'S DO-IT CENTER	PATROL SUPPLIES; HOSE NOZZLE	\$9.75
233452	5/29/2018	95161	THE HOSE SHOP, INC	BALL VALVE	\$108.59
233474	5/29/2018	97990243	ULINE, INC.	FULL FACE RESPIRATORS	\$727.33
225463	5/30/2018	7912	BUD CLARY CHEVROLET, INC.	2018 CHEVY SILVERADO, TRUCK 181 FOR	\$32,332.26
233729	5/30/2018	Pay App 3	C JOHNSON CONSTRUCTION, INC	2018 WATERLINE REPLACEMENT PROJECT	\$235,013.01
233605	5/30/2018	0689688-IN	CHALLENGER TEAMWEAR	CAMP SOCCER BALLS	\$330.38
233586	5/30/2018	3117	COASTAL FARM &	WTP GLOVES X 2 BMK	\$28.68
233851	5/30/2018	26499	DAHL ELECTRIC, INC	UNHOOK, REINSTALL PUMP MOTOR	\$351.89
233542	5/30/2018	31-C16098661:1	FROSTAD, ELIZABETH	AMBULANCE SERVICE REFUND	\$3.90
233582	5/30/2018	Reimb.Horowitz-Coyne	HOROWITZ-COYNE, MELANIE	REFUND REQUEST FOR PATRON MELANIE HOROWITZ-COYNE	\$25.00
233528	5/30/2018	refund-WP Kim	KIM, BRYAN	REFUND/HALF CAMPING FEES-DOUBLE BOOKED	\$78.00
233540	5/30/2018	50389	LAKESIDE INDUSTRIES, INC.	ROCK FOR MUSEIUM WALKWAY	\$85.48
233679	5/30/2018	124300	PACIFIC TIRE COMPANY, INC	SCRAP TRUCK TIRE- SHOP STOCK	\$21.70
233678	5/30/2018	001-403214	PISTON SERVICE OF ANACORTES	PART- VEH #009	\$34.94

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233547	5/30/2018	0038788-IN	REISNER DISTRIBUTOR INC	DIESEL FOR THE INCINERATOR	\$1,713.31
233671	5/30/2018	030213	SEBO'S DO-IT CENTER	MAINTENANCE SUPPLIES - W.T. PRESTON	\$10.83
233735	5/30/2018	VR-2017-Ana	SKAGIT COUNTY AUDITOR'S OFFICE	2017 VOTER REGISTRATION SERVICES	\$43,394.56
233581	5/30/2018	58-16 WALDRON	SKAGIT COUNTY INVESTIGATIONS	PUB DEF INVEST	\$123.75
233580	5/30/2018	6-32 GARNICA	SKAGIT COUNTY INVESTIGATIONS	PUB DEF INVEST	\$398.75
233593	5/30/2018	129602	SKAGIT READY MIX	CEMENT FOR OPS REMODEL PHASE 2	\$814.29
233839	5/30/2018	1220844	SURETY PEST CONTROL	LIBRARY PEST CONTROL	\$66.19
233532	5/30/2018	331 0406714	UNIFIRST CORPORATION	WTP WEEKLY LAUNDRY SERVICE	\$45.52
233533	5/30/2018	331 0406733	UNIFIRST CORPORATION	WTP WEEKLY LAUNDRY SERVICE FOR INTERN TH	\$5.69
233741	5/30/2018	1Z99E181298373206	UNITED PARCEL SERVICE, INC	SHIPMENT TO TEKTRONIX	\$25.01
233830	5/31/2018	259252	A WORKSAFE SERVICE INC	PRE-PLACEMENT CDL TEST - JAMES ROSSI	\$55.00
233588	5/31/2018	A83495/1	ACE HARDWARE	PROPANE TORCH	\$19.52
233554	5/31/2018	20180531	ANACORTES CHAMBER OF COMMERCE	LTAC CHAMBER 2% FERRY REIMBURSE	\$11,711.78
233669	5/31/2018	1990736057	ARAMARK	APD NYLON MATS CLEANED	\$16.28
233722	5/31/2018	1990736065	ARAMARK	OPS & PARKS LAUNDRY SVC FOR	\$67.88
233546	5/31/2018	refund-WP	CORRAL, ALLISON	REFUND DUE TO DOUBLE GOOKING	\$78.00
233583	5/31/2018	2-553331-11	DIAMOND RENTALS, INC.	COMMUNITY GARDEN/GRANDVIEW CEM/THOMPSON TRAIL	\$262.00
233552	5/31/2018	18-16589	EDGE ANALYTICAL, INC	THICKENED SLUDGE TESTING	\$193.00
233553	5/31/2018	LTAC FIQ	FIDALGO ISLAND QUILTERS	LTAC 2018 FIQ REIMBURSE	\$2,000.00
233609	5/31/2018	822606	GUARDIAN SECURITY SYSTEMS INC	WTP - 14489 RIVER BEND RD - ANNUAL FIRE	\$1,601.53
233673	5/31/2018	757712	JCI JONES CHEMICALS INC	SODIUM HYDROXIDE (CAUSTIC)	\$3,967.33
233849	5/31/2018	IN927658	NOANET	COS SERVICES FOR FIBER PROJECT - MAY 2018	\$2,000.00
233683	5/31/2018	2698	NW CLEANERS	DEEP CLEANING OF BATHROOMS @ WASHINGTON PARK	\$500.00
233684	5/31/2018	2699	NW CLEANERS	JANITORIAL SERVICE FOR CITY HALL/SENIOR CENTER 6 DAYS	\$1,330.00
233831	5/31/2018	2110	ORCA INFORMATION, INC	PRE-EMPLOYMENT BACKGROUND CHECK	\$45.00
233475	5/31/2018	INV356177	PPI GROUP	ENGINEERING SURVEY EQUIPMENT	\$29,151.91
233854	5/31/2018	200000666863	PUGET SOUND ENERGY INC	LIBRARY 10TH STREET LED 5/2/ - 5/31/2018	\$13.99
233848	5/31/2018	200000667218	PUGET SOUND ENERGY INC	LIBRARY 10TH & M ST 5/2 -5/31/2018	\$66.51
233822	5/31/2018	300000340004	PUGET SOUND ENERGY INC	NEW STREET LIGHTS- 28TH & D AVE & 1912 ISLAND VIEW PL	\$170.30
233863	5/31/2018	CL73481	REISNER DISTRIBUTOR INC	VEHICLE FUEL - MAY	\$21,526.35
233672	5/31/2018	030365	SEBO'S DO-IT CENTER	4"X15' BLACK SOFT GRIT TAPE	\$32.54
233749	5/31/2018	8050101	UTILITIES UNDERGROUND LOCATION	LOCATES TICKETS FOR MONTH OF MAY	\$276.06
233578	5/31/2018	112915	WALTON BEVERAGE COMPANY, INC	EMPLOYEE BREAK ROOM SUPPLIES - 3RD FLOOR	\$115.71
233602	5/31/2018	112916	WALTON BEVERAGE COMPANY, INC	AFD BREAKROOM SUPPLIES	\$87.50
233675	5/31/2018	112917	WALTON BEVERAGE COMPANY, INC	OPS- BREAKROOM SUPPLIES	\$105.00

Invoice Doc #	Transaction Date	Invoice #	Vendor Full Name	Description	Total Amount
233740	5/31/2018	15117588	WASHINGTON STATE DEPARTMENT	SIT/STAND DESK WORKSTATIONS	\$108.90
233825	6/1/2018	237088	ANACORTES ANIMAL HOSPITAL	BOARD & DISTRAINER; MAY 2018	\$360.00
233599	6/1/2018	940545	BALL, DAVID	REFUND-CANCELLED YOUTH SOCCER CAMP-MAVERICK	\$65.00
233836	6/1/2018	177940A-5	BIRCH EQUIPMENT CO., INC	STORAGE CONTAINER FOR DEPOT	\$151.90
233739	6/1/2018	248 984 6277 5	CASCADE NATURAL GAS CORP.	WTP 5/1/18-5/31/18	\$916.61
233595	6/1/2018	50395	LAKESIDE INDUSTRIES, INC.	5/8 & 3/4 ROCK SALES - STREET DEPT.	\$491.00
233745	6/1/2018	145907	NAPA	BRAKE CLEANER BULK FOR SHOP	\$227.85
233758	6/1/2018	9215	PACIFIC NORTHWEST FIREWOOD	520 BUNDLES OF FIREWOOD/RESALE ITEM/WP	\$1,872.00
233850	6/1/2018	8292	PORT OF ANACORTES	MOORAGE FOR SPACE QD-01A	\$60.80
233852	6/1/2018	983	PORT OF ANACORTES	MOORAGE FOR QD-19	\$33.95
233844	6/1/2018	986	PORT OF ANACORTES	MOORAGE SPACE FOR QD-22	\$33.95
233716	6/1/2018	5053530804	RICOH USA, INC	S/N C86111493 COURT 3/1-5/31/18	\$107.57
233717	6/1/2018	5053530829	RICOH USA, INC	S/N C86150637 CARNEGIE 3/1-5/31/18	\$172.38
233719	6/1/2018	5053531103	RICOH USA, INC	S/N C86079893 LIBRARY PUBLIC 3/1-5/31/18	\$112.11
233723	6/1/2018	5053531172	RICOH USA, INC	S/N C86138599 APD FRONT OFFICE COPIES (5/1/18-5/31/18)	\$32.85
233718	6/1/2018	5053531339	RICOH USA, INC	S/N C86152062 HR COPIES 5/1-5/31/18	\$20.93
233724	6/1/2018	5053531353	RICOH USA, INC	S/N C86138600 APD HALLWAY (5/1/18-5/31/18)	\$53.36
233590	6/1/2018	I-17613	SIGNS BY TOMORROW	SIGNAGE - MADRONA GROVE ART	\$25.99
233592	6/1/2018	3003908644	THYSSENKRUPP ELEVATOR CORP	MAINTENANCE AGREEMENT: 6/1 - 8/31	\$618.49
233689	6/1/2018	180542	T-SHIRTS BY DESIGN	VOLLEYBALL CAMP T SHIRTS	\$368.90
233690	6/1/2018	180565	T-SHIRTS BY DESIGN	BANDANAS FOR SURVIVOR CAMP	\$302.72
233734	6/1/2018	POB 547	UNITED STATES POSTAL SERVICE	PO BOX 547 1 YR RENEWAL	\$338.00
233824	6/1/2018	111304	VENTEK INTERNATIONAL	SERVER HOSTING/CELLULAR CARRIER SERVICES	\$135.00
233732	6/1/2018	093446448	XEROX CORPORATION	XEROX CLRCUBE XNE-099723 4/21-5/21/18	\$173.62
233828	6/2/2018	8498 30 017 0319913	COMCAST	LIBRARY INTERNET ACCESS 6/9-7/8/18	\$183.12
233853	6/4/2018	1	360 SURVEYING AND MAPPING, LLC	RE-ESTABLISHMENT OF SURVEY MONUMENTS	\$9,957.00
233744	6/4/2018	060418	ANDERSON, NORMA	APPLIANCE REBATE PROGRAM FOR INSTALL OF	\$50.00
233737	6/4/2018	1990739998	ARAMARK	LAUNDRY SERVICE FOR WWTP	\$71.61
233742	6/4/2018	cs- Padovan	PADOVAN, MARIE	INSTRUCTOR PAY DOG OBEDIENCE CLASS	\$882.00
233757	6/4/2018	001-403713	PISTON SERVICE OF ANACORTES	HYDRAULIC HOSES- VEH #514	\$28.20
233752	6/4/2018	870241	RAINBOW ENTERPRISES	HEART LAKE VAULT TOILET PUMPED	\$325.50
233736	6/4/2018	180574	T-SHIRTS BY DESIGN	VOLLEYBALL T SHIRTS	\$32.55
233751	6/4/2018	180578	T-SHIRTS BY DESIGN	SOCCER CAMP T SHIRTS	\$330.93
233864	6/5/2018	101412	ASSOCIATION OF WASHINGTON	JUNE, SUPPLEMENTAL LIFE INSURANCE	\$408.41
233867	6/5/2018	51712	COUSINS, RICHARD	VISION EXAM COPAY REIMBURSEMENT, LEOFF1 RETIREE	\$68.23
233856	6/5/2018	1255576864	GRAY, MATTHEW	ROSS, WILLIAM, DENTAL SERVICES	\$243.00

Invoice Doc #	Transaction Date	Invoice #	Vendor Full Name	Description	Total Amount
233861	6/5/2018	June 2018	KORTERUD, WAYNE D	INDIGENT DEFENSE SCREENING	\$375.00
233846	6/5/2018	1095073828	MALVERN INSTRUMENTS, INC.	ZETASIZER RENTAL FOR WTP	\$10,141.83
233834	6/5/2018	180128154	OHMAN, BRIAN	REFUND-SITE A8 - 6-8 TO 6-10	\$58.00
233840	6/5/2018	530	PORT OF ANACORTES	MOORAGE FOR QD-13, QD-23, QD-27	\$101.85
233841	6/5/2018	984	PORT OF ANACORTES	MOORAGE QD-24	\$33.95
233843	6/5/2018	985	PORT OF ANACORTES	MOORAGE SPACE QD-21	\$33.95
233845	6/5/2018	987	PORT OF ANACORTES	MOORAGE FOR SPACE QD-20	\$33.95
233847	6/5/2018	989	PORT OF ANACORTES	MOORAGE FOR SPACE QD-25	\$33.95
233866	6/5/2018	159279	SCOTT RICHARDS INSURANCE, INC	ADD ARTWORK	\$117.35
233754	6/5/2018	June	SKAGIT LAW GROUP PLLC	PROSECUTING ATTORNEY SERVICES JUNE 2018	\$6,000.00
233835	6/5/2018	210430	SKAGIT PUBLISHING LLC	POSITION AD, EXECUTIVE ASSISTANT	\$600.67
233876	6/5/2018	3-14MAY2018	STUM, MELANIE	PUB DEF CONFL	\$305.50
233877	6/5/2018	3-16MAY2018	STUM, MELANIE	PUB DEF CONFL	\$45.50
233892	6/5/2018	3-17MAY2018	STUM, MELANIE	PUB DEF CONFL	\$139.75
233893	6/5/2018	3-19MAY2018	STUM, MELANIE	PUB DEF CONFL	\$91.00
233870	6/5/2018	3-1MAY2018	STUM, MELANIE	PUB DEF CONFL	\$32.50
233894	6/5/2018	3-20MAY2018	STUM, MELANIE	PUB DEF CONF	\$201.50
233895	6/5/2018	3-21MAY2018	STUM, MELANIE	PUB DEF CONF	\$78.00
233896	6/5/2018	3-22MAY2018	STUM, MELANIE	PUB DEF CONFL	\$45.50
233871	6/5/2018	3-2MAY2018	STUM, MELANIE	PUB DEF CONFL	\$71.50
233872	6/5/2018	3-5MAY2018	STUM, MELANIE	PUB DEF CONFL	\$117.00
233873	6/5/2018	3-6MAY2018	STUM, MELANIE	PUB DEF CONFL	\$78.00
233874	6/5/2018	3-8MAY2018	STUM, MELANIE	PUB DEF CONFL	\$45.50
233875	6/5/2018	3-9MAY2018	STUM, MELANIE	PUB DEF CONFL	\$97.50
233857	6/5/2018	180110224	VILLALOBOS, ANGEL	REFUND-SITE A25 6-9 & 6-10, LESS FEES	\$37.00
233837	6/5/2018	0L0044	WILSON DDS, NICHOLAS J	O'LEARY, TIM, DENTAL SERVICES, DOS: 5/3/18	\$25.00
233188		114-5900426-3442658C	AMAZON.COM SERVICES, INC	CREDIT RETURN	(\$8.10)
229376		303-347-6197 CO	AMERICAN WATER WORKS	REFUND FOR INCORRECT CLASS REGISTRATION	(\$375.00)
233827		316945	FRONTIER BUILDING SUPPLY	2 X 6 16' GREEN BORATE SILL PLATE -	(\$207.67)
233243		WEB1322329910	GRAINGER	RETURN BARRICADE TAPE	(\$158.41)
230327		8570351640	GREEN RIVER COMMUNITY COLLEGE	REFUND CLASS DROPPED CR	(\$315.00)
233548		220603	MUNICIPAL EMERGENCY SERVICES	CREDIT MEMO - WRONG ITEMS	(\$794.35)
233555		C22545	SEBO'S DO-IT CENTER	RETURN ITEM	(\$7.16)
232591		344761	US BANK	REFUND FOR ONE NIGHT	(\$168.54)
232751		3659	US BANK	REFUND	(\$289.80)
232752		3691	US BANK	REFUND	(\$289.80)

Total

\$654,130.39

Rain Garden 2018!

Thank you to everyone who donated so much time and energy to make this project possible.



Welch Brothers Construction
Skagit Aggregates LLC
D Avenue Nursery



EDGE
ANALYTICAL



½ of the plants were generously donated by Azusa Farms



Both Green Club Members and AP Environmental Science students helped build the rain garden.





Fixing old mistakes.



Meticulous work pays off.



Thank you to our amazing community for making this project possible.





ANACORTES MARITIME STRATEGY 2018



Timeline

- **September 2016:** Initial discussion among City and Port, together with EDASC, about developing a comprehensive strategic plan for promoting and expanding a sustainable maritime economy in Anacortes and Skagit County, while preserving the authentic maritime culture of Anacortes.
- **Winter/Spring 2017:** Skagit County Maritime Industry Cluster Working Group convened by EDASC conducts SWOT analysis of countywide maritime sector.
- **Summer 2017:** City/Port/EDASC executive teams conduct interviews with Anacortes businesses, property owners, educational institutions, and others to assess the characteristics, strengths, challenges, and opportunities facing the maritime sector in Anacortes.

What is the Maritime Sector?

- Shipbuilding, repair, and maintenance
- Recreational boating and boat building
- Maritime logistics and shipping
- Commercial fishing and seafood products
- Maritime support services
- Passenger water transportation

Maritime Jobs Support the Anacortes Economy

- 69,500 direct jobs in Washington State across these six industries; average salary \$67,000.
- Estimated 1,186 jobs in Anacortes across 43 employers in these six industries in 2016, which paid over \$59 million in wages with an average salary of \$49,863 (Washington State Economic Security Department).
- Every maritime industry job in Washington supports 1.8 jobs elsewhere in the economy; for every \$1 million in revenue, 11 jobs are supported elsewhere in the economy.

Anacortes' Competitive Advantages

- Deep water port.
- Concentrated access to a diverse, highly skilled maritime sector workforce.
- Workforce training assets: Northwest Marine Technology Center; only comprehensive marine tech program on the U.S. West Coast.
- Leading destination for marine-related tourism in the Pacific Northwest.
- Cost-competitive location for maritime businesses.
- Location convenient to I-5; proximity to greater Seattle, Vancouver, and Victoria.
- Desirable quality of life.
- Broad community and local political support for a robust, diversified maritime industry sector.
- Strategically situated for Alaska-related maritime logistics and operations.
- Established world-class shipbuilders and repair and maintenance services position Anacortes strongly for opportunities in next generation vessels and Pacific fishing fleet recapitalization.
- Two marine research facilities (WWU Shannon Point Marine Center; Rosario Beach Marine Laboratory).

Timeline

- September 2016: Initial discussion among City and Port, together with EDASC, about developing a comprehensive strategic plan for promoting and expanding a sustainable maritime economy in Anacortes and Skagit County, while preserving the authentic maritime culture of Anacortes.
- **Winter/Spring 2017: Skagit County Maritime Industry Cluster Working Group convened by EDASC conducts SWOT analysis of countywide maritime sector.**
- **Summer 2017: City/Port/EDASC executive teams conduct interviews with Anacortes businesses, property owners, educational institutions, and others to assess the characteristics, strengths, challenges, and opportunities facing the maritime sector in Anacortes.**

Interview Questions

- What are Anacortes' strengths in the maritime industry? Do you have suggestions to maximize/build on that strength?
- How do you see Anacortes as different from other communities with robust maritime industries?
- What obstacles to growth do you see for maritime industries in Anacortes?
- What opportunities for your industry do you foresee?
- Are there specific regulations or regulatory entities that prohibit growth?
- What industry trends do you see developing locally, statewide, and nationally?
- What specific skills/training needs does your business have? Short term? Long term?
- Do you have future expansion or hiring plans? Short term? Long term? What does that look like?
- What role do you think local government (City/Port/County) could play in advancing your business and industry interests?
- Do you have any infrastructure needs (boat lift/launch, boat yard space)?
- Would it be helpful to your interests to have a complete database of marine related businesses?
- Are there other businesses within Anacortes that are complementary to yours? Suppliers? Technicians? Builders? If not, would it be beneficial to attract such businesses to town?
- What are your thoughts on the goals of the Anacortes Maritime Strategy described in the letter? Do you feel this are appropriate goals? Are there other big-picture issues you might suggest? Which goal(s) do you feel are relevant to your business?
- What advice would you give Port/City/EDASC as we explore this industry and seek ways address obstacles and explore opportunities?

Strategy Goals

- **Goal 1**: Build public support for and engagement in development of a thriving, sustainable Anacortes maritime sector.
- **Goal 2**: Position Anacortes as the Pacific Northwest's center for the emerging future maritime industry.
- **Goal 3**: Establish Anacortes as a state-wide and national center for maritime workforce development, education, and research and development.
- **Goal 4**: Establish Anacortes as a regional and international destination for marine-related tourism.

Goal 1: Build public support for and engagement in development of a thriving, sustainable Anacortes maritime sector.

- Increase public access to waterfront.
- Increase public awareness and understanding of the value of the maritime industry to the city and regional economy.
- Build alignment and cooperation among Anacortes and Skagit County stakeholders in the maritime industry.
- Ensure Anacortes remains a livable community, including for the marine trades workforce.

Goal 2: Position Anacortes as the Pacific Northwest's center for the emerging future maritime industry.

- Support and retain existing maritime industry businesses, and facilitate their growth.
- Build new synergies among local maritime industry businesses.
- Attract new maritime businesses, with focus on green/sustainable businesses and innovative technologies.
- Establish Anacortes as a central location for retrofitting the Pacific fishing fleet.
- Increase Anacortes's role within state, regional, and national-level initiatives advancing the maritime industry.
- Position Anacortes strategically as a leading support center for business operations and logistics in Alaska and the Arctic.
- Increase value and volume of exports through the Port of Anacortes.

Goal 3: Establish Anacortes as a state-wide and national center for maritime workforce development, education, and R&D.

- Increase interest among K-12 students in careers in marine trades.
- Encourage businesses to develop and support marine trades sector training programs locally.
- Expand maritime research and development activities in Anacortes.
- Foster entrepreneurship and innovative businesses in Anacortes in marine trades.

Goal 4: Establish Anacortes as a regional and international destination for marine-related tourism.

- Increase number of recreational boating visitors to Anacortes.
- Encourage increased interest in marine recreation and make it more accessible.
- Strengthen Anacortes's position as a leading destination for marine recreation-related activities.

Next Steps

- Conversation with City Council and Port Commission on strategy
- Engagement with broader Anacortes community on strategy
- Outreach activities, including to state and federal governments, and Skagit County and regional partners
- Stocktaking of strategy progress and implementation

Questions?





City Council Agenda Bill

Meeting Date: 6/11/2018

Agenda Item: 5a Joint Maritime Strategic Plan

Subject: Anacortes Maritime Strategic Plan 2018

Staff Contact: Don Measamer

Approved for Submittal to Council by	
X	Laurie Gere, Mayor
	Steve Hoglund, Finance Director
	Darcy Swetnam, City Attorney
X	Don Measamer

Action Type	
	Ordinance No.
	Code Revision?
	Resolution No.
	Contract
	Public Hearing
	Staff Report

Summary Statement: Review & discuss the joint Maritime Strategic Plan for future adoption.

Background: In September 2016, the City of Anacortes and Port of Anacortes, together with the Economic Development Alliance of Skagit County (EDASC), initiated discussions to develop a new comprehensive strategic plan for promoting and expanding a sustainable maritime economy in Anacortes and Skagit County, while preserving the authentic maritime culture of Anacortes. During 2017, the executive teams of the City, Port, and EDASC met and conducted an extensive set of interviews with a diverse range of local maritime sector manufacturers, services providers, retail businesses, property owners, educational institutions, and non-governmental organizations, among others, to assess the characteristics, strengths, challenges, and opportunities facing the maritime sector in Anacortes (interview questions listed in Appendix C). These interviews were augmented by discussions of the Skagit County Maritime Industry Cluster Working Group convened by EDASC during 2016 and 2017, which incorporated a broader cross-section of countywide maritime industry stakeholders. This draft strategic plan is an outcome of these discussions and interviews.

Budget Impact	
Amount Budgeted	
Budget Account (BARS)	
Proposed Expenditure	
Budget Amendment Required?	
Revenue Source	

Proposed Contract	
Contractor	
Amount	
Start Date	
End Date	

Previous Council/Committee Action: None

Competing Viewpoints Considered: N/A

Recommended Motion: N/A

Alternative Actions: Review only at this time

Attachments (listed in order presented): Draft Anacortes Maritime Strategic Plan



ANACORTES MARITIME STRATEGIC PLAN 2018



ANACORTES MARITIME STRATEGIC PLAN 2018

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Anacortes Maritime Strategy

BACKGROUND

In September 2016, the City of Anacortes and Port of Anacortes, together with the Economic Development Alliance of Skagit County (EDASC), initiated discussions to develop a new comprehensive strategic plan for promoting and expanding a sustainable maritime economy in Anacortes and Skagit County, while preserving the authentic maritime culture of Anacortes. During 2017, the executive teams of the City, Port, and EDASC met and conducted an extensive set of interviews with a diverse range of local maritime sector manufacturers, services providers, retail businesses, property owners, educational institutions, and non-governmental organizations, among others, to assess the characteristics, strengths, challenges, and opportunities facing the maritime sector in Anacortes (interview questions listed in Appendix C). These interviews were augmented by discussions of the Skagit County Maritime Industry Cluster Working Group convened by EDASC during 2016 and 2017, which incorporated a broader cross-section of countywide maritime industry stakeholders. This draft strategic plan is an outcome of these discussions and interviews.

OUTLINING THE NEEDS

The maritime industry is one of the oldest, most historically important, and economically impactful sectors in Washington State and in Anacortes. It encompasses a broad, diverse range of businesses and trades, including: shipbuilding, repair, and maintenance; recreational boating and boat building; maritime logistics and shipping; commercial fishing and seafood products; maritime support services; and passenger water transportation.

In Washington State, employment across these six maritime industry categories totaled 69,500 direct jobs in 2015, which paid over \$4.7 billion in wages. The average salary for these jobs was \$67,000, above the state average of \$56,700 (not including benefits). Every maritime industry job in Washington supports 1.8 jobs elsewhere in the economy; for every \$1 million in revenue, 11 jobs are supported elsewhere in the economy. Moreover, the industry is growing: industry-wide revenues have grown 2.4 percent per year from 2012 to 2015, with the largest growth rate found in maritime logistics and shipping at 5.2 percent.¹

Anacortes has a long history and rich culture related to the maritime industry. In the six maritime subsectors identified above, Anacortes had an estimated 1,186 jobs across 43 employers in 2016, which paid over \$59 million in wages with an average salary of \$49,863, according to data from the Washington State Economic Security Department.² The city hosts a diverse range of marine manufacturers, along with one of the leading recreational boating marinas in Washington State.

Anacortes is a natural center in Puget Sound for the maritime industry, with unique, superb assets that position it as one of the most competitive locations in the Pacific Northwest for sustained and future growth in this sector. These include:

- The Port of Anacortes, one of only eight deep water ports in Washington State, which can accommodate new Panamax vessels with additional dredging. The port ranked 49th among U.S. ports (and 5th among Washington State ports) in total trade by cargo tonnage during 2016, with 10.7 million tons, ranking 34th for total domestic trade (8.3 million tons) and 36th in total exports (2.2 million tons).³
- Concentrated access to a diverse, highly skilled maritime sector workforce.

¹ *Washington State Maritime Sector Economic Impact Study. 2017 Update (April 2017),*

http://www.maritimefederation.com/uploads/2/9/9/6/29962189/cai.wmf.maritime_cluster_study_2017_update.2017_0413.pdf.

² See Appendix B for more information.

³ According to data collected by the American Association of Port Authorities.

- Skagit Valley College's Northwest Marine Technology Center in Anacortes, which hosts Washington State's designated Center of Excellence for Marine Manufacturing education, and offers the only comprehensive marine tech program on the U.S. West Coast.
- Two marine research facilities—Western Washington University's Shannon Point Marine Center and Walla Walla University's Rosario Beach Marine Laboratory, with close proximity to a third facility, the Padilla Bay Natural Estuarine reserve.
- One of the most scenic locations of any Pacific Northwest community, Anacortes is a leading destination for marine-related tourism in the Pacific Northwest. It is the primary point of access to the San Juan Islands, and Fidalgo Island itself offers some of Washington State's finest marine recreation opportunities.
- A location convenient to Interstate 5; close proximity to greater Seattle, Vancouver, and Victoria; and strategically situated for Alaska-related maritime logistics and operations.

The sustained growth of the maritime sector is of great importance for Anacortes's continued prosperity and economic development. Anacortes is well-positioned to offer a cost-competitive location for maritime businesses being priced out of other Pacific Northwest locations. Its desirable quality of life and tourism attractions are being enhanced by new investments in infrastructure and projects such as the Guemes Channel Trail that increase public access to the waterfront. There is broad community and local political support for a robust, diversified maritime industry sector. Moreover, the emerging needs for next generation vessels and Pacific fishing fleet recapitalization offers immense opportunities for Anacortes, which is already home to world-class shipbuilders and repair and maintenance services.

At the same time, there are concerns about the future prospects of the industry in Anacortes, and indeed Washington State. In particular, marine manufacturers describe difficulties finding workers trained with the necessary skills, while young people in Anacortes and Skagit County are increasingly pursuing career paths that do not include the maritime industry. Retaining existing businesses is taking on increasing importance, with challenges including the regulatory environment and burdens; infrastructure constraints and limitations; and business succession planning for business owners approaching retirement, among others.

This strategy is intended to serve as a blueprint of guiding objectives and tangible actions that the City and Port, along with EDASC and members of the broader local and regional community, can take to strengthen the foundations of the maritime industry in Anacortes. These actions will advance its sustained growth, retain existing businesses, attract new industry, train a world-class workforce, and enhance its role as a tourism destination.

This strategy is timely as it coincides with the launch in December 2017 of the Governor's *Washington Maritime BLUE: 2050 Vision for Accelerating Innovation* project. This strategy aims to make Washington State home to the nation's most sustainable maritime industry by 2050, leading the U.S. in the maritime shift towards decarbonization, clean technology innovation, and best management practices. These practices will support a strong maritime economy with living wage jobs, a healthy environment and resilient communities. Mayor Laurie Gere is serving on the Governor's Maritime Innovation Advisory Council overseeing development of this strategy over the next year, and the Port of Anacortes and EDASC are actively involved in related activities. Through the Anacortes Maritime Strategy, Anacortes and Skagit County can take a leading role within this statewide effort and position itself as Washington's primary location for the future maritime industry.

GOALS OF THIS STRATEGY

Goal 1: Build public support for and engagement in development of a thriving, sustainable Anacortes maritime sector.

Goal 2: Position Anacortes as the Pacific Northwest's center for the emerging future maritime industry.

Goal 3: Establish Anacortes as a state-wide and national center for maritime workforce development, education, and research and development.

Goal 4: Establish Anacortes as a regional and international destination for marine-related tourism.

GOALS

Goal 1: Build public support for and engagement in development of a thriving, sustainable Anacortes maritime sector.

Objective	Actions: Near Term (0-3 Years)	Actions: Mid-Term (4-7 Years)	Actions: Long-Term (8-10 Years)
LEAD ORGANIZATIONS: City of Anacortes, Port of Anacortes			
Increase public access to waterfront.	1 Improve Washington Park Boat Ramp/Boat Dock, and increase access to industrial and commercial boat ramp at Fidalgo Bay. 2 Review management practices for access to industrial and commercial boat ramp at Fidalgo Bay.	1 Complete Guemes Channel Trail project to increase community access to the waterfront. 2 Develop public boat ramp on Fidalgo Bay	1 Assess need for community boatyard in Anacortes.
Increase public awareness and understanding of the value of the maritime industry to the city and regional economy.	1 Publish joint communications by Mayor and Port Executive Director about increased alignment and how this will support a strategic approach by Anacortes towards the maritime industry.	1 Conduct longer-term, ongoing communication efforts in community to highlight the importance of the maritime industry to the Anacortes economy.	
Build alignment and cooperation among Anacortes and Skagit County stakeholders in the maritime industry.	1 Convene joint meeting(s) of City and Port to present Anacortes Maritime Strategy to the public.		

Goal 1: Build public support for and engagement in development of a thriving, sustainable Anacortes maritime sector.

Objective	Actions: Near Term (0-3 Years)	Actions: Mid-Term (4-7 Years)	Actions: Long-Term (8-10 Years)
LEAD ORGANIZATION: City of Anacortes, Port of Anacortes, Anacortes Chamber of Commerce, EDASC, businesses, state and federal regulatory agencies, etc.			
	2 Engage Anacortes Chamber Marine Trades Committee, EDASC Skagit Maritime Industry Working Group, and others to build synergies across Skagit County's maritime sector.		
LEAD ORGANIZATION: City of Anacortes			
Ensure Anacortes remains a livable community, including for the marine trades workforce.		1 Offer a diverse range of affordable housing options in Anacortes to enable the local marine industry workforce to live within the city if they choose.	
LEAD ORGANIZATIONS: City of Anacortes, Port of Anacortes			
			1 Conduct research on potential impacts of sea-level rise on Anacortes and economic implications, and develop action plan for preparing for these changes.

Goal 2: Position Anacortes as the Pacific Northwest’s center for the emerging future maritime industry.

Objective	Actions: Near-Term (0-3 Years)	Actions: Mid-Term (4-7 Years)	Actions: Long-Term (8-10 Years)
LEAD ORGANIZATIONS: Anacortes Chamber of Commerce, Port of Anacortes, City of Anacortes, EDASC			
Support and retain existing maritime industry businesses, and facilitate their growth.	1 Continue support of local maritime-related businesses through facilitation with local, state, and federal officials.	1 Identify and implement regulatory and policy changes that will ensure optimal use of industrial/commercial lands for maritime-related business	
	2 Benchmark similar U.S. communities and identify best practices, including regulatory, that will support Anacortes in maintaining a competitive edge.		
LEAD ORGANIZATIONS: Port of Anacortes, City of Anacortes			
		2 Enhance infrastructure, including installation of travel lifts and cargo loading/unloading facilities.	
LEAD ORGANIZATIONS: Anacortes Chamber of Commerce, EDASC			
	3 Support local maritime sector businesses succession planning, access to finance and capital, and other challenges, in order to ensure their retention in Anacortes.		

Goal 2: Position Anacortes as the Pacific Northwest's center for the emerging future maritime industry.

Objective:	Actions: Near-Term (0-3 Years)	Actions: Mid-Term (4-7 Years)	Actions: Long-Term (8-10 Years)
LEAD ORGANIZATIONS: Port of Anacortes, City of Anacortes, state & federal regulatory agencies, EDASC			
	4 Work with local maritime sector businesses to further understand regulatory constraints and work with various agencies to advance business interests in a way that balances regulatory interests.		
LEAD ORGANIZATIONS: City of Anacortes			
	5 Develop a municipal fiber optic broadband system within the city limits to provide more opportunities and essential infrastructure for the maritime industry.		
LEAD ORGANIZATIONS: EDASC, Anacortes Chamber of Commerce, business community, higher education institutions			
Build new synergies among local maritime industry businesses.	1 Increase spirit of cooperation and enhanced communication among existing businesses.	1 Foster opportunities that bring together Anacortes marine manufacturers with leading Skagit County advanced composites manufacturers.	1 Develop consortiums of local businesses to work jointly on bids for larger projects, such as in fields like maintenance, repair and operations (MRO).

Goal 2: Position Anacortes as the Pacific Northwest's center for the emerging future maritime industry.

Objective:	Actions: Near-Term (0-3 Years)	Actions: Mid-Term (4-7 Years)	Actions: Long-Term (8-10 Years)
LEAD ORGANIZATIONS: EDASC with Port of Anacortes, City of Anacortes, Anacortes Chamber of Commerce, Marine Trades Committee			
Attract new maritime businesses, with focus on green/sustainable businesses and innovative technologies.	1 Conduct comprehensive inventory of maritime sector assets in Anacortes and Skagit County in order to identify industry gaps to fill, including industrial and commercial properties potentially available for marine industry-related development.		
LEAD ORGANIZATIONS: Port of Anacortes, City of Anacortes, EDASC, business community, Anacortes Chamber of Commerce			
	2 Promote Anacortes as an ideal location for marine industries, including at leading industry trade shows. Focus on green, renewable energy-related industries, and cutting-edge technologies.	1 Work together to attract new business to Anacortes that fill supply chain gaps to support the needs of local manufacturers.	
LEAD ORGANIZATIONS: City of Anacortes, Port of Anacortes, EDASC, consultant to conduct study			
Establish Anacortes as a central location for retrofitting the Pacific fishing fleet	1 Promote local businesses that perform vessel maintenance and recapitalization.	1 Commission an analysis of how to position Anacortes as central location for vessel maintenance and recapitalization.	
LEAD ORGANIZATIONS: City of Anacortes, Port of Anacortes			
Increase Anacortes's role within state, regional, and national-level initiatives advancing the maritime industry.	1 Participate and take leadership within Governor's Washington Maritime Blue Strategy initiative.		

Goal 2: Position Anacortes as the Pacific Northwest’s center for the emerging future maritime industry.

Objective:	Actions: Near-Term (0-3 Years)	Actions: Mid-Term (4-7 Years)	Actions: Long-Term (8-10 Years)
LEAD ORGANIZATIONS: Port of Anacortes, EDASC			
	2 Increase collaboration among Pacific Northwest Ports and identify particular niches on which Anacortes should focus.		
LEAD ORGANIZATIONS: EDASC			
	3 Initiate conversations with counterparts in Canada to discuss issues of mutual interest related to the maritime sector, including tourism, traffic, and infrastructure. Identify whether there are potential opportunities for cooperation related to these priorities, such as information sharing, advocacy, or other projects.		
LEAD ORGANIZATIONS: City of Anacortes, local Tribal leaders, state agencies as appropriate (Washington State Dept. of Commerce, Ecology, Fish & Wildlife, Governor’s Office)			
	4 Engage with regional Tribes for discussion and coordination on issues of mutual interest related to Anacortes and Skagit County maritime sector.		

Goal 2: Position Anacortes as the Pacific Northwest's center for the emerging future maritime industry.

Objective:	Actions: Near-Term (0-3 Years)	Actions: Mid-Term (4-7 Years)	Actions: Long-Term (8-10 Years)
LEAD ORGANIZATIONS: City of Anacortes, Port of Anacortes, EDASC, businesses			
Position Anacortes strategically as a leading support center for business operations and logistics in Alaska and the Arctic.	1 Develop comprehensive understanding of business linkages between Anacortes, northwestern Washington, and Alaska, with focus on mutual interest with Alaskan business and government leaders around which future cooperation may be of value.	1 Identify 1-3 niche areas in which Anacortes can take leadership related to Alaska and the Arctic, and pursue related strategies.	
LEAD ORGANIZATIONS: EDASC			
	2 Keep abreast of trends in Alaska and the Arctic that could create opportunities or present issues for Anacortes businesses. Engage with federal government and other organizations as appropriate.		
LEAD ORGANIZATIONS: Port of Anacortes			
Increase value and volume of exports through the Port of Anacortes.		1 Identify and pursue funding to enhance infrastructure to enable expanded trade and exports.	

Goal 2: Position Anacortes as the Pacific Northwest’s center for the emerging future maritime industry.

Objective:	Actions: Near-Term (0-3 Years)	Actions: Mid-Term (4-7 Years)	Actions: Long-Term (8-10 Years)
LEAD ORGANIZATIONS: Port of Anacortes, EDASC			
	1 Conduct analysis of short and long-term seaport/cargo and logistics opportunities for Port of Anacortes	2 Investigate where land constraints for storage and infrastructure at Port of Anacortes Marine Terminal could be met through potential partnership with the Port of Skagit or other locations within Anacortes and Skagit County.	
	2 Develop marketing strategy to position the Port of Anacortes’s deep water terminal as a strategic location for access to the Asia-Pacific and Alaska/Arctic.		
	3 Create Foreign Trade Zone after analysis of business demand.		

Goal 3: Establish Anacortes as a state-wide and national center for maritime workforce development, education, and research and development.

Objective	Actions: Near-Term (0-3 Years)	Actions: Mid-Term (4-7 Years)	Actions: Long-Term (8-10 Years)
LEAD ORGANIZATIONS: Northwest Marine Technology Center, Skagit Valley College, Skagit STEM Network, Anacortes School District, EDASC, Anacortes Chamber of Commerce			
Increase interest among K-12 students in careers in marine trades.	1 Develop and implement targeted outreach program(s) in Anacortes aimed to encourage K-12 students to explore careers in marine trades as part of the Skagit STEM Network's program of work and Northwest Marine Technology Center.		
LEAD ORGANIZATIONS: Northwest Marine Technology Center, Skagit Valley College, Skagit STEM Network, local businesses, EDASC, Anacortes Chamber of Commerce Marine Trades Group			
Encourage businesses to develop and support marine trades sector training programs locally.		1 Increase participation by local employers and workers in marine trades mentoring and apprenticeship programs.	

Goal 3: Establish Anacortes as a state-wide and national center for maritime workforce development, education, and research and development.

Objectives:	Actions: Near-Term (0-3 Years)	Actions: Mid-Term (4-7 Years)	Actions: Long-Term (8-10 Years)
LEAD ORGANIZATIONS: City of Anacortes, Port of Anacortes, EDASC			
Expand maritime research and development activities in Anacortes	1 Through engagement with potential business expansion leads, identify research activities that could take place locally that would help to make Anacortes an attractive location.		1 Attract national- or international-level R&D facility to locate in Anacortes.
LEAD ORGANIZATIONS: Northwest Innovation Resource Center, Maritime Innovation Center (Seattle), Northwest Marine Technical Center, local businesses			
Foster entrepreneurship and innovative businesses in Anacortes in marine trades.		1 Establish maritime industry-focused makerspace-type facility in Anacortes.	1 Establish regional satellite for the Maritime Innovation Center being established in Seattle, with particular focus on workforce training and development.

Goal 4: Establish Anacortes as a regional and international destination for marine-related tourism.

Objective	Action: Near-Term (0-3 Years)	Actions: Mid-Term (4-7 Years)	Actions: Long-Term (8-10 Years)
LEAD ORGANIZATIONS: Northwest Marine Trade Association, Port of Anacortes, Anacortes Chamber of Commerce, Marine Trades Committee, EDASC			
Increase number of recreational boating visitors to Anacortes.	1 Hold successful 2018 Anacortes Boat Show that builds momentum for future boat shows.		
LEAD ORGANIZATIONS: Port of Anacortes, Anacortes Chamber of Commerce Marine Trades Committee, EDASC			
	2 Promote Anacortes as a destination for recreational boat purchases, services, and moorage at Seattle Boat Show.		
LEAD ORGANIZATIONS: City of Anacortes, Port of Anacortes, Anacortes Chamber of Commerce			
	3 Increase "shoulder season" transient moorage at Cap Sante Marina through strategic promotions and partnerships with event producers		
LEAD ORGANIZATIONS: Anacortes Chamber of Commerce, Anacortes Small Boat Center, Anacortes School District, City of Anacortes Youth Sailing Program			
Encourage increased interest in marine recreation and make it more accessible.	1 Using existing research or conducting a new survey, measure views of young adults to identify specific experiences they are looking for related to maritime sector.	1 Develop introduction to marine recreation-type experiences targeted at K-12 students, university students, et al, that are affordable, and facilitate opportunities to get them engaged.	

Goal 4: Establish Anacortes as a regional and international destination for marine-related tourism.

Objectives:	Actions: Near Term (0-3 Years)	Actions: Mid-Term (4-7 Years)	Actions: Long-Term (8-10 Years)
LEAD ORGANIZATIONS: Anacortes Chamber of Commerce, countywide tourism organizations, EDASC, Industry Cluster Working Groups			
Strengthen Anacortes's position as a leading destination for marine recreation-related activities.	1 Develop and implement marketing and promotional outreach campaign of Anacortes for marine-related recreation and tourism, with a unified message and focus on eco-tourism assets.	1 Develop Anacortes as a major small cruise ship port	
LEAD ORGANIZATIONS: Port of Anacortes, City of Anacortes, EDASC, Skagit County, Washington State Department of Commerce			
	2 Continue planning and development Events Center at Cap Sante Marina to increase tourism and hospitality assets in Anacortes (e.g. hotel, events center, restaurants).	2 Complete development of Events Center at Cap Sante Marina.	
LEAD ORGANIZATIONS: Washington State Department of Transportation, Anacortes Chamber of Commerce, City of Anacortes, EDASC			
			1 Ensure completed remodel of the Anacortes Ferry Terminal supports local businesses and addresses traffic/access issues, etc.
LEAD ORGANIZATIONS: City of Anacortes, Port of Anacortes, EDASC			
		3 Address any required infrastructure needs to allow access by float planes during summer months.	

APPENDIX

Appendix A: Maritime Industry Definitions

The *Washington State Maritime Sector Economic Impact Study (April 2017 Updated Edition)*, prepared for the Washington Maritime Federation and Workforce Development Council of King County by Community Attributes, Inc. (CAI), defines the maritime sector to include the NAICS codes listed below. In the 2017 update, which examined 2015 industry data, a goal of the Washington Maritime Federation was to realign the definition of the industry in order to more accurately represent the full range of maritime sector activities taking place in Washington State. In addition to NAICS codes, CAI conducted custom analysis for subsectors that were not adequately defined by NAICS codes alone; to do this, methods included assembling a list of businesses in the subsector through interviews, industry association member lists, and other supplemental sources. A full explanation of the study methodologies is included in the report.

Ship and Boat Building, Repair and Maintenance

- Ship building and repairing (336611)
- Boat building (336612)
- Puget Sound Naval Shipyard (Custom)

Recreational Boating and Boat Building

- Recreational Boat Building (Custom)
- Charter Fishing (Custom)
- Marinas (713930)
- Boat dealers (441222)
- Scenic and sightseeing transportation, water (487210)

Commercial Fishing and Seafood Products

- Finfish farming and fish hatcheries (112511)
- Shellfish farming (112512)
- Finfish fishing (114111)
- Shellfish fishing (114112)
- Seafood product preparation and packaging (311710)
- Fish and seafood merchant wholesalers (424460)

Maritime Logistics and Shipping

- Deep sea freight transportation (483111)
- Coastal and great lakes freight transport. (483113)
- Inland water freight transportation (483211)
- Support activities for rail transportation (488210)
- Port and harbor operations (488310)
- Marine cargo handling (488320)
- Navigational services to shipping (488330)
- Freight transportation arrangement (488510)
- Refrigerated warehousing and storage (493120)
- Rail (custom)
- Trucking and Drayage (custom)
- Warehousing (custom)

Passenger Water Transportation

- Deep sea passenger transportation (483112)
- Coastal and great lakes passenger transport. (483114)

- Inland water passenger transportation (483212)
- Other support activities for water transport. (488390)

Maritime Support Services

- Geotechnical & Environmental (Custom)
- Naval Architecture (Custom)
- Law (Custom)
- Accounting (Custom)
- Associations (Custom)
- Education (Custom)
- Marine Construction and Engineering (Custom)
- Maritime Insurance (Custom)
- Other support (Custom)

Appendix B: Anacortes Maritime Sector Employment, 2016

Source: Washington State Employment Security Department

Notes: The below data includes all NAICS codes covered in Appendix A specific to the Anacortes, WA zip code (98221). It does not include data for categories in Appendix A listed as “custom.”

Average annual employment and wage, 2016	employers	employment	wage	average wage
Total	43	1,186	\$59,133,514	\$49,863
Total Ship and Boat Building, Repair & Maintenance	6	386	\$24,977,645	\$64,653
Total Recreational Boating & Boat Building	14	102	\$3,530,407	\$34,697
713930 - Marinas	4	47	\$1,793,867	\$38,371
441222 – Boat Dealers	4	26	\$953,080	\$36,657
487210 – Scenic and Sightseeing Transportation, Water	6	29	\$783,460	\$27,016
Total Commercial Fishing & Seafood Products	11	504	\$18,764,989	\$37,220
Total Maritime Logistics & Shipping	8	159	\$10,170,859	\$64,001
Total Passenger Water Transportation	4	35	\$1,689,614	\$48,622

Appendix C: Maritime Sector Interview Questions

Anacortes Maritime Industry Strategic Plan

Conversation Starting Questions for Industry Leaders & Stakeholders

1. What are Anacortes' strengths in the maritime industry? Do you have suggestions to maximize/build on that strength?
2. How do you see Anacortes as different from other communities with robust maritime industries?
3. What obstacles to growth do you see for maritime industries in Anacortes?
4. What opportunities for your industry do you foresee?
5. Are there specific regulations or regulatory entities that prohibit growth?
6. What industry trends do you see developing locally, statewide, and nationally?
7. What specific skills/training needs does your business have? Short term? Long term?
8. Do you have future expansion or hiring plans? Short term? Long term? What does that look like?
9. What role do you think local government (City/Port/County) could play in advancing your business and industry interests?
10. Do you have any infrastructure needs (boat lift/launch, boat yard space)?
11. Would it be helpful to your interests to have a complete database of marine related businesses?
12. Are there other businesses within Anacortes that are complementary to yours? Suppliers? Technicians? Builders? If not, would it be beneficial to attract such businesses to town?
13. What are your thoughts on the goals of the Anacortes Maritime Strategy described in the letter? Do you feel this are appropriate goals? Are there other big-picture issues you might suggest? Which goal(s) do you feel are relevant to your business?
14. What advice would you give Port/City/EDASC as we explore this industry and seek ways address obstacles and explore opportunities?



Redevelopment Strategy: Transit Shed & Cap Sante Marina

June 11, 2018

Redevelopment Goals

- Maximize potential of limited industrial maritime waterfront and create family-wage jobs
- Provide event space as economic development catalyst and community asset
- Create connectivity between downtown, Cap Sante Marina and Depot
- Enhance “place-making” efforts at Cap Sante Marina and Depot (public space and trail connectivity)

Opportunities & Challenges



OPPORTUNITIES

- A** Space for growth of marine industrial businesses
- B** Proximity to downtown supports activity in the area
- C** Access to and views of a nationally acclaimed marina
- D** Synergy with public amenities create new ways to partner with the City
- E** Regionally accessible through the Tommy Thompson Trail
- F** Opportunity to expand waterfront promenade

CHALLENGES

- G** Conflicts between public and industrial uses
- H** Conflict with State and Local land use policies
- I** Lack of parking for event attendees and area employees
- J** Current heavy haul truck route limits redevelopment options
- K** Transit Shed lacks basic amenities needed for an event space
- L** Limited access that can accommodate emergency vehicles



The Big Idea



HOW TO GET THERE

- STEP 1.** Finance and build the event center
- STEP 2.** Move Port staff into new office building
- STEP 3.** Improve and lease the Transit Shed
- STEP 4.** Catalyze development at Cap Sante Marina

WHAT'S THE BENEFIT?

- A.** Capitalize on limited marine industrial land
- B.** New event center designed to meet community needs
- C.** Enhanced public space and trail connectivity
- D.** Improved connection between downtown and the waterfront
- E.** Increased economic activity at Cap Sante Marina

-  Current location of facilities
-  New/expanded location of facilities
-  Community activation around new event center and Port offices



Considerations

Access

New Facilities

New Facility: Event Space

Character

- Outdoor space
- Iconic Anacortes
- Water views

Use & Functionality

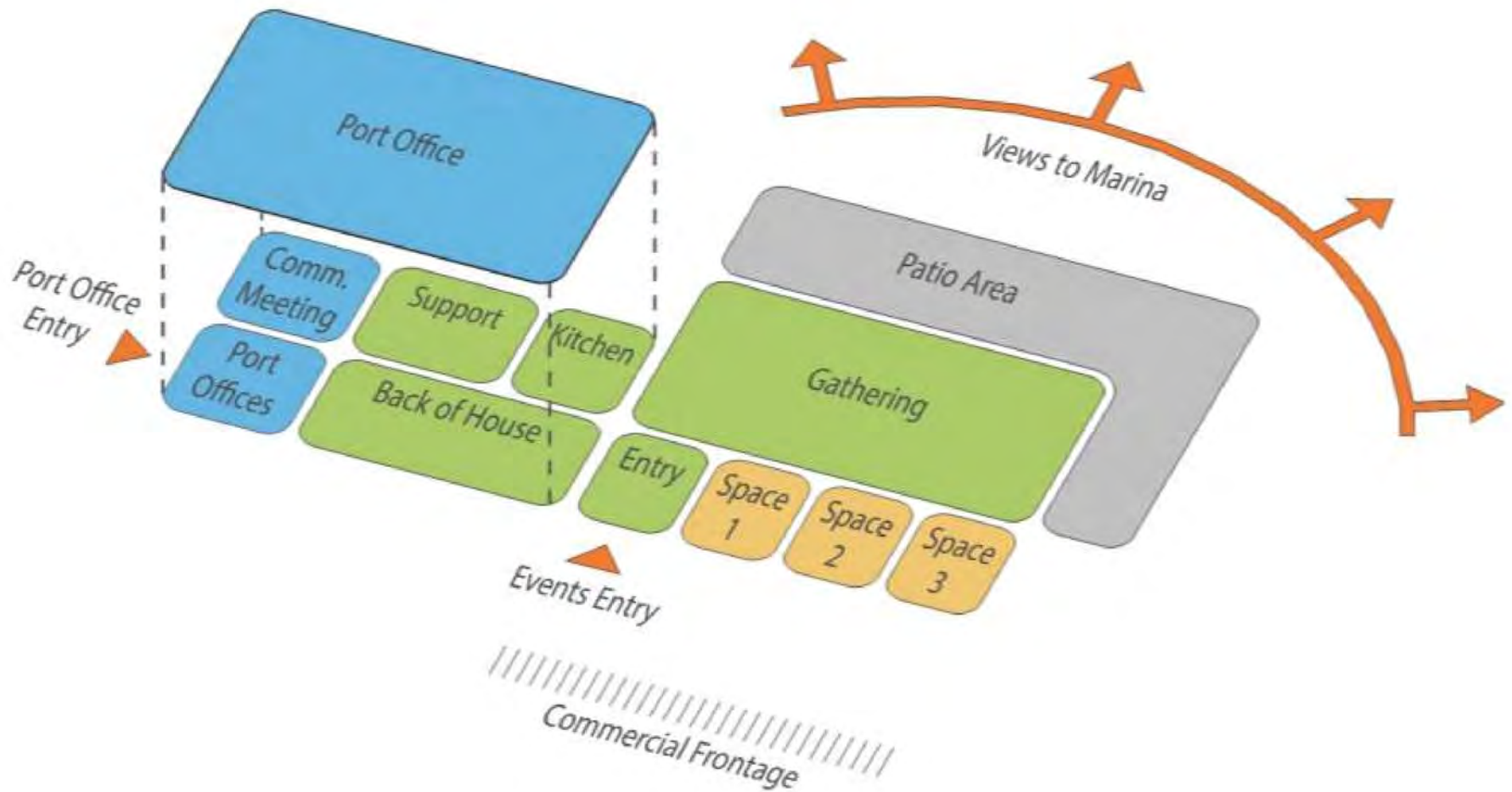
- Kitchen and bathrooms
- Connected to downtown, trails and signage
- Flexibility (decorating)
- Adequate size for varying group sizes

Cost

- Affordable



New Facility Programming



Scenario A. Baseline



Scenario B. New Haul Route Multiple Use



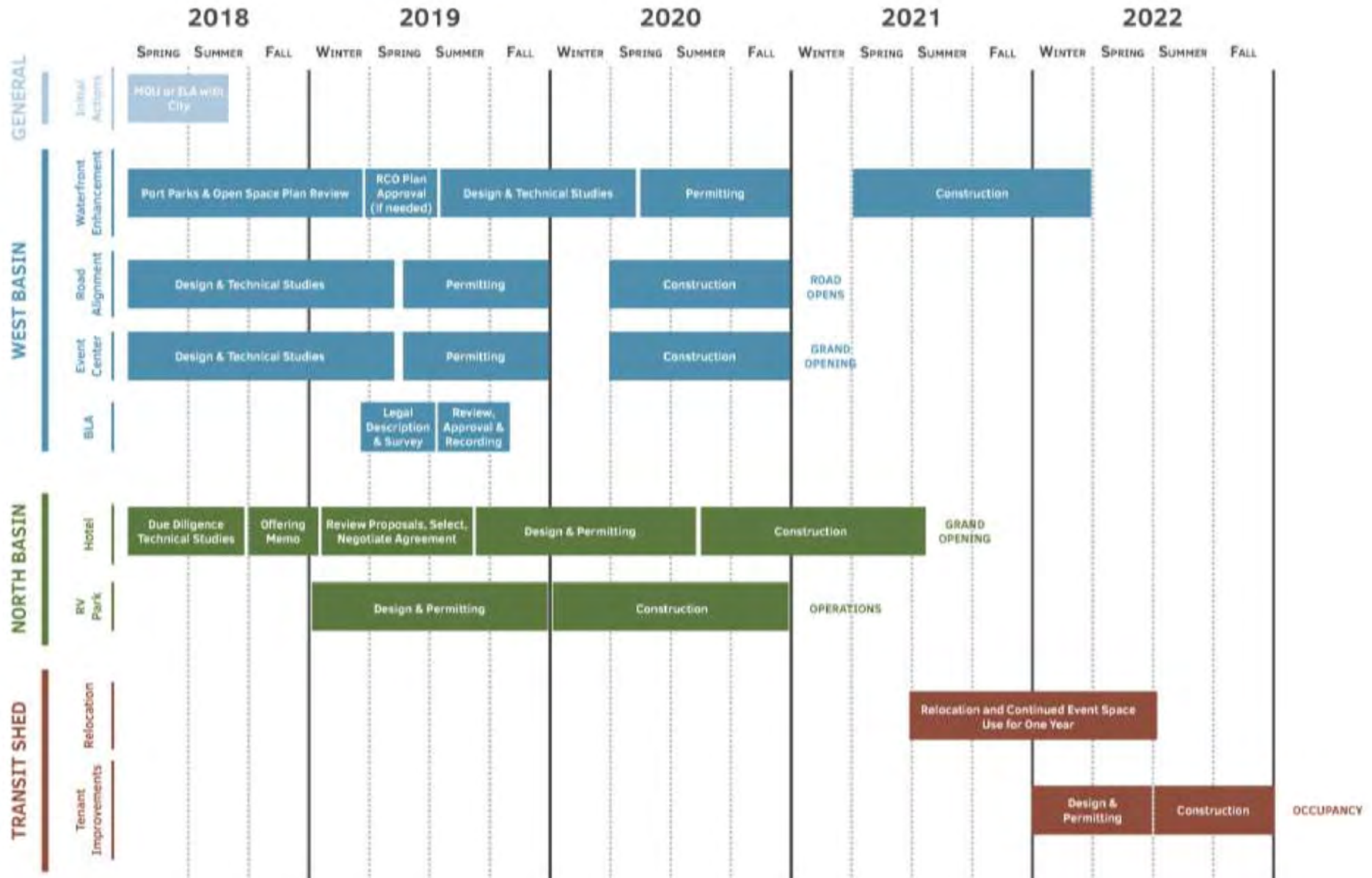
Scenario C. Haul Route as New Road





Action Plan

Implementation Process



Action Steps

	ACTION STEP	PORT ROLE	CITY ROLE	OTHERS PARTNERS	TIMING	FUNDING SOURCES
1.0	Enter into ILA or MOA between City and Port memorializing commitment to the Redevelopment Strategy	Collaboratively draft and adopt	Collaboratively draft and adopt		Spring 2018	
WEST BASIN						
2.0	Waterfront Esplanade and Shoreline Enhancement					
2.1	Review existing City and Port Parks Plans for compliance with RCO requirements	Lead			Spring 2018 - Winter 2019	Port Funds
2.2	RCO Approval of Plan (if needed)	Lead			Spring 2019	
2.3	Collaborative Design Process & Technical Studies (Geotechnical, Cultural Resource, Natural Resource)	Lead Design Process	Support	Advisory Group	Summer 2019 - Spring 2020	Port Funds
2.4	Permitting (SEPA Review, Shoreline Permit, Building Permit)	SEPA Lead Agency	Regulatory Authority for Local Permits		Spring 2020 - Fall 2020	Port Funds
2.5	Construction	Lead Contractor Procurement and Construction Oversight	Support		Spring 2021 - Winter 2022	Port Funds, ALEA, WWRP
3.0	Road Realignment					
3.1	Design & Technical Studies (Geotechnical, Cultural Resource, Natural Resource)	Support as Design and Funding Partner	Lead Design Process		Spring 2018 - Spring 2019	City and Port Funds
3.2	Streetscape and Wayfinding to Downtown					
3.2	Permitting (SEPA Review, Shoreline Permit, Construction Permits)	Support	Lead Agency and Regulatory Authority		Spring 2019 - Fall 2019	City and Port Funds
3.3	Construction	Support as Funding Partner	Lead Contractor Procurement & Construction Oversight		Spring 2020 - Fall 2020	City and Port Funds
4.0	Event Center and Office Building					
4.1	Collaborative Design Process & Technical Studies (Geotechnical, Cultural Resource, Natural Resource)	Lead Design Process		Advisory Group	Spring 2018 - Spring 2019	Port Funds
4.2	Permitting (SEPA Review, Shoreline Permit, Building Permit)	SEPA Lead Agency	Regulatory Authority for Local Permits		Spring 2019 - Fall 2019	Port Funds
4.3	Construction	Lead Contractor Procurement and Construction Oversight	Support		Spring 2020 - Fall 2020	Port Funds, ALEA, WWRP, State Grant, EDF
4.4	Grand Opening				Winter 2021	Port Funds, LTAC

Action Steps

ACTION STEP		PORT ROLE	CITY ROLE	OTHERS PARTNERS	TIMING	FUNDING SOURCES
WEST BASIN						
5.0	Boundary Line Adjustment (North & West Basins)					
5.1	Prepare Legal Description and Survey	Lead	Regulatory Authority for Review & Approval		Spring 2019	Port Funds
5.2	Review and Approval and Recording	Lead	Regulatory Authority for Review & Approval	Record legal lots with County clerk	Summer 2019	Port Funds
NORTH BASIN						
6.0	Hotel Development Opportunity Site					
6.1	Due Diligence Technical Studies (Geotechnical, Environmental, Cultural Resource, Environmental, Title Research)	Conduct studies in coordination with the event center and office building	Support		Spring 2018 - Summer 2018	Port Funds
6.2	Issue Offering Memorandum	Lead	Support	Private Parties Review and Respond	Fall 2018	
6.3	Review Proposers and Select	Lead	Support	Private Parties Participate in Interviews and Evaluation Process	Winter 2019 - Summer 2019	
6.4	Negotiate Agreement	Lead	Support	Private Party engaged	Summer 2019	
6.5	Design and Permitting	SEPA Lead Agency	Regulatory Authority for Local Permits	Private Party Lead	Summer 2019 - Summer 2020	Port Funds & Private Party
6.6	Construction	Provide Oversight	Provide Oversight	Private Party Lead	Summer 2020 - Summer 2021	Port Funds & Private Party, EDF
6.7	Grand Opening			Private Party Lead	Summer 2021	
7.0	RV Park					
7.1	Design and Permitting	Lead	N/A		Winter 2019 - Fall 2019	Port Funds, LTAC, EDASC
7.2	Construction	Lead	N/A		Winter 2020 - Fall 2020	Port Funds, LTAC
7.3	Operations	Lead	N/A		Winter 2021 onward	Port Funds

Action Steps

ACTION STEP		PORT ROLE	CITY ROLE	OTHERS PARTNERS	TIMING	FUNDING SOURCES
TRANSIT SHED						
8.0	Relocation					
8.1	Move Port Office and Equipment	Lead	N/A		Summer 2021	Port Funds
8.2	Lease Facility to New Tenant	Lead	N/A		Summer 2022	Port Funds
9.0	Tenant Improvements					
9.1	Design	Lead or Review		Regulatory Authority for Local Permits	Winter 2022	Tenant
9.2	Permitting and Approvals	Lead or Oversight	Regulatory Authority for Local Permits	Tenant Lead or Review	Spring 2022	Tenant
9.3	Construction	Lead or Oversight		Tenant Lead or Review DNR Review/ Approval	Summer 2022 - Fall 2022	Tenant, CERB
9.3	New Tenant Occupancy	Lead or Oversight			Winter 2023	Tenant

Potential Partners

Project Components	Partners
The Event Center	• User groups • City (Lodging Tax) • County (Distressed County Public Facilities Fund) • Economic Development Alliance (tourism promotion) • State (CERB, ALEA, WWRP)
The Hotel	• Private sector financing and development
Road Relocation, Open Space, and Infrastructure	• City (Regulatory, Street Funds, Trail Funds) • State (CERB, ALEA, WWRP)
Marine Industrial	• Current marine tenants

Moving Forward...for our community

Facilities	Next Steps
Road Relocation, Open Space, and Infrastructure	• Select road re-alignment • Discuss respective roles with the City of Anacortes • Establish MOU
The Event Center	• Create an group advisory group to advise on operation and design • Land on an iconic authentic Anacortes design • Transition Period (events and bookings)
The Hotel	• Details to Offering
The RV Park	• Determine approach to operation and development
Marine Industrial	• Negotiate lease agreement • Finalize renovation approach
Port Offices	• Determine final design • Interim funding approach



TRANSIT SHED AND CAP SANTE MARINA REDEVELOPMENT STRATEGY

APRIL 2018

In partnership with public agencies and private business, develop and manage facilities and services which stimulate private job creation and commerce, while protecting the quality of life, needs, and desires of area residents.

PORT OF ANACORTES MISSION STATEMENT



ACKNOWLEDGMENTS

PORT OF ANACORTES

Ken Goodwin, Commissioner

Jon Petrich, Commissioner

Katherine Pittis, Commissioner

John Pope, Commissioner

Joe Verdoes, Commissioner

Dan Worra, Executive Director

Brenda Treadwell, Director of Planning, Properties & Environmental

Jill Brownfield, Director of Finance & Administration

John Dumas, Director of Operations

Becky Darden, Contracts Administrator

ANACORTES COMMUNITY

The Port would like to thank all the community members and representatives of local organizations who participated in this planning process. The Port would also like to express gratitude for the collaboration and support of City of Anacortes elected officials and staff.

CERB GRANT

The Community Economic Revitalization Board (CERB) is a state board focused on economic development through job creation in partnership with local governments. This study was funded by a CERB planning grant that supported 63 percent of total project costs. CERB planning grants focus on feasibility analysis of development projects that promote job growth and long-term economic prosperity.



HEARTLAND

RMC ARCHITECTS

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EXECUTIVE SUMMARY

The Redevelopment Strategy is the next step forward in activating the 2008 Port of Anacortes Comprehensive Plan and the subsequent 2014 North and West Basin Concept Plan. It provides a feasibility analysis of development scenarios and an implementation strategy.

As shown in the opportunities and challenges illustration below, there are a number of issues surrounding the Transit Shed's current use as an event space and ample opportunity for new public access and development at Cap Sante Marina.



OPPORTUNITIES

- A** Space for growth of marine industrial businesses
- B** Proximity to downtown supports activity in the area
- C** Access to and views of a nationally acclaimed marina
- D** Synergy with public amenities create new ways to partner with the City
- E** Regionally accessible through the Tommy Thompson Trail
- F** Opportunity to expand waterfront esplanade

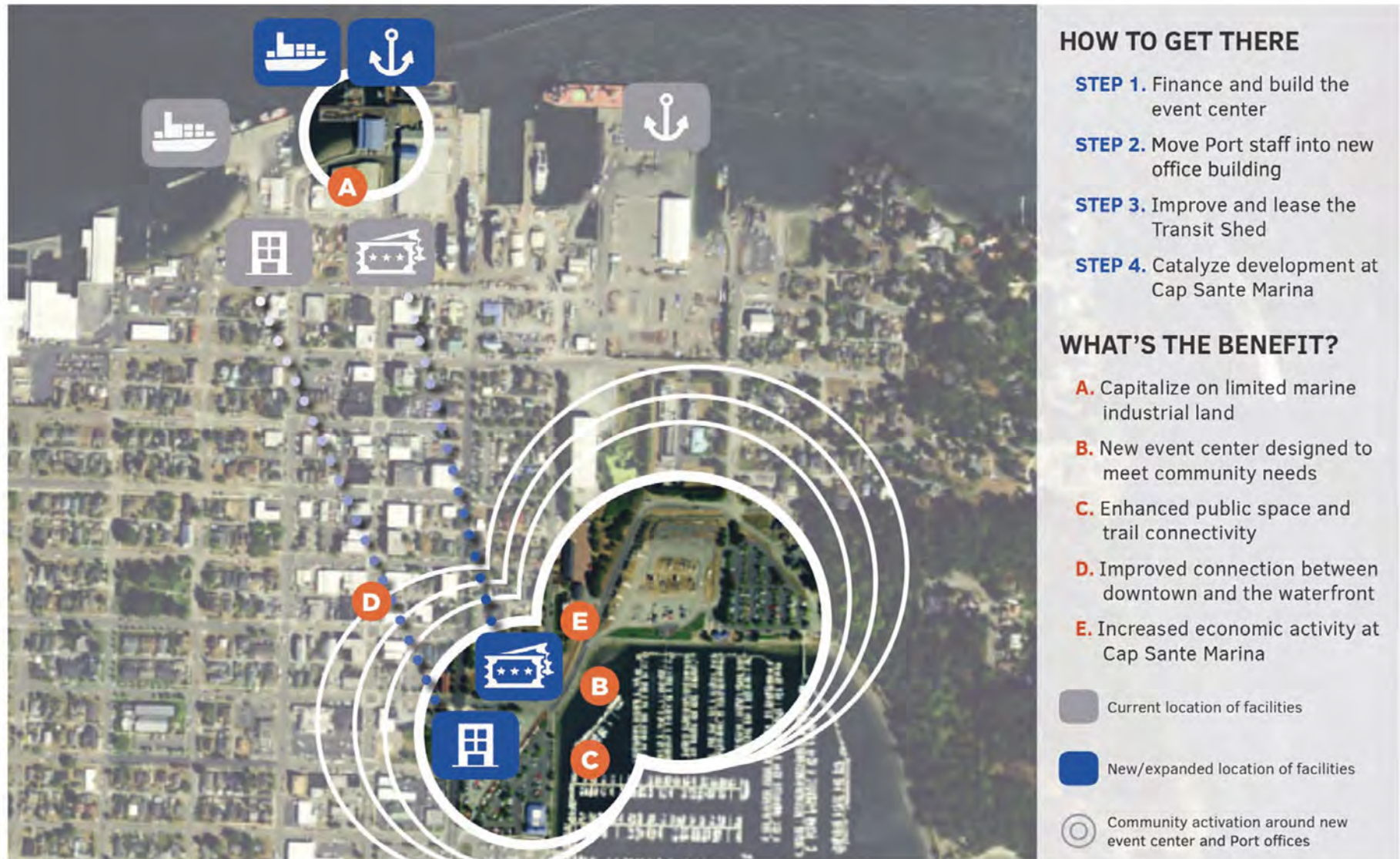
CHALLENGES

- G** Conflicts between public and industrial uses
- H** Conflict with State and Local land use policies
- I** Lack of parking for event attendees and area employees
- J** Current heavy haul truck route limits redevelopment options
- K** Transit Shed lacks basic amenities needed for an event space
- L** Limited access that can accommodate emergency vehicles



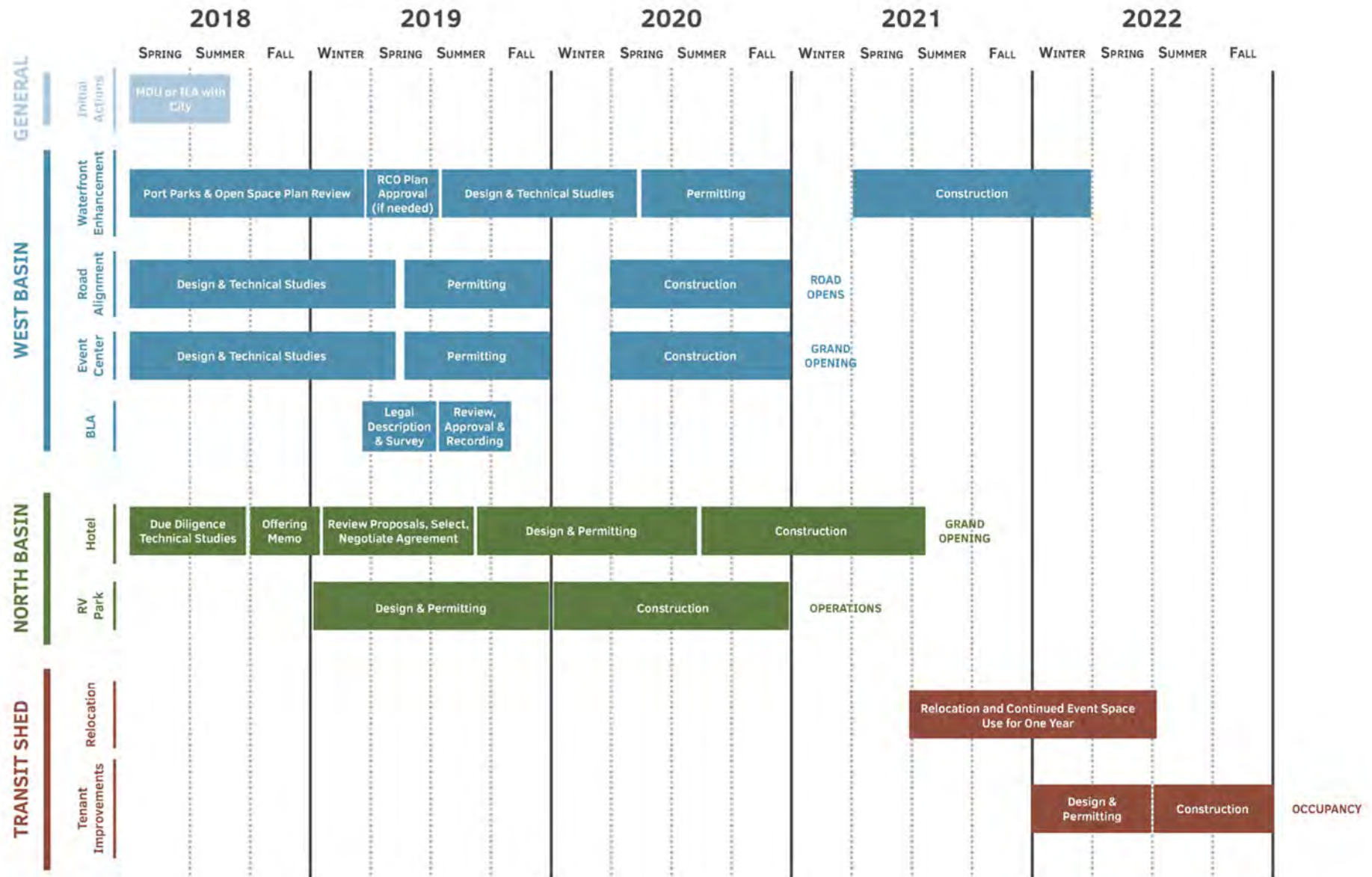
Building on previous planning efforts, the main concept that emerged from this Redevelopment Strategy process was to relocate the Port's offices and event center to Cap Sante Marina. This can be used to catalyze development at the marina and spur additional development such as a hotel. The Transit Shed can then be used as much-needed marine industrial space. Preliminary financial feasibility analysis

indicates that this development concept will increase the value of the real estate portfolio and generate net positive cash flow within 10 years. While the relocation of the office and event center is expected to require public investment, those costs can be offset by leasing the Transit Shed for marine industrial use and additional development adjacent to Cap Sante Marina.



The development concept is a set of multiple projects that the Port will need to manage, with the support of public and private partners, over multiple years. To support this effort, a phasing diagram (below) and

table of action steps has been created. The implementation strategy is organized into four components: general initial actions, West Basin, North Basin, and Transit Shed.



INTRODUCTION

PROJECT PURPOSE & GOALS
PLANNING CONTEXT

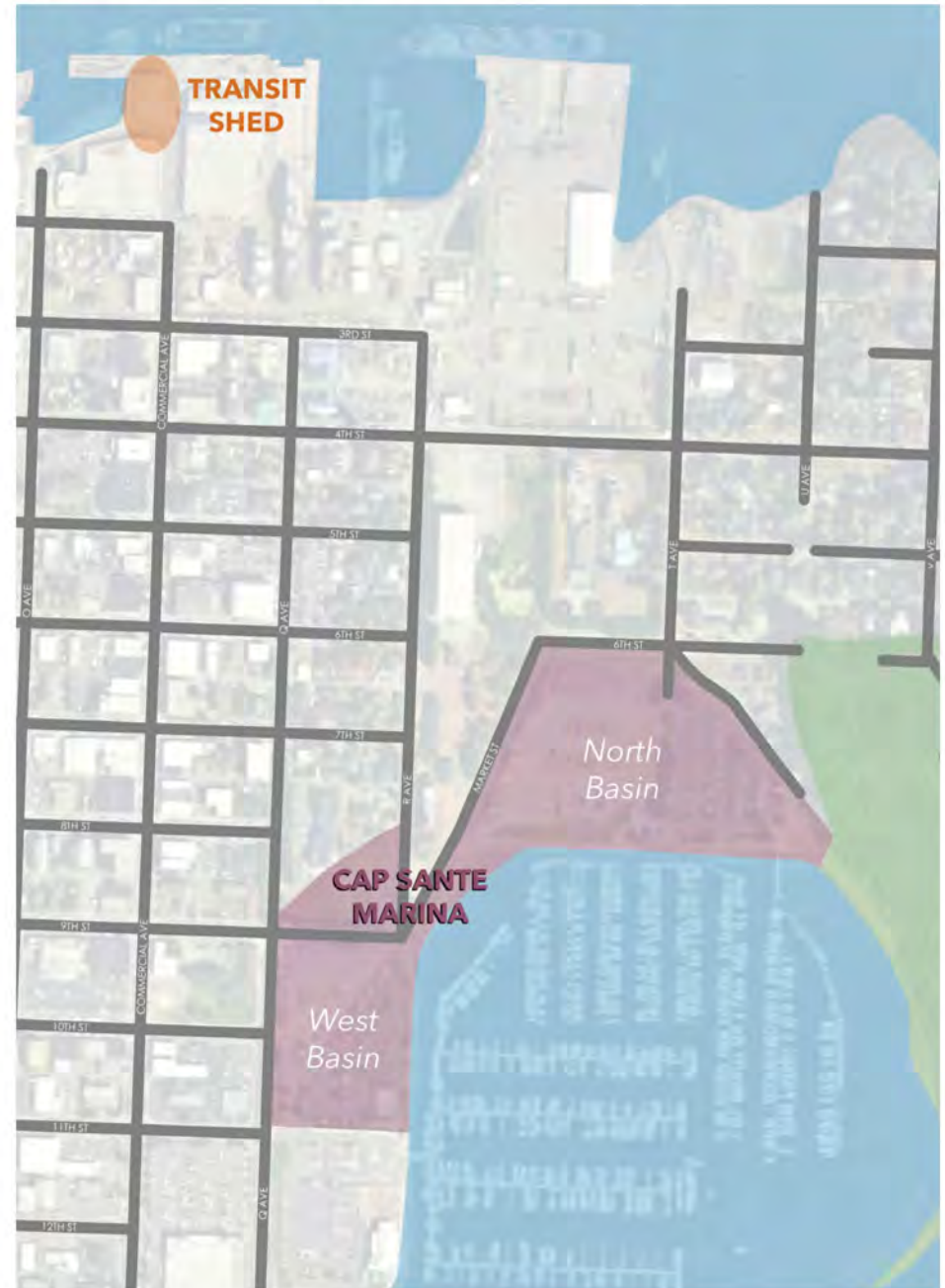
PROJECT PURPOSE & GOALS

The purpose of this Real Estate Redevelopment Strategy is to serve as a step forward in activating the Port of Anacortes (Port) Comprehensive Plan and the North and West Basin Concept Plan by providing feasibility analysis of development scenarios and an implementation strategy. The Redevelopment Strategy focuses on Port real estate assets adjacent to Cap Sante Marina and the Transit Shed on Pier 1 on the Guemes Channel (see Figure 1). The objectives of the Redevelopment Strategy are to:

- Maximize the potential of limited industrial waterfront and meet market demand.
- Provide event space as an economic development catalyst and community asset.
- Energize Cap Sante Marina real estate assets.
- Increase connectivity between downtown and Cap Sante Marina.
- Enhance “place-making” efforts at Cap Sante Marina.



Figure 1. Transit Shed & Cap Sante Marina in Anacortes, WA



PLANNING CONTEXT

The development of these Port-owned real estate assets is guided by plans adopted by the Port and by plans and development regulations adopted by the City of Anacortes (City). The Port and City have developed multiple plans for development of these properties that have been revised and updated over time. The most recent and relevant Port plans are briefly outlined below. The City plans and development regulations are discussed in more detail in the Regulatory Framework section (page 11).

Port Comprehensive Plan - *last updated in 2008*

The Port's Comprehensive Plan establishes a framework for physical development of Port-owned real estate as required by Revised Code of Washington 53.20. The Comprehensive Plan identifies the need to protect and support marine industries on the Guemes Channel. The plan includes the long-term vision of relocating the Port office and leasing the Transit Shed building along with continuing to provide space for community events, if appropriate. The Comprehensive Plan illustrates a future vision for the uplands adjacent to Cap Sante Marina that supports marine uses and provides public access, amenities, and commercial development opportunities. This vision was refined in the North and West Basin Concept Plan.

Port Comprehensive Plan Policies Related to Transit Shed

Planning Priorities for Guemes Channel Properties

- Maintain deep-water moorage, piers, and upland facilities to support maritime customers and tenants.
- Recognize the continued importance of ship building and repair as core components of Anacortes' community.
- Protect existing manufacturing and shipping uses from encroachment by non-compatible uses.
- Create a flexible plan that balances public access and industrial uses.
- Be a good neighbor.

Long-Term Improvements

- Relocate the Port Office and market the building. Relocate the Port office to a mixed-used facility, potentially at Cap Sante Marina. Lease the Port warehouse to a tenant needing office space and/or light storage. If there is demand to use the building as a load-bearing facility, invest in structural upgrading.
- Continue use as community event space. Continue hosting community events as long as they remain compatible with adjacent uses.

North and West Basin Concept Plan (adopted in 2014)

Through a series of community workshops, a vision for the uplands adjacent to Cap Sante Marina was developed. The Concept Plan identified opportunities to activate the waterfront with public spaces, enhance connectivity with the historic downtown business district, promote business development, and support boating. The North and West Basin Concept Plan identified two potential locations for an event center that could complement downtown businesses and the City-owned Depot that hosts a farmers market and other events.

These previous Port plans are consistent in their themes and concepts. This Redevelopment Strategy builds on these previous plans and attempts to be consistent with their visions. The major elements of these previous plans have not yet been developed. This Redevelopment Strategy provides clear, next-step recommendations to implement the plans through public and private actions.

EXISTING CONDITIONS

CURRENT USES
PHYSICAL PROPERTY CONDITIONS
INFRASTRUCTURE
REGULATORY FRAMEWORK
NATURAL RESOURCES

CURRENT USES

Transit Shed

The Transit Shed is currently used for multiple purposes. The Port's administrative offices occupy approximately 5,600 square feet of the building. The administrative offices have been based in the Transit Shed since 1932. The Port's Commission meeting room is also housed in the Transit Shed. Since 2010, the Port has also rented the warehouse portion of the Transit Shed for public and private events. The event center portion of the building occupies slightly more than half of the square footage and can accommodate up to 300 people seated for indoor events. Additionally, there is outdoor space that can be used for events around the building. The Transit Shed hosts several significant annual community events, including:

- Anacortes Arts Festival
- Bier on the Pier & Spring Wine Festival
- Anacortes Schools Foundation Holiday Fundraiser
- Port Community Events (e.g. Veteran's Day, Christmas Concert)

Pier 1, on which the Transit Shed is located, is also actively used for marine industrial purposes. Dakota Creek Industries operates a dry dock facility on the face of the pier. Seafood processors regularly ship product over the pier. Cruise ships also load and unload passengers at Pier 1 and Curtis Wharf. In 2017, there were 20 cruise ship dockings at Pier 1 and that number is projected to double in 2018 with the addition of a second cruise ship.

While these uses have functioned reasonably well for a number of years, there are challenges to this mix of uses continuing at the Transit Shed in the heart of the Port's marine industrial properties. The advantages and disadvantages of the current situation are briefly outlined in Figure 2.

Figure 2. Transit Shed



ADVANTAGES

1. Port offices in close proximity to marine industrial tenants. Provides accessibility.
2. Unique, low-cost community event center that has distinctive character.
3. Provides public access to a historically iconic building.

DISADVANTAGES

4. Emergency access constraints during large events
5. Office and event space uses conflict with Shoreline Master Program.
6. Office and event space uses conflict with Department of Natural Resource (DNR) policies for uses of state-owned tidelands. Port annually pays a portion of rent to the DNR because uses are not water-dependent or water-related.
7. Conflicts between public uses and industrial uses.
8. Event space lacks amenities, such as kitchen, bathrooms, and preparation room.
9. Lack of parking to support large events.
10. Excludes industrial use for property designed for and located in marine industrial area.

North and West Basins of Cap Sante Marina

Since the current uses of the North and West Basin and considerations for future development are discussed in detail in the 2014 North and West Basin Concept Plan, this report will provide only a brief overview of the area.

Figure 3. Key Elements of the North & West Basin



- A. Waterfront esplanade** provides continuous public access to the shoreline.
- B. Access and parking for Cap Sante Marina** with 1,000 slips and hosting over 15,500 visiting boaters nights annually.
- C. Anthony's Restaurant and Cabana Restaurant**
- D. Depot Arts and Cultural Center, W.T. Preston, Altair-Americanus Memorial, and Maritime Heritage Center**
- E. Anacortes Yacht Club**
- F. Tommy Thompson Trail** currently ends at 11th Street, but City trail plans include extending a connection to the Guemes Channel Trail in the future.
- G. Madrona grove and wetland**
- H. Recreational Vehicle (RV) park** hosted over 1,600 overnight stays in 2017.
- I. Vacant lot** temporarily being used as a dog park.
- J. Harbormaster and commercial offices**

The North Basin currently has few structures. The eastern half of the site is a paved and landscaped parking lot. The western half of the site is used for parking but has not been paved or striped. The West Basin between 9th and 11th Streets is also used entirely for parking with a heavy haul route running diagonally through the site.

PHYSICAL PROPERTY CONDITIONS

Anacortes is located on the north end of Fidalgo Island in Skagit County, Washington. It is surrounded by waters of the north Puget Sound, Fidalgo Bay, and the Guemes Channel. The Cap Sante Marina is located on the upper east side of Fidalgo Island opening into Fidalgo Bay. The Transit Shed is about a half-mile north of the Cap Sante Marina along the Guemes Channel. Most of the developed part of Anacortes, where the Cap Sante Marina and Transit Shed are located, is relatively flat. Where there is a natural shoreline, there are typically steep bluffs down to the water. The soils in this area are predominantly gravelly, sandy loam, which is highly porous and sits at least a foot and a half above the water table. The uplands adjacent to Cap Sante Marina have been historically filled. Construction on this fill typically requires special foundation measures such as pre-loading, soil amending, or pilings. A geotechnical engineering study based on a conceptual building design will be needed to identify specific measures and cost estimates for mitigating these conditions.

Table A. General Property Information

	Transit Shed	Cap Sante Marina (North & West Basins)
Size	14,515 SF (footprint)	<u>North Basin</u> : 10 acres <u>West Basin</u> : 7 acres
Parcel Nos.	P32866	North Basin: P932880; P32861; P56861; P32880; P56860; P56857; P56862; P32879; P32881 West Basin: P32883; P32886; P32893; P32894; P32885; P32887; P32895; P32888
Ownership	Port of Anacortes	Port of Anacortes
Zoning	Light Manufacturing	Commercial Marine
Shoreline Master Program	Urban Marine	Urban

INFRASTRUCTURE

The City manages the maintenance, planning, and long-term upgrades of municipal water, wastewater, stormwater, and surface transportation for the Transit Shed and Cap Sante Marina properties (see Figures 4-6). Overall, there is sufficient capacity in the municipal infrastructure systems to support development at both locations without major off-site improvements. The public infrastructure at the Transit Shed is sufficient to serve the current office and event uses as well as typical marine industrial uses. Since the North and West Basins adjacent to Cap Sante Marina are largely undeveloped, the following sections focus on infrastructure capacity in that location.

The availability and capacity of existing utilities (municipal water, wastewater, and stormwater) help the Port understand whether any upgrades will be required as future development occurs and puts a greater demand on these utilities. Assessment of transportation infrastructure provides an understanding of the site's accessibility via private automobile, public transportation, and other modes of active transportation as well as the site's connectivity with the rest of Anacortes. While this Redevelopment Strategy is focused on upland uses, an overview of existing marine infrastructure is also provided because of the strong maritime connections of these properties.

Municipal Water

The City owns and operates the potable water system that serves the properties. The City has adopted a Comprehensive Water System Plan, last updated in 2011. The Plan states that the existing system-wide capacity is adequate for projected demand through 2029. The capacity of the system was confirmed through the City Public Works office. System-wide capacity would not be strained by the proposed redevelopment scenarios proposed in previous plans.

Currently, an 8-inch main line services the West Basin Cap Sante Marina property at the intersection of 11th Street and Q Avenue. Additionally, a 12-inch line runs along Market Street through the North Basin property. Development within the West Basin will require on-site extensions, but existing main lines should provide adequate flow for the proposed development scenarios for potable and fire flow requirements.

Figure 4. Municipal Water Utilities



Figure 5. Sewer Utilities



High-density development, such as a hotel, on the North Basin Cap Sante Marina property, may require an extension of the 12-inch main line northeast from Market Street. While existing capacity within this line cannot be disclosed by the City at this time, it is likely that the high-density uses would strain main line capacity for fire protection purposes.

Wastewater

The City owns and operates the sanitary sewer system that serves the properties. The sanitary sewer treatment plant is located north of Cap Sante Marina, adjacent to the Cap Sante Marina North Basin property. The treatment plant currently operates at 45 percent of capacity and is expected to be able to serve new development at Cap Sante Marina without need for improvements to the plant. The Cap Sante Marina properties are served by a 24-inch sewer trunk line located in the Q Avenue right-of-way and an 8-inch trunk line in the Market Street right-of-way.

The sewer trunk line in Q Avenue should have sufficient capacity to support development of the West Basin properties through installation of sewer laterals to the site. Special considerations would be required for any use that discharges high-strength wastewater, such as breweries.

The sewer trunk line in the T Avenue right-of-way would not be expected to have sufficient capacity to support high-intensity development of the North Basin property. Given the close proximity to the sanitary sewer treatment plant across 6th Street, a direct connection to the plant would likely be the most cost-effective improvement to provide greater service capacity to the North Basin property.

Stormwater

The Port manages stormwater in compliance with its Phase II National Pollution Discharge Elimination System Permit. The Cap Sante Marina West Basin contains one permitted stormwater outfall. A limited stormwater conveyance system on-site discharges to the outfall. The North Basin also contains one permitted stormwater outfall, in addition to an at-grade ditch that surrounds the north and western perimeter of the property. New development or redevelopment on these properties will be required to meet current stormwater regulations described in the municipal code and the Department of Ecology's Stormwater Management Manual for Western Washington.

Stormwater runoff from future development will be required to meet water quality standards, but, since both properties discharge directly to Puget Sound, stormwater quantity controls (such as detention basins or vaults) will not be required. New development or redevelopment will be required to utilize low-impact development stormwater management techniques, such as bioswales or mechanical treatment, in order to provide filtration for the additional runoff created by increased impervious surfaces.

Transportation

TRANSIT SHED

The Transit Shed is accessed primarily along Commercial Avenue, which is classified as a minor arterial in that vicinity. Parking on and near the Transit Shed is limited, especially during the week when the surrounding local businesses are in operation. There are some sidewalks in the area but not a connected network.

CAP SANTE MARINA

Cap Sante Marina West Basin properties have frontage along Q Avenue (a designated minor arterial and truck route). The North Basin property is accessed by Market Street (a minor arterial). The main connection between the historic downtown and Cap Sante Marina is 9th Street (a collector). Q Avenue and 9th Street have sidewalks that are in need of repair and some basic landscaping. Market Street, which leads into the North Basin, has no sidewalks.

A public esplanade has been planned for the entire waterfront along Cap Sante Marina. The full design of the esplanade has been constructed along the South and West Basin. A more limited pedestrian pathway extends along the water's edge in the North Basin. The waterfront esplanade connects with the Tommy Thompson Trail, a multiple-use public trail that extends to the south. In the future, it is planned to connect with the Guemes Waterfront Trail.

Figure 6. Street Classifications



PARKING

The Cap Sante Marina creates a high demand for parking spaces for boaters in addition to the existing commercial businesses. In a 2014 internal parking capacity analysis, the Port found that there are approximately 1,372 parking stalls around Cap Sante Marina (including the North, West, and South Basins). Based on current development, this is nearly double the number of spaces required by City code. According to a 2015 parking study completed for downtown Anacortes, occupancy rates at Cap Sante Marina are typically 85-90 percent.¹ Port staff state that they commonly observe the parking lots around Cap Sante Marina being used as long-term parking by individuals who are not using the marina. This use may partially account for the high utilization rates of the existing parking. In 2018, the Port will be initiating a new parking system that should reduce the number of vehicles using the lots for long-term parking unrelated to the marina.

The City is currently lowering its parking requirements downtown based on the findings from the 2015 parking study. Additional development at Cap Sante Marina may not require additional area for parking given the number of extra parking spaces that currently exist and the low occupancy rates of the adjacent downtown area.

HEAVY HAUL ROUTE

The Port maintains a heavy haul route through the West Basin property to allow for oversized cargoes to be moved from Pier 2 down R Avenue to Q Avenue. Oversized cargoes are shipped through Pier 2 periodically to serve the refineries on March Point and other industries in the region. These cargoes cannot navigate 90-degree turns on city streets and must travel a route free of overhead lines, so a separate heavy haul route is used when needed. These cargoes are transported a few times per year and are scheduled months in advance. The Port currently allows parking along the heavy haul route when it is not in active use. Any future development in the West Basin will need to incorporate a solution to allow for movement of these oversized cargoes on a periodic basis.

PUBLIC TRANSIT

Skagit Transit's line 409 serves Cap Sante Marina. Line 409 runs internally in Anacortes every half hour between 7:00 AM and 5:00 PM, Monday through Saturday. In addition, Line 410 connects the Washington State Ferry Terminal to the Guemes Ferry Terminal and access to Line 409.

Marine Infrastructure

TRANSIT SHED

In January 2017, the Port inspected and assessed the condition of Pier 1, on which the Transit Shed is located. The inspection report concluded that Pier 1 is in generally fair to good condition. The Port is currently applying for permits to repair 12 piles and replace 23 piles.

CAP SANTE MARINA

The Cap Sante Marina includes 1,000 slips that are used by the local fishing fleet, commercial marine activities, and recreational boats. It is home to whale watching tour companies, a cargo and ferry service, and boat charters. There is a trailer boat launch with a high-speed monorail hoist, a small craft hoist, a haul out area, a fuel dock, and an oil recycle center.

¹ Transportation Solutions, Inc. *Anacortes Parking Study: Downtown and Cap Sante Marina*, March 2015.

REGULATORY FRAMEWORK

While the Port has adopted long-term plans for development of their property, the City maintains regulatory authority over land development. The City updated its Comprehensive Plan in 2016. The Comprehensive Plan establishes the goals and policies that guide physical development of the City. Several key goals and policies relevant to the Transit Shed and Cap Sante Marina properties include the following:

Land Use Goals and Policies

These goals emphasize maintaining and enhancing Anacortes' waterfront as a unique and irreplaceable environmental, economic, and recreational amenity for the city. They also pay particular attention to industrial and manufacturing areas, stating that sites already tailored to marine uses given their proximity to similar uses, access to deep water, and supporting infrastructure should capitalize on the prominence of the maritime industry in Anacortes and support potential water-dependent and -related uses. Industrial lands should be protected from encroachment by competing uses in order to preserve these businesses and the small amount of industrial land in Anacortes.

Applicable Land Use Goals and Policies

- LU-8
- LU-8.3
- LU-9.2
- LU-9.4
- LU-9.5



Cap Sante Marina.

Economic Goals and Policies

These goals recognize that Anacortes is a popular destination for people to visit and that the city should maintain and enhance year-round opportunities for sustainable tourism that is in keeping with the community's vision. This should include expanded lodging options to support overnight stays and development of a civic community gathering space where public and private events can take place.

Complementary to the tourism economy is Anacortes' foundation in the manufacturing and industrial economy, particularly in maritime trades. Marine trades should be leveraged, encouraged, and retained in order to support living-wage jobs while protecting the natural environment and balancing public use of the shoreline areas. As mentioned in the land use goals, sites that are especially suited to maritime trades, such as those close to other industrial and maritime trades uses and adjacent to deep water and heavy boat lifts, should be supported in order to enhance the competitive advantage for marine trades and marine industrial uses in Anacortes.

The Comprehensive Plan also specifically identifies the relationship between the City and the Port as an opportunity to develop and interconnect Cap Sante Marina and surrounding areas to promote public recreation and shoreline access.

Applicable Economic Goals and Policies

- ED-3
- ED-3.7
- ED-3.9
- ED-3.11
- ED-4
- ED-4.1
- ED-4.2
- ED-4.3
- ED-4.4
- PR-2.3

Land Use and Development Regulations

The goals and policies of the Comprehensive Plan are implemented through the zoning code and development regulations of the City.

The City also updated the Shoreline Master Program in 2010. The Shoreline Master Program establishes an additional layer of policies and development regulations that apply to property within 200 feet of designated shorelines of the state (including Fidalgo Bay and Guemes Channel).

The Transit Shed is zoned as Light Manufacturing (LM) and the North and West Basins of Cap Sante Marina are in the Commercial Marine (CM) zone (see Figure 7). The purpose of the LM zone is to, "...accommodate those businesses which are not compatible with

Figure 7. Zoning Map

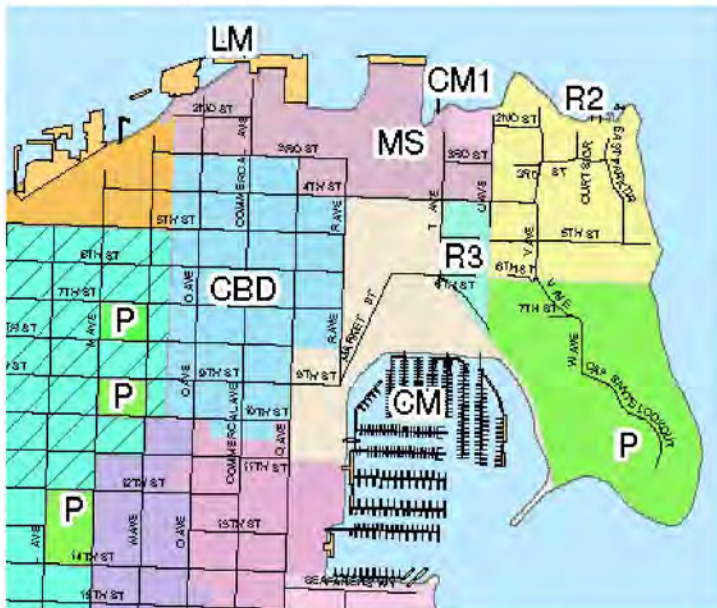


Table B. Use Regulations at the Transit Shed

USE	LIGHT MANUFACTURING ZONE	URBAN MARITIME (Shoreline Master Program)
Commercial	Permitted	Permitted unless non-water-oriented and then conditional
Industrial & Port Facilities	Permitted	Permitted unless non-water-oriented and then conditional
Office	Permitted	Unclassified, processed as a conditional use
Public Park	Permitted	Permitted
Event Center	Not Permitted	Conditional Use

Table C. Use Regulations at Cap Sante Marina

USE	COMMERCIAL MARINE ZONE	URBAN (Shoreline Master Program)
Commercial	Permitted (small-scale)	Permitted unless non-water-oriented and then conditional
Industrial & Port Facilities	Permitted	Permitted unless non-water-oriented and then conditional
Event Center	Permitted	Unclassified, processed as a conditional use
Office	Permitted	Unclassified, processed as a conditional use
Restaurant/Bar	Permitted	Unclassified, processed as a conditional use
Hotel	Permitted	Unclassified, processed as a conditional use
Retail	Permitted	Unclassified, processed as a conditional use
Residential	Conditional Use	Permitted

uses found in the central business district," such as industrial uses. The CM zone was established, "...in recognition of the unique and irreplaceable nature of certain marine sites in Anacortes." The zone supports a variety of uses but is intended to support marine-oriented and tourist activity.

As shown in Figure 8, both sites are also subject to the Shoreline Master Program's jurisdiction. The Shoreline Master Program designates the Transit Shed as Urban Maritime and Cap Sante as Urban. The purpose of the Urban Maritime designation is to, "...preserve a variety of water-dependent, water-oriented, and water-related public, commercial, and industrial uses such as those associated with the Port of Anacortes." The purpose of the Urban designation is to "provide for commercial, industrial, and recreational uses." Tables B-D below show which uses are allowed per the zoning code and Shoreline Master Program regulations and the dimensional standards that apply.

Figure 8. Shoreline Master Program Designation

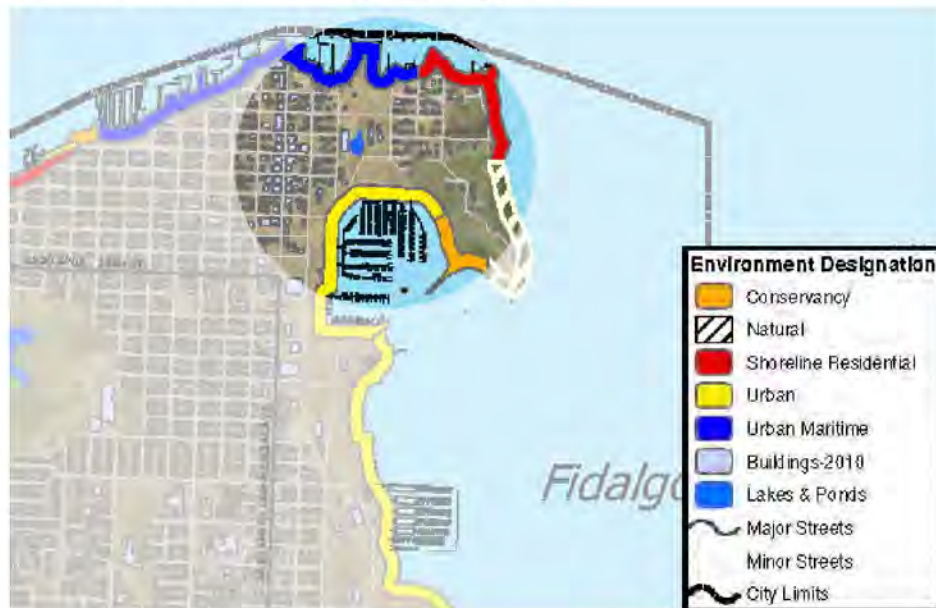


Table D. Dimensional Standards for LM and CM Zones and Shoreline Master Program

	TRANSIT SHED LM ZONE	CAP SANTE CM ZONE ¹	SHORELINE MASTER PROGRAM
Minimum Lot Size	No minimum	No minimum	No requirement
Minimum Front Yard Setback	10 feet	20 feet from ROW	
Minimum Rear Yard Setback	10 feet	No setback from property line except where adjoins a different zone that has setbacks	Zero-foot setback if water-dependent. 25-foot setback if non-water-dependent.
Minimum Side Yard Setback			
Maximum Building Height	50 feet	35 feet (up to 50 feet with bonus ²)	50 feet
Maximum Land Coverage	60%	50%	50%

¹ The City is in the process of updating development regulations and design standards in order to implement the 2016 Comprehensive Plan.

² With bonus means with compliance of new criteria, which may include on- or off-site affordable housing, an increase in public open space, or integration of other public/waterfront amenity features.

NATURAL RESOURCES

The natural resources of the Transit Shed and Cap Sante Marina shorelines have been inventoried as part of the Shoreline Master Program. The Transit Shed is located on Pier 1, which extends out into the Guemes Channel on the north side of Fidalgo Island. The pier supports 13,500 square feet of the Transit Shed (93 percent of the building's footprint). This portion of the shoreline is entirely developed. Anacortes' Shoreline Analysis Report indicates that the area does not appear to support eelgrass or macroalgae, but there are smelt and Dungeness crab present in some of the sandy beach areas. The Anacortes' Shoreline Analysis Report categorized the value for this area's ecological function as low. The Transit Shed is not located in a floodplain, nor is it otherwise identified as a critical area.

The Cap Sante Marina's North and West Basins include approximately 1,854 linear feet of shoreline inside the marina, which leads out to Fidalgo Bay. With the exception of the beach shoreline along the eastern end of Rotary Park (in the North Basin), the shoreline here is entirely armored with a continuous rock bulkhead, which reduces movement of sediment into the intertidal zone. Anacortes' Shoreline Analysis Report states that moderately sized areas of eelgrass occur outside and within the marina as well as small areas of macroalgae. Along the Rotary Park, smelt and Dungeness crab are present. Anacortes' Shoreline Analysis Report categorized the value for this area's ecological function as low. Cap Sante Marina is not located in a floodplain, nor is it otherwise identified as a critical area.

Floodplain and Sea Level Rise

According to the Federal Emergency Management Agency (FEMA) flood insurance rate map, neither the Transit Shed nor Cap Sante Marina are located in the 100-year floodplain (both are designated as Zone X). FEMA is currently in the process of updating the flood insurance rate maps in Anacortes.

The Puget Sound region has experienced sea level rise that is projected to increase in the future. From 1900 to 2008, sea level rose by 8.6 inches in Seattle, as measured by the Seattle tide gauge.¹ This is on par with the recorded global sea level rise of approximately 8 inches during the same period. An increase in the ambient temperature of the oceans causes the water volume to expand, leading to higher sea levels.

The relative amount of sea level rise varies geographically in Washington State because of tectonic activity and local conditions. The northern portions of the state, such as the northern tip of the Olympic Peninsula, are rising, as the ground surface is still rebounding from the receding of the glaciers. In South Puget Sound, the land is subsiding, exacerbating sea level rise. Additionally, land on the east side of Puget Sound is generally subsiding relative to the Pacific Ocean coastline due to subduction.

Forecasts for sea level rise in the future vary based on assumptions related to different amounts of future greenhouse gas emissions and probability. A summary of sea level rise projections from recent studies is presented in Table E. As sea level continues to rise, the risk increases of greater extent and depth of coastal floods impacting coastal communities such as Anacortes.

Site-specific impacts on an individual property are difficult to predict and inherently have a high degree of variability based on wind, waves, and topography. National Oceanic and Atmospheric Administration's Sea Level Rise Viewer indicates that current ground surface at Cap Sante Marina is at a high enough elevation that there will be little to no encroachment upland even with 1 foot of sea level rise. However, it is harder to estimate the impact on the Transit Shed, which is currently located on top of a pervious dock. Depending on future development of the site, upgrading of the dock may need to be considered.

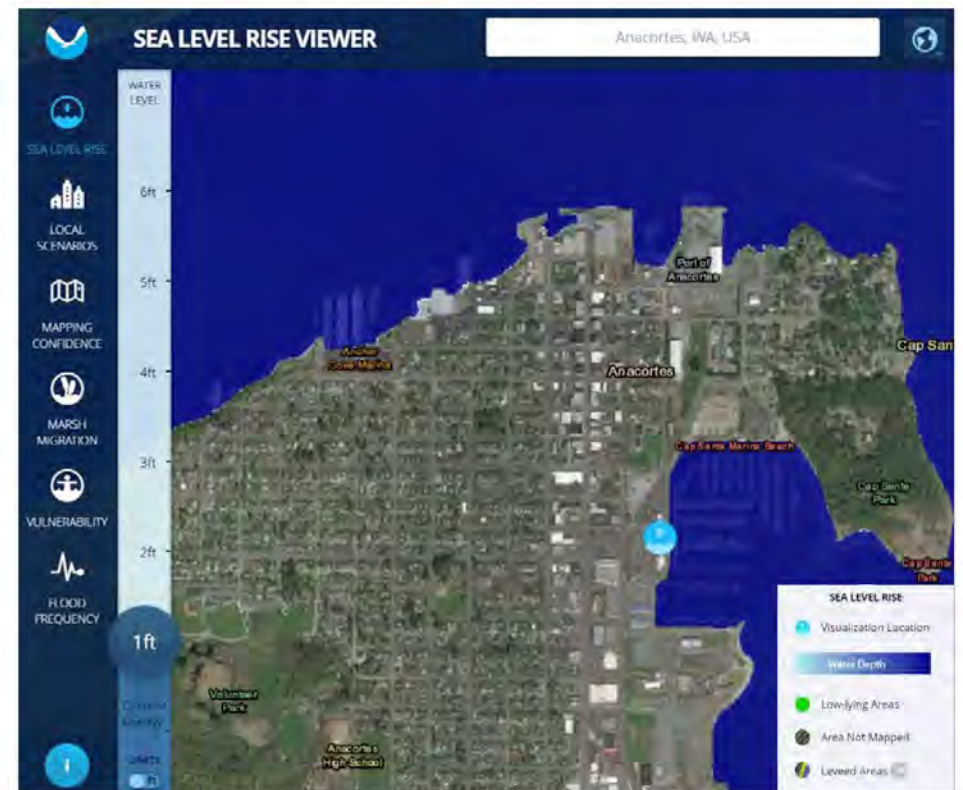
Table E. Sea Level Rise Projections

DOMAIN	2030	2050	2100
Washington State¹	+4 inches (+1 to +8 inches)	+7 inches (-1 to +19 inches)	+24 inches (+4 to +56 inches)
Puget Sound²	---	+6 inches (+4 to +15 inches)	+13 inches (+7 to +37 inches)

Values presented are for median projections with highest probability. The ranges presented include lower-probability projections.

¹NRC. *Sea Level Rise for the Coasts of California, Oregon and Washington: Past, present and future*. 2012.

²Mote, Philip, Alexander Petersen, Spencer Reeder, Hugh Shipman, and Laura Whitely-Binder. 2008. *Sea Level Rise in the Coastal Waters of Washington State*.



No low-lying areas are identified in NOAA's Sea Level Rise Viewer in Anacortes with one foot of sea level rise.

MARKET ASSESSMENT

EXISTING MARKET STUDIES
REAL ESTATE MARKET TRENDS

EXISTING MARKET STUDIES

An assessment of economic and real estate market trends in Anacortes and the surrounding region was conducted to identify development opportunities and evaluate comparative advantages of the Port's waterfront properties.

As part of the study, recent market assessments in the region were reviewed. Key findings of the following recent studies provide context for this targeted market assessment:

CITY OF ANACORTES COMPREHENSIVE PLAN: ECONOMIC ASSESSMENT (2016)

- Anacortes' largest employment sectors are manufacturing (23 percent of total jobs), health care and education (23 percent), and leisure and hospitality (17 percent). This reflects the prominence of such employers as Island Hospital, Dakota Creek Industries, Trident Seafoods, and visitor-oriented businesses.
- In 2013, on average, the marine industry employed approximately 1,130 workers, or 15 percent of Anacortes' total workforce.
- The average annual wage in Anacortes was \$46,840 in 2012—greater than the average for Skagit County but less than that for the State. Overall the highest wages are reported for fishing, manufacturing, information and financial services, wholesale trade, construction, and professional and business services.



Anacortes
working
waterfront.

ANACORTES FUTURES PROJECT (2009)

- Assessment of Marine Cluster
 - Strengths: Anacortes' reputation for boating, broad set of boat building, repair and maintenance services, skilled labor force, proximity of Cap Sante Marina to downtown retail and services.
 - Weaknesses: Cyclical nature of recreational boating industry, seasonality of boat maintenance and repair business, housing affordability, and shortage of skilled labor.
 - Opportunities: Increased marketing of Anacortes as a recreation boating destination, increasing boat and yacht sales.
 - Threats: Competition with other port communities on Puget Sound, cost of living and affordability in Anacortes, upland boat storage growing as a lower cost, lower employment generating alternative to in-water moorage.
- Assessment of Tourism Cluster
 - Approximately 1.8 million people travel through Anacortes annually to take the Washington State Ferry to the San Juan Islands or British Columbia.
 - Tourism provides almost 10 percent of the jobs in Anacortes and generates about 12 percent of the taxable retail sales which flow to the city. Tourism brings outside money into the Anacortes economy and generates secondary employment and economic benefits.
 - There are approximately 360 available rooms in Anacortes, including hotels, motels, and bed and breakfast inns. A community with a greater focus on tourism would be expected to have a higher number of rooms, which could increase revenue and jobs generated by tourism.

SKAGIT COUNTY INDUSTRIAL LANDS STUDY (2014)

- Population and economic growth in Skagit County are forecasted to drive demand for development of between 521 and 1,703 acres of land for employment uses during the 2012 to 2036 period.
- The share of that land development expected to occur in the Anacortes Urban Growth Area is 51 to 293 acres, depending on growth rate and land use patterns.
- Employment in Skagit County is forecasted to grow by approximately 16,000 jobs between 2015 and 2036. Nearly one-third of employment growth will be in industrial employment sectors.
- The share of that employment growth forecasted to occur in Anacortes is estimated to be:
 - Retail: 94 - 155 jobs
 - Industrial: 618 - 1,141 jobs (warehouse, transportation, construction and utilities, and manufacturing)
 - Professional services: 675 - 1,041 jobs
 - Government and education: 355 - 564 jobs

² The Office of Maritime of the Economic Development department, Washington State Department of Commerce. Proposed Strategic Plan for Washington State Maritime Sector 2017-2019. <http://www.commerce.wa.gov/wp-content/uploads/2017/01/Sector-Leads-Maritime-Strategy-2016.pdf>

³ https://www.goanacortes.com/news/article_f871a90e-e56b-11e5-bbbe-c77b2040409f.html

REAL ESTATE MARKET TRENDS

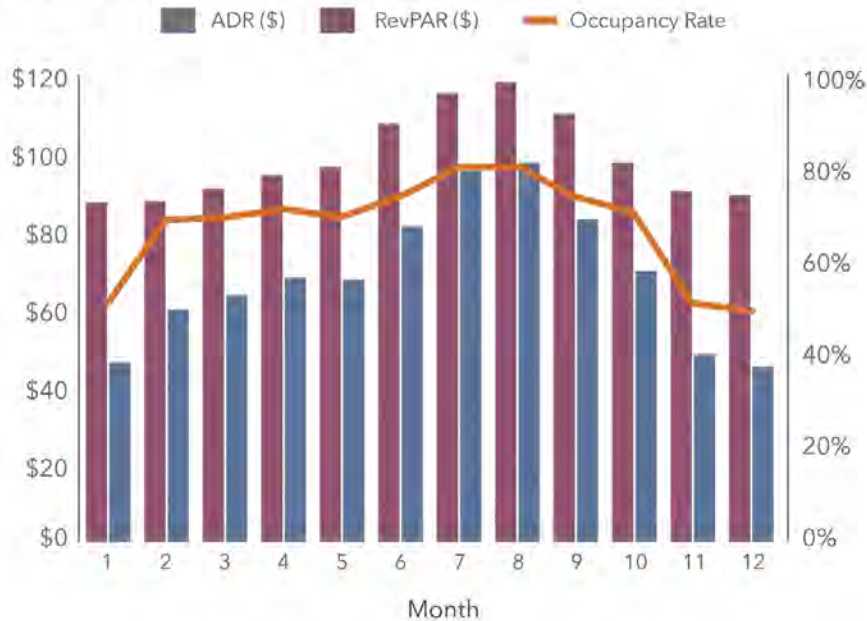
MARITIME INDUSTRIAL

The maritime industry has been growing in Washington and Anacortes in recent years and has attracted some attention and investment from both the public and private sectors. At the state level, it has grown at an average annual rate of 6.4 percent over the past ten years. The Department of Commerce, along with maritime industry leaders, is focusing on several efforts to raise visibility of the maritime industry among policy makers, the broader business community and the general public, as a critical first step in sustaining and growing this sector.² The Washington Maritime Federation was recently developed to represent the common interests of the maritime industry broadly. More locally, the Port and City, along with support from Economic Development Alliance of Skagit County (EDASC), have been developing a Maritime Industry Strategic Plan with goals and actions focused on making Anacortes the maritime center of the Northwest. Continued private investments, such as Pacific Marine Center's 200-ton marine travelift, will create new jobs and positively impact the business of vendors, suppliers, and repair shops in the industry.³ To accommodate the growing marine industry, it is critical to leverage existing water-dependent industrial real estate.



Rendering of Pacific Marine Center travel lift.

Figure 9. 2017 Occupancy, ADR, and RevPAR Trends



Office & Retail

Most of the office and retail space located close to the Cap Sante Marina is owned by the Port of Anacortes and leased to a range of tenants. The Port is moving all office lease rates in the Harbor Master building to \$24 per square foot annually. For newly constructed office, retail, and restaurants located close to the marina, triple-net rent is expected to range from \$18-\$25 per square foot NNN.

Hospitality

To understand the hospitality trends in the region, performance data from 50 hotels within 25 miles of Anacortes were analyzed. The hotels selected for analysis were smaller than 150 rooms. Economy hotels and Bed & Breakfasts were excluded. A detailed list can be found in Appendix A. Key findings from the analysis are summarized and depicted in Figure 9:

- Seasonality has a major impact on occupancy and income for hotels in the region. Over the past six years, average hotel occupancy rates bottom out at 45% in January and peaks at 84% in August. In 2017, occupancy rates bottom out at 53% in January and tops out at 82.5% in August. Annual average occupancy rate is 68%.
- Average Daily Rate (ADR)⁴: ADR follows trends in the occupancy rate. The ADR of selected hotels for 2017 bottomed out at \$87/room in January and topped out at \$118/room in August. The ADR has been increasing over the past six years at an annual rate between 1% and 4.6%.
- Revenue per Available Room (RevPAR): As RevPAR is a measurement of both occupancy and ADR, it moves closer to the ADR for the months with higher occupancy rates. RevPAR bottomed out at \$46/room in January and topped out at \$97/room in August in 2017.
- Supply and Demand: The 50 hotels surveyed provide a total of over 2,678 rooms, with a 63% occupancy rate on average.

⁴ ADR represents the average rental income per paid occupied room in a given time period.

Table F. Summary of Comparable Event Venues

EVENT VENUE	CAPACITY	EVENTS/YEAR	% WEDDING
Anacortes			
Anacortes Yacht Club	120	25	10%
Skyline Beach Club	335	100	>50%
The Depot	230	100	50%
La Conner			
Maple Hall	300	70	50%
Mt. Vernon			
The Grand Willow	150	50	90%
Best Western Plus Skagit Valley Inn	200	~200	0%
Eaglemont	200	80-100	10%
Bellingham			
Whatcom Museum	300	100 +	10-20%
Squalicum Boathouse	100	224	23%
Hotel Bellwether	300	--	85%

Table G. Event Venues Rates in the Region

VENUE NAME	LOCATION	MAX CAPACITY	MIN. RATE
Majestic Inn & Spa	Anacortes	200	\$7,800
La Conner Seafood & Prime Rib House	La Conner	100	\$4,000
The Grand Willow	Mt Vernon	130	\$3,000
Anacortes Yacht Club	Anacortes	120	\$300*
Maple Hall	La Conner	200	\$1,000*
Swinomish Yacht Club	La Conner	200	\$625*
Hotel Bellwether	Bellingham	300	\$8,000*

*Food and beverage not included

Event Space

To understand the market demand and performance of an envisioned event space at the West Basin of Cap Sante Marina, a regional survey of scalable event space was conducted. The survey was focused on event space that meets the following criteria:

- **Geography:** North of Oak Harbor, south of Bellingham, and along the I-5 corridor.
- **Type:** Event spaces attached to hotels and stand-alone event spaces.
- **Scale:** Scalable event space with room for more than 100 and fewer than 600 people.

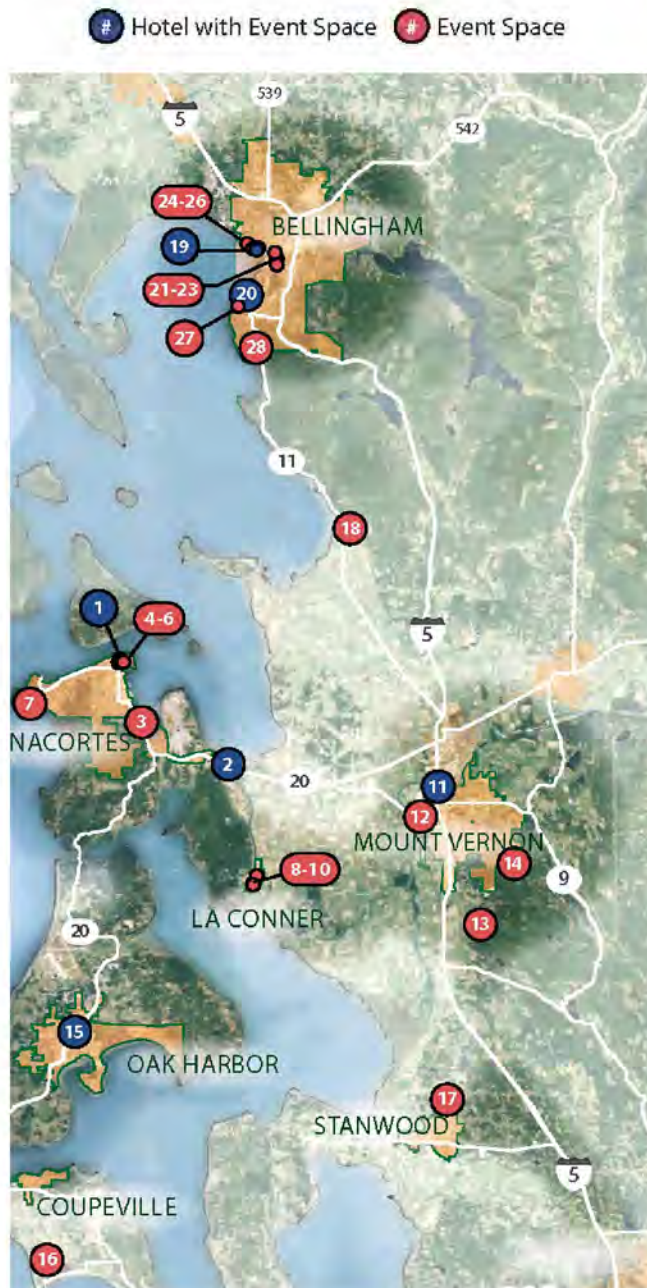
Below are several key findings from the survey (see Table F):

- Typical event spaces in the survey of 1,000 to 4,500 square feet and can accommodate 80 to 300 people. For example, there is a cluster of waterfront event space in this size range in Bellingham suitable for weddings, company events, etc.
- Generally, event space with 3,000 to 4,500 square feet or a max capacity of 200 to 300 people with picturesque outdoor deck or terrace is desirable for weddings.
- In general, rental prices are the highest for Saturdays in peak season. Prices are discounted at different levels for Friday, Sunday, weekdays, and off-peak seasons. For example, a catered wedding at the Hotel Bellwether at the waterfront of Bellingham with 250 guests can cost more than \$14,000 on Saturdays and \$12,000 on Fridays and Sundays in summer.
- If an event venue is attached to a hotel, or part of a restaurant, in-house catering is generally available. For the ones that don't have in-house catering, almost all of them have kitchen facilities.

In the Anacortes-La Conner-Mt. Vernon region, there are only a handful of scalable venues for weddings with in-house catering options comparable to the envisioned event space at Cap Sante Marina as shown in Table G.

Details of event spaces surveyed are on pages 21 and 22.

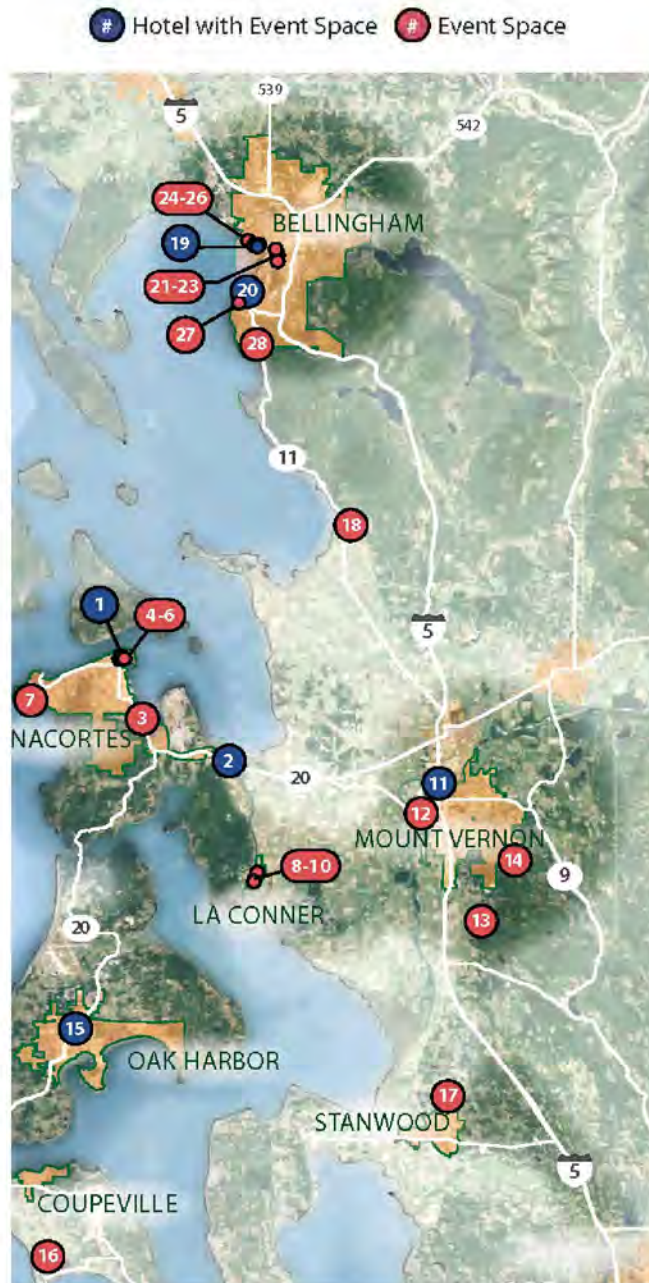
Figure 10a. Event Space Market Analysis



	NAME	CAPACITY	SQUARE FEET	OUTDOOR RECEPTION SPACE	RATES
ANACORTES					
1	Majestic Inn & Spa	• Seated (120) • Standing (200)	1,800	The Courtyard • Seated (200) • Standing (300) Roof Top Lounge • Seated (100) • Standing (200)	• Fri & Sat: \$3,500 • Sun: \$2,500 • Weekdays: \$1,000 • F&B Min: \$3,000 • 20% gratuity tax
2	Swinomish Casino & Lodge*	Theater (600)	9,000	The "Yard"	• F&B Min: \$5,300 • Outdoor Ceremony Service Fee: \$250
3	Fidalgo Bay Resort*	250	-	Yes	Approximately \$2,000
4	The Depot	230	-	Outdoor Plaza	\$450/day
5	Eagles Hall	200	-	No	\$1,000 for 3 days
6	Elks Lodge*	-	-	No	-
7	Skyline Beach Club	250/335	-	Yes	\$300/day
LA CONNER					
8	Maple Hall	• Banquet (200) • Reception (300) • Theater (276)	2,160	N/A	• Weekends/Weekdays: \$995/\$600 • Residents/Government discount rate
9	Swinomish Yacht Club	200	-	Largest outdoor deck	\$625
10	La Conner Seafood & Prime Rib House*	• Banquet (80) • Reception (100)	1,505	N/A	• Buffet: \$15.26/person • Bar Service: \$200 Min • Bartender: \$1,680/4 hours
MT. VERNON					
11	Best Western Plus Skagit Valley Inn and Convention Center*	• Banquet (250) • Classroom (160) • Theater (276)	4,200	N/A	• \$1,000 (\$700 with lunch/dinner order) • 20% gratuity tax
12	The Grand Willow*	• Grand Room • Carriage Room	1,500 2,000	Yes	• Wedding: \$2,200-\$4,800 Conference Venue • Mon-Fri: \$75-\$100/hr • Sat-Sun: \$150-\$200/hr Catering Minimum • Mon-Fri: \$2,000 • Sat-Sun: \$3,000
13	Whispering Firs Bed & Breakfast & Lodge*	• Indoor (125) • Outdoor (150)	3,000	Deck	-
14	Eaglemont	200	-	Yes	-
OAK HARBOR					
15	Best Western Plus Oak Harbor Hotel & Conference Center*	• Reception (200) • Banquet (130+)	1,620	Outdoor Garden Venue (6,000 SF)	• Ballroom: \$730 • Garden: \$750 (chairs not included) • 20% service charge (50+ people)

*Spaces with In-House Catering

Figure 10b. Event Space Market Analysis



	NAME	CAPACITY	SQUARE FEET	OUTDOOR RECEPTION SPACE	RATES
COUPEVILLE					
16	The Crockett Barn	200	3,750	Courtyard	• Off-Peak Sat: \$4,750 • Peak Sat: \$5,250
ALONG I-5 CORRIDOR					
17	Tazer Valley Farm (Stanwood)	250	-	Yes	• Wedding: \$3,200-\$11,370
18	Blanchard Chapel Weddings & Reception (Bow)	80-100	8 Acres	Yes	• Half/Full Day: \$895/\$1,795 • Additional Hours: \$135
OAK HARBOR					
19	Hotel Bellwether*	• Banquet (250) • Reception (290) • Theater (290)	4,437	Waterside Terrace (300 SF)	• F& B Min (Sat): \$8,000-\$10,000 • Set Up Fee: \$2,000 • 20% gratuity + tax
20	The Chrysalis Inn & Spa*	• Banquet (50) • Reception (75)	648	Outside Terrace	• Room Rental: \$500 • F& B Min • 8am-2pm: \$500 • 3pm-9pm: \$4,500 • 20% gratuity + tax
21	Whatcom Museum	300	-	N/A	Lightcatcher Building • Courtyard Only: \$400 • Whole Facility: \$2,700 Old City Hall • \$1,000-\$1,500/evening
22	The Majestic	-	2,000	N/A	• Mon-Thurs: \$800 • Fri & Sat: \$1,400 • Sun: \$1,000 • Room Set Up: \$500 • \$100/additional hour
23	Crystal Ballroom at The Leopold	• Banquet (225) • Theater (380)	3,500	N/A	• Weekday: \$1,300 • Weekend: \$1,980
24	Windows on the Bay*	-	3,000	Large Deck (80 people)	\$2,295
25	Squalicum Boathouse	• Banquet (80) • Theater (100)	-	Yes	• Peak Season: \$1,100+ • Off Season: \$900+
26	Giuseppe's Italian Restaurant*	250	-	Patio	Charge for catering only
27	Bellingham Cruise Terminal	• Room A (100) • Room B (30) • Dome & Lounge (200)	1,800 1,050 3,500	Fairhaven Marine Park	Dome & Lounge • Peak Season: \$1,200+ • Off Season: \$900+
28	Woodstock Farm*	125	-	Yes	All-day Rate: \$2,100

*Spaces with In-House Catering

COMMUNITY ENGAGEMENT

EVENT USER GROUP
COMMUNITY OPEN HOUSE

As noted in the Introduction, this study builds on previous community planning efforts including the Port of Anacortes Comprehensive Plan, Anacortes Futures Project, Shoreline Master Program, North and West Basin Concept Plan, and the City of Anacortes Comprehensive Plan. Targeted community involvement was conducted as part of this study to solicit input on the concept of transitioning the event center and Port office uses from the Transit Shed to Cap Sante Marina. The Port convened a group representing community organizations that hold regular events at the Transit Shed and held an open house event. Key themes from those discussions are provided below and more detailed notes from those meetings are provided in Appendix B.



Anacortes community members discuss the programming for the new event space and Port offices.

EVENT USER GROUP

The Port convened representatives from local community groups that regularly use the Transit Shed for their events that are for the community. All these groups rent the Transit Shed at a lower rate than those using the space for private events. In some cases, these groups rent the space in exchange for services, such as repainting the walls. Attendees included representatives of the Port, the Anacortes Schools Foundation, Anacortes Farmers Market, Anacortes Vintage Market, EDASC, Anacortes Arts Festival, City of Anacortes, and Anacortes Chamber of Commerce.

What Current Users Like about the Transit Shed

- Location on the waterfront with outdoor access.
- Flexibility of the space and ability to decorate it however they want.
- Low cost. Note that users said this cost is made up for in renting equipment and extra setup time that is required. They said they would pay more for a facility that made their events easier to run.

What Users Don't Like about the Transit Shed

- Physical conditions of the building such as: gaps in the flooring, inadequate electrical system, cold and drafty, lack of bathrooms, kitchen, preparation room, and trash/recycling facilities.
- Concerns about emergency access.
- Some hosts of large events consider the space too small.

What Is a "Must-Have" for a Future Space?

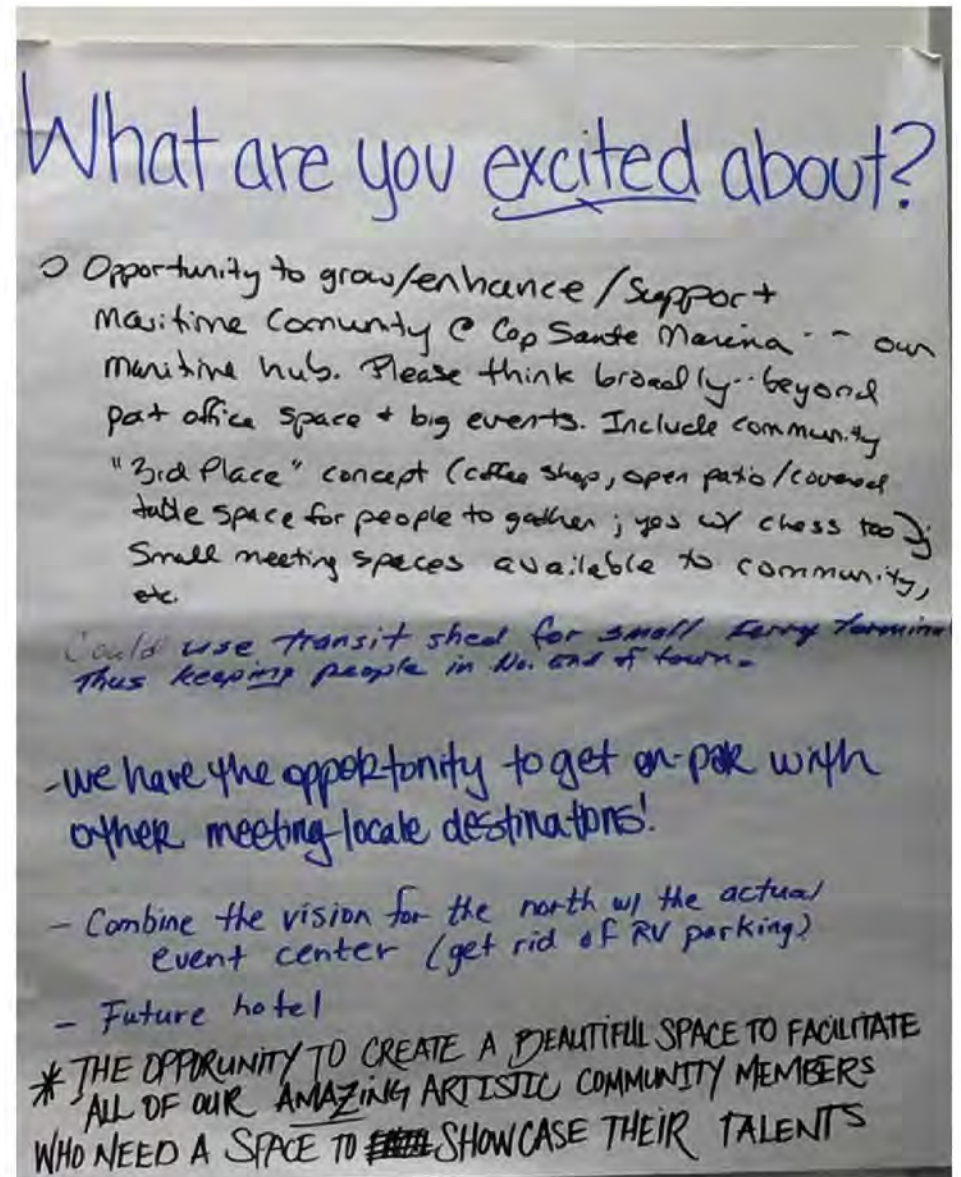
- Character that fits Anacortes and is distinctive.
- Kitchen, bathrooms, and preparation room.
- Easy vehicle access.
- Pedestrian corridors that connect it to downtown.
- Outdoor space (would be nice if secured or just provide temporary storage).

COMMUNITY OPEN HOUSE

Attendees at the community open house expressed a mix of enthusiasm and concern about potential development around Cap Sante Marina and returning the Transit Shed to marine industrial use. Many of these concerns are generally consistent with the comments expressed during the North and West Basin Concept Planning process.

Key Themes

- Excitement about the potential for increased activity at Cap Sante Marina to create more of a community hub.
- Some participants advocated for the new event center to support larger events.
- Other participants expressed desire for smaller community meeting spaces.
- Interest in opportunity for dynamic interaction of indoor and outdoor space around event center.
- Concerns about loss of parking around Cap Sante Marina for marina users.
- Concerns that pricing for a new event center would make it unaffordable for community organizations.
- Some participants have strong concern about losing public access to the Transit Shed and to the industrial waterfront on Guemes Channel.



Community member responses to the question "What are you excited about?" at the public open house.

DEVELOPMENT SCENARIO

PORTFOLIO APPROACH
EVENT CENTER & OFFICE PROGRAMMING
LEVERAGED OPPORTUNITIES
HEAVY HAUL ROUTE
FINANCIAL ANALYSIS
ECONOMIC IMPACT ANALYSIS

PORTFOLIO APPROACH

A development scenario was prepared to support financial feasibility analysis based on the uses proposed in the North and West Basin Concept Plan and the Port's Comprehensive Plan and the findings of the market assessment. The financial analysis examines a set of the individual development projects in a portfolio approach.

A portfolio approach seeks to rationalize and make the most efficient and effective use of the Port's real estate assets by locating uses in locations where they have the greatest compatibility and synergy (see Figure 11).

Figure 11. Portfolio Approach- The Big Idea



To make the most efficient use of the Port's limited marine industrial property, this study evaluates the opportunity to transition the Transit Shed from its current office and event space uses back to its historic maritime industrial use. As articulated in the North and West Basin Concept Plan, there is great potential and community benefit to locating the event space at Cap Sante Marina. There are likely building cost savings and organizational efficiencies to co-locating the Port's administrative offices with a new event center. Construction on this new facility will require public investment. These costs can be offset by new revenue generated by the adaptive reuse of the Transit Shed building and commercial development of currently vacant land around Cap Sante Marina. This section of the report describes the elements of this development scenario.

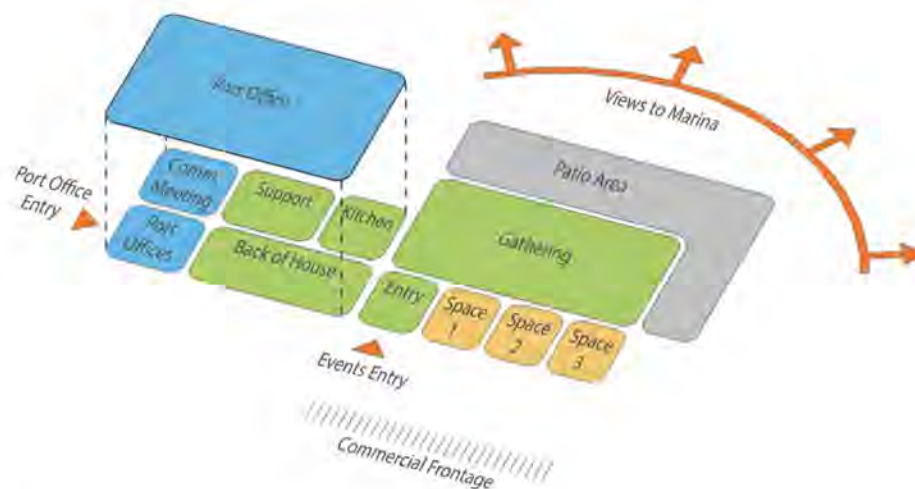
Table H. Summary of Portfolio of Potential Development Projects

USE	SCALE
Event Center and Office	18,210 square feet (350-person capacity)
Commercial Development (example restaurant)	10,000 square feet
Boutique Scale Hotel	25,000 square feet
Upgraded RV Park	50 stalls with utility hook ups
Marine Industrial Use of Transit Shed	16,796 square feet

EVENT CENTER & OFFICE PROGRAMMING

Based on input from the event center users group discussion and input from Port staff, a program for the use and function of a new event center and Port office was prepared. The proposed programming for the new event center and Port office building is a shared 18,210-square-foot building located in the West Basin. This building would include a larger space for the events center that could accommodate 350 people and includes the addition of a warming kitchen and a support room that could be used for people to get dressed or store additional materials. The events space is adjacent to a 3,000 square foot patio leading out towards the marina. The Port offices would occupy approximately 6,940 square feet of space, an increase of about 24 percent compared to the existing office to accommodate growth and improved spatial organization (see Figure 12 below). The new events center and office building would also include three 500-square-foot leasable spaces that would create some commercial frontage along the west side of the building. These leasable spaces could be filled with businesses that provide services for the community, event space users, and the boaters.

Figure 12. Event Center & Office Programming



LEVERAGED OPPORTUNITIES

Restoring Transit Shed to Marine Industrial Use

Once the event center is developed at Cap Sante Marina and the Port staff can move into the new facility, there is an opportunity to transition the Transit Shed back into marine industrial use. There is limited marine industrial land in Anacortes. Current and prospective Port tenants in this area have expressed a need to be able to expand their operations and physical footprint. With the transition of the event space and Port offices to Cap Sante Marina, the Port could lease this space to marine industrial tenants, bringing it back into marine industrial use. The building could be renovated as needed to fit the needs of future tenants.

Tourism Activity in North Basin

The development of an event center in the West Basin could help catalyze development in the North Basin as well. The North and West Basin Plan included conceptual layout for improvements to the RV Park. There are currently 20 RV stalls in the North Basin. The Port is making minor improvements to accommodate 30 RV stalls in 2018. For the purposes of this study, the RV park is proposed to increase to 50 stalls with electrical hookups, include a new bathroom and shower facility, and improve landscaping.

Capitalizing on the advantages of Cap Sante Marina and Anacortes as a tourism destination, the development scenario also includes a boutique-scale hotel. As noted in the Anacortes Futures Project and the City Comprehensive Plan, there is potential for more tourist accommodations to have a positive impact on the local economy. For purposes of this planning effort and to fit the scale and character of Cap Sante Marina, the proposed size of the hotel is two stories tall and approximately 25,000 square feet.

HEAVY HAUL ROUTE

The need to maintain a haul route for oversized cargoes to ship through Pier 2 is an important consideration for redevelopment of the North and West Basin. These cargo movements typically occur only a few times each year and are planned well in advance. While they present a transportation challenge, they are considered to be essential to support existing industry in Anacortes.

Three potential concepts for maintaining a route to connect R and Q Avenues with approximately 45-degree turns were evaluated (see Figure 13). Option A illustrates the current condition which provides sufficient width and turning radii, but it effectively cuts the developable land south of 9th Street in half. Option B demonstrates an option for paved area to be used for parking and vehicular circulation through most of the year, then opened and cleared for oversized cargoes when needed. This option allows for multiple use of infrastructure which could be cost effective but also potentially further complicates intersections along 9th Street. Option C envisions re-aligning 9th Street to provide the needed wide turning radii between R and Q Avenues. This option creates a simpler, more direct transition to Market Street, sets the road further back from the water, enhances the sense of arrival to the W.T. Preston, and creates a large contiguous area for redevelopment on the waterfront. Because of these benefits, Option C is the recommended alternative to support redevelopment and maintain the heavy haul route.

Figure 13. Heavy Haul Route Scenarios



SCENARIO A

Construction of the new hotel, event center, and other future development. Maintains the existing transportation pattern.

SCENARIO B

Moves the heavy haul route north where it is used as a parking lot when it is not needed for truck access. Bollards will block off the intersection at 9th Street and Q Avenue, so that it functions as a single-point-of-access parking lot during most of the year. The remaining land (Area 2) is too small to support the event center, which is moved further south in the West Basin.

SCENARIO C

Realigns the road to create a 45-degree connection between R Avenue and Q Avenue. This road would be designed to accommodate the heavy haul traffic. The former corner of 9th Street and R Avenue is vacated to create additional developable land and a pedestrian-oriented street and plaza.

LEGEND

- | | | | |
|---------------------|----------------|--------------------------|---------|
| Future Event Center | Future Hotel | Future Development | RV Park |
| Heavy Haul Route | Future Parking | Pedestrian-Oriented Area | |

FINANCIAL ANALYSIS

Given the proposed new programming at the Transit Shed and Cap Sante Marina, a 20-year cash flow analysis was prepared to compare the financial performance under: (1) baseline scenario and (2) relocation of Port offices and redevelopment of the Cap Sante Marina properties.

Baseline Scenario

In addition to housing the Port's offices, the Transit Shed hosts numerous events each year such as craft markets and Chamber of Commerce events and is increasingly providing an important service to the broader Anacortes community. Assuming the Port continues to retain the Transit Shed as Port offices and leasable event space, the Port can expect an annual net operating income of \$2,352, projected from 2016 financials. Net present value (NPV) of this income stream over the next 20 years in 2017 value is projected to be \$48,713, at a six percent discount rate.

Hospitality

To understand the performance of an envisioned hotel development at Cap Sante Marina, the Port also conducted a more specific survey of upper-medium class hotels with medium to large scale and a waterfront location in Anacortes and towns in the proximity. A detailed list of the survey can be found in Appendix A. Below are several key takeaways:

- Boutique hotels with premium waterfront or main street locations can achieve a higher daily rate than chains (i.e., Hotel Bellwether [daily asking rate: \$212/\$264 in winter/summer] vs. Four Points by Sheraton Bellingham [daily rate: \$179]).
- Only a handful of hotels in the region are comparable to the envisioned hotel at Cap Sante Marina in terms of scale, location, and views, which include:
 - Majestic Inn & Spa (Anacortes, 52 rooms)
 - Hotel Bellwether (Bellingham, 66 rooms) - best comparable
 - The Chrysalis Inn & Spa (Bellingham, 43 rooms)
 - La Conner Channel Lodge (La Conner, 41 rooms)

Compared to the Majestic Inn & Spa and La Conner Channel Lodge, the potential hotel site on the North Basin of Cap Sante Marina has superior location and views. The North Parking Lot is well-positioned for a two-story hotel development given its location adjacent to the Marina, a strong tourism market, and the lack of new lodging development opportunities in downtown Anacortes.

Redevelopment Scenario

A summary of the financial analysis of the redevelopment scenario is presented in Figures 14 and 15. Descriptions of the projected financial performance for each specific project is described below. As a portfolio, the potential revenue that could be earned through expansion of the RV Park and commercial leases for a hotel and restaurant at Cap Sante Marina as well as marine industrial use of the Transit Shed is projected to offset the costs of construction and operation of a new office and event center.

Figure 14. Five-Year Stabilized Cash Flow

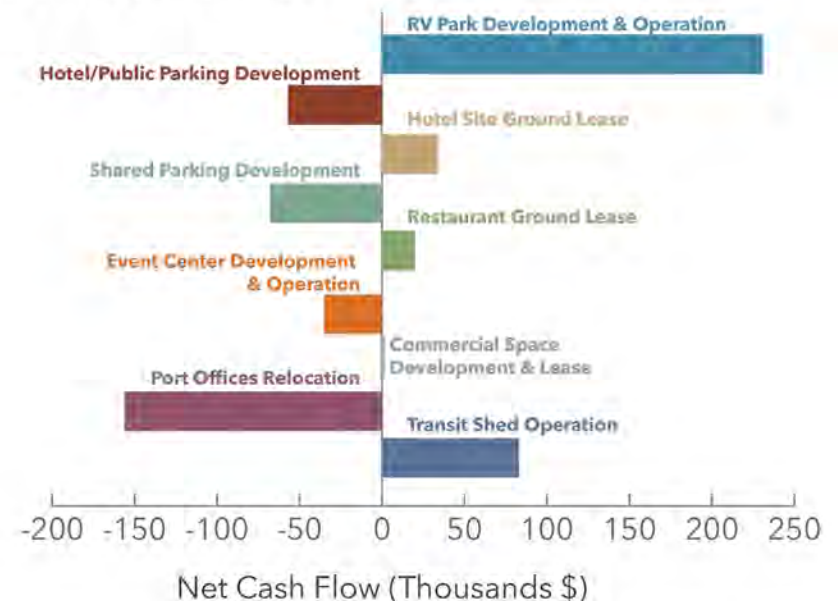


Table I. Summary of Assumptions and Outcomes of the Portfolio

	ASSUMPTIONS	OUTCOME
Transit Shed	• Port office is relocated • Capital improvements completed • Space is repurposed for water-dependent maritime industrial use	• Annual NOI: \$73,414 • 20-Year NPV: \$1,166,000 (netting out capital expenditure, 6% discount rate)
Port Office Relocation	<u>Lease Option</u> • Port leases a 7,000 SF office space <u>Build Option</u> • Port builds a new office space • Port has \$500,000 in cash reserve to fund the development • The remaining costs would be debt financed	<u>Lease Option</u> • Annual base rent and operating expenses: \$145,000 (\$18/SF) <u>Build Option</u> • Total development costs: \$2.1 million (\$300/SF) • Annual debt service and operating expenses: \$152,000
Event Center	• Located adjacent to marina and walking distance from downtown • 9,770 SF event space with 3,000 SF patio • \$1.3 million in grants from partner organizations • Port has \$500,000 in cash reserve to fund the development	• Total development costs: \$3.3 million (\$275/SF) • Annual debt service: \$116,000 • Net revenue (through facility rental fees or master lease): \$71,000
Commercial Space	• Three 500 SF spaces on the ground floor of the event center • Base rent of \$20/SF in NNN lease	• 20-Year NPV: \$173,000 (6% discount rate)
Restaurant	• Ground lease 10,000 SF • Located in the West Basin • \$30 per land square foot	• Annual lease revenue: \$18,000
Hotel	• Ground lease 17,000 SF • \$30 per land square foot • Develop parking lot: \$720,000	• Annual lease revenue: \$30,000 • 20-Year NPV of ground lease revenues: \$346,000 • Annual debt service: \$57,000
RV Park	• Provides utilities and shower rooms • Development cost: \$725,000 • 50 RV stalls • Daily rental rate: \$50	• Annual revenue: \$225,000 (netting operating costs & vacancy) • Annual NOI after debt service: \$198,000 • 20-Year NPV: \$2.5 million

**It is assumed that the office would be the same building as the event center, but the cost has been divided for the full building based on the number of net square feet.*

Summary Findings

The plan to repurpose the Transit Shed, relocate the Port offices and event center elsewhere, and redevelop the Cap Sante properties not only creates a more vibrant waterfront and a better connection to downtown Anacortes, but also leverages some premium real estate assets to boost annual revenue to the Port and creates lasting value. Under this plan, the Port can expect a positive stabilized annual net income of approximately \$50,300. From an NPV perspective, the Port can expect a \$1.41 million value increase of its real estate assets. Among all new development projects, the development and operations of an RV Park contributes over \$231,000 in annual revenue, and over \$2.5 million, or 80 percent of the total value increase.

Comparing the financial performance projected under the two scenarios, and considering the impact on economic development and public realm, the Port would benefit from implementing a plan to relocate the Port offices and redevelop the Cap Sante Marina properties.

Figure 15. 20-Year Net Cash Flow

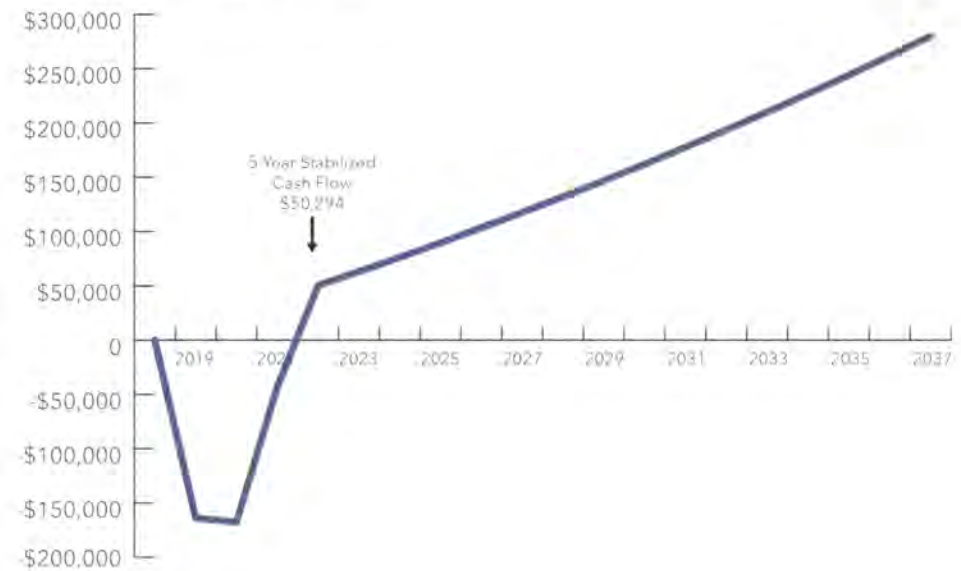


Table J. Development Scenario Financial Performance

	YEAR-5 STABILIZED NET CASH FLOW	CUMULATIVE 20-YEAR NET CASH FLOW (NOMINAL VALUE)	NPV (20 YEARS)
Transit Shed Repurpose	\$83,061	\$3,029,475	\$1,166,176
A. Port Offices Relocation	(\$155,771)	(\$1,053,955)	(\$1,294,123)
B. Event Center Development & Operation	(\$37,580)	\$603,473	(\$416,031)
C. Commercial Space Development & Lease	(\$1,695)	\$596,234	\$172,566
D. Restaurant Development & Lease	\$20,365	\$452,849	\$240,405
E. Shared Parking Development	(\$68,424)	(\$1,366,667)	(\$741,037)
F. Hotel Site Ground Lease	\$34,010	\$692,305	\$346,189
G. Hotel/Public Parking Development	(\$57,020)	(\$1,138,889)	(\$617,531)
H. RV Park Development & Operation	\$231,393	\$5,007,007	\$2,548,769
Total	\$50,294	\$6,821,833	\$1,405,382

ECONOMIC IMPACT ANALYSIS

In order to understand the economic impact of the development scenario, the Port used data from current tenants regarding the number of jobs they provide as well as data from the Washington State Public Ports Economic Impact and Jobs Analysis on average benefits and compensation in various port sectors.⁵ The findings from this analysis are summarized in Table K.

In Skagit County, the population has been growing by four percent annually over the past five years. During that time the unemployment rate has dropped one percent. However, while Anacortes has grown

in population, the unemployment rate has remained the same (5.7 percent) between 2011 and 2016. Based on this analysis, the development scenario would generate 128 new jobs in Anacortes. This would mean one job per three unemployed people in Anacortes and one job per 32 unemployed people in the county. Additionally, Port jobs provide a median hourly wage of \$33.45, which is 12 percent higher than that of Anacortes (\$29.77) and 23 percent higher than that of Skagit County (\$27.13). In total, this would mean approximately \$6.8 million in new wages.

Table K. Economic Impact Analysis

Proposed Uses	# NEW DIRECT JOBS	SF BLDG SPACE	SF/ EMPLOYEE	AVERAGE BENEFITS & COMPENSATION	INDIRECT JOBS	INDUCED JOBS
Adaptive reuse of Transit Shed	15	16,796	1099.5	\$82,100	2	14
Restaurant	34	10,000	297.2	\$48,700	14	22
Leased Commercial Space (in new event space)	3	1,500	436.98	\$48,700	1	2
Hotel	76	33,400	436.98	\$48,700	31	50
TOTAL NEW JOBS	128				48	88
TOTAL NEW WAGES (from direct jobs)	\$ 6,782,317.40					

Source: Washington State Ports Economic Impact and Job Analysis, 2017

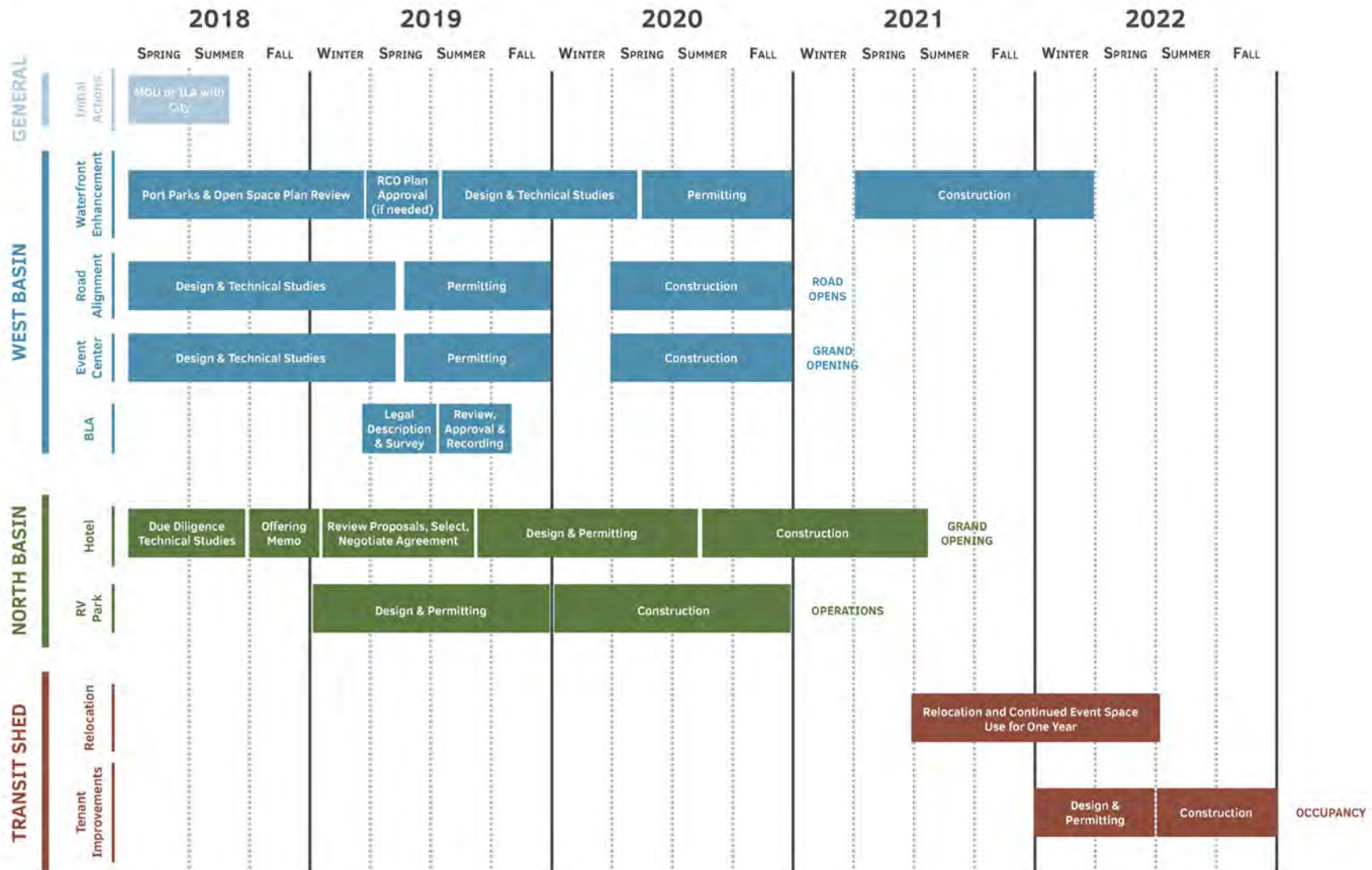
⁵ Community Attributes Inc. (2017). *Washington State Public Ports Economic Impact and Jobs Analysis* (United States, Washington Public Ports Association).

IMPLEMENTATION STRATEGY

INITIAL ACTIONS
DESIGN & PERMITTING
WEST BASIN
NORTH BASIN
TRANSIT SHED
FUNDING
ACTION STEPS

The development scenario includes multiple projects that will need to be coordinated to achieve the Port's overall goals. To organize and manage implementation of these projects, a phasing diagram (Figure 16) and table of action steps have been created (see page 43). The implementation strategy is organized into four components: general initial actions, West Basin, North Basin, and Transit Shed.

Figure 16. Implementation Timeline



INITIAL ACTIONS

Interlocal Agreement

There are several initial action steps that need to be taken that would allow multiple elements of the implementation strategy to proceed in parallel. The first key action step (see table on page 43) is to enter into an Interlocal Agreement (ILA) or Memorandum of Agreement (MOA) between the Port and City, which are authorized under Washington's Interlocal Cooperation Act (RCW 39.34). The ILA or MOA would memorialize a shared purpose, goals, and a set of actions. The agreement would provide the Port with the confidence it needs to invest its funds and similarly to demonstrate to funders and private investors the commitment of the local governments to a shared plan. The agreement should:

- Incorporate the goals of the Port as stated in this report and its Comprehensive Plan and the goals of the City's Comprehensive Plan and Shoreline Master Program.
- Outline the key actions to be taken to redevelop the North and West Basins of Cap Sante Marina (as identified in the Action Steps table).
- Commit both agencies to incorporating respective actions in their Capital Improvement Plans and allocating their own funds and seeking outside funds to support implementation.

Establish Advisory Committee

There is strong community interest in the Port's waterfront properties and the event center in particular. The input from the event center user group was fundamental to this study. The Port has had long-term success with its standing Marina Advisory Committee and Marine Terminal Advisory Committee. It is recommended that the Port establish an advisory committee for the event center project. This committee could include participants in the user group as well as representatives from the City and boating community. The role of the advisory committee would be to provide input into the design process for the new event center and adjacent public improvements such as a public plaza and extension of the waterfront esplanade.

Build and Maintain Partnerships

The proposed real estate development projects are in line with the Port's economic and community development mission. They will have the greatest chance at success if conducted in partnership with the City, Skagit County, Economic Development Alliance of Skagit County, and the private sector. The Port has strong relationships with these different organizations and potential roles and contributions are outlined in the Action Steps table on page 43.

Coordinated Schematic Design

While each of the proposed projects will need to be designed and constructed individually, it is recommended that in the preliminary phase of design they be coordinated as one project. A coordinated schematic design for the North and West Basin will ensure that the public spaces and road circulation are aligned and building pads are located to optimize views and accessibility. Technical studies such as cultural resources, natural resources, and geotechnical assessment will also be needed to support detailed design. It may be cost effective to conduct these studies for the entire study area than individually for each project.

DESIGN & PERMITTING

Each of the projects in the development scenario will need to go through the steps of architectural and engineering design, permitting, and then construction as outlined in the Implementation Process diagram and Action Steps table (pages 35 and 43, respectively).

The City will be the primary regulatory authority for permitting the projects. Public ports in Washington do have the ability to serve as the lead agency for State Environmental Policy Act (SEPA) review of their projects. Since the properties are located within 200 feet of the water, the projects will require Shoreline Substantial Development Permits. The Port should consider conducting SEPA review and obtaining the required permits for the suite of projects proposed in the North and West Basins. The benefits of this approach would be:

- Ensuring that the environmental review and permitting process adequately considers the cumulative impacts of the multiple projects.
- Creating the efficiency of one coordinated review and permitting process.
- Providing certainty and reducing time of construction for a private developer when SEPA review and shoreline permitting have already been completed.

Additional permits expected to be required for these projects include:

- Grading Permit
- Construction Stormwater Permit
- Building Permit
- Mechanical, Electrical, and Plumbing Permits

If projects such as the waterfront esplanade and enhancements to the shoreline require work below the ordinary high water mark, they would also be required to obtain the following state and federal permits.

Clean Water Act Section 404

Section 404 of the Clean Water Act establishes a program to regulate the discharge of dredged or fill material into waters of the United

States, including wetlands. Activities in waters of the United States regulated under this program include fill for development, water resource projects, and infrastructure development. Section 404 requires a permit before dredged or fill material may be discharged into waters of the United States, unless the activity is exempt from Section 404 regulation (e.g., certain farming and forestry activities).

Section 10 Rivers and Harbors Act Permit

Section 10 of the Rivers and Harbors Act of 1899 prohibits obstruction of the navigable capacity of any of the waters of the United States.

Hydraulic Project Approval

Washington State's Department of Fish and Wildlife administers the Hydraulic Project Approval with the purpose of minimizing impacts from projects on fish and shellfish populations and their habitat.

Required Review and Consultations

The federal permit process also requires additional review and consultation, including the following:

- Section 401 Water Quality Certificate and Coastal Zone Management Act Consistency Certification (issued by Ecology)
- National Environmental Policy Act (lead agency is the U.S. Army Corps of Engineers [COE], based on the Section 404 and Section 10 permitting authorities)
- National Historic Preservation Act–Section 106 Consultation (lead agency is the COE, with consultation by Native American tribes and the state Historic Preservation Office)
- Endangered Species Act–Section 7 Consultation (review by the National Marine Fisheries Service)

Additional information on implementation of projects in the West Basin, North Basin, and the Transit Shed are provided in the following sections.

WEST BASIN

Waterfront Enhancement

There is potential for significant waterfront enhancements for public access and natural habitat in the development scenario. The proposed re-alignment of 9th Street would provide space for a public plaza, extension of the waterfront esplanade, and natural habitat enhancements along the shoreline. There is strong potential to obtain state grant funding through the Recreation and Conservation Office (RCO) to support these improvements (see the Funding section on page 41 for more details). Some of these grants require that a Parks, Recreation and Open Space Plan be approved by the State.

Road Realignment

The realignment of 9th Street and the heavy haul route will be fundamental to siting the proposed event center and other uses. Design of the roads will require cooperation and partnership between the City and the Port. It is recommended that the realignment and conceptual cross section design for the roads be incorporated in the schematic design for the North and West Basins. After the schematic design is completed, it may be most appropriate for the City to take the lead role on final design and construction of the roads as public infrastructure.

Event Center & Office Space

As noted above, it is recommended that an advisory committee be established to guide design of the event center and office space. This will allow for in-depth analysis and input from community representatives that would complement traditional open house meetings through a design process. Engaging with future users of the event center during the design process will ensure that the facility meets their needs and expectations. The Port should consider establishing a policy that it will continue to provide a reduced rental rate for non-profit, education, and government events in the new facility.

Boundary Line Adjustment

As is common in waterfronts with historically filled lands and former rail lines, the current configuration of legal property boundaries is complicated and not conducive to redevelopment plans. Following completion of the schematic design, the Port should apply to the City to adjust the property boundary lines to create rational parcels that align with proposed locations of buildings, roads, and public spaces. The boundary line adjustment process is an administrative review that allows for alteration of legal lots where no new lots are created (AMC 16.08.070). The boundary line adjustment process requires preparation of a survey and legal descriptions for the proposed parcels. The land in both the West Basin and North Basin should be included in the boundary line adjustment.

NORTH BASIN

Hotel

The process of engaging with the market and securing private investment in the North Basin would be accomplished in two phases.

PHASE 1: MARKET ENGAGEMENT

Marketing development sites is essentially a managed conversation with potential developers and investors. The Port would initiate the conversation through issuing an Offering Memorandum. The Offering Memorandum is a brief document that presents redevelopment opportunities and outlines the process whereby various private sector entities may participate. The Offering Memorandum is essentially a request for proposals for use of the property. To be effective, the Offering Memorandum should both make a compelling case for investment at Cap Sante Marina and provide the essential information that a private developer would need to be able to prepare a conceptual plan and financial analysis for the property. This would include:

- Define the process for the Port and offer respondents:
 - Clearly present pricing information, minimum requirements for responses, and response timing expectations.
 - Identify the Port's target terms or minimum acceptance terms.
 - Develop an outreach strategy. This includes identifying the appropriate outreach channels, such as commercial multiple listing services (CBA, CoStar, etc.), the Port's website, and association groups related to the target audience.
 - Create a communication protocol and tracking system between the Port, its broker (if used), and prospective developer/operators.
- Statement of the Port's intent and vision for the future of Cap Sante Marina.
- Outline of public or private commitments to improvements in the area, such as the recommended Interlocal Agreement between the Port and City, public infrastructure improvements, and recent or planned private investments.

- Clear definition of the available property, including boundary survey and title report.
- Assessment of market potential (relying largely on information provided in the Market Assessment section of this report).
- Information on the physical and regulatory conditions of the property. The information provided in the Existing Conditions section of this report provides a baseline of information that could be supplemented with technical studies including a cultural resources assessment, geotechnical assessment, and natural resources assessment of the property.

The Port should proactively engage with the market to discuss how the opportunity can help a developer achieve their goals. As with any conversation, effective listening to gain feedback from the market improves the Port's ability to correctly position the asset. Working closely with stakeholders, the Port would launch the marketing campaign through the following steps:

- Dissemination of the Offering Memorandum to a target list of developers.
- Creation of a due diligence repository that allows interested parties to initiate underwriting and due diligence.
- Directly engage with international, national, regional, and local developers through phone conferences, meetings/site tours, and email.
- Work proactively to develop responsive proposals.

This hands-on approach to the marketing and deal development process is intended to get market participants to prioritize Cap Sante Marina above other development opportunities and prepare proposals that are competitive. The market engagement phase of the process concludes at the deadline for proposal submittals. The process is designed to solicit the most informed, competitive, and responsive proposals that the real estate development community can produce.

PHASE 2: ANALYSIS, NEGOTIATION & DOCUMENTATION

This phase of the process includes evaluating responses, then developing a negotiation strategy, selecting the best-fit proposal(s), and working through the process of documenting the agreement(s). During this phase, the Port would:

- Analyze Offering Memorandum responses with a summary evaluation, financial comparison, and recommendation
- Work with staff to formulate a negotiation strategy
- Facilitate multi-party proposal refinement/clarification/negotiation
- Select the best proposal for exclusive negotiation and documentation

This phase of the process concludes with final agreements and supporting analyses for consideration and approval by the Port Commission.

RV Parking

The Port is currently in the process of making minor cosmetic improvements to the existing RV Park in the North Basin. The improvements envisioned in the development scenario will require design and construction of utility connections, gravel or paved RV parking pads, and a new shower and restroom facility.

TRANSIT SHED

The Transit Shed will continue to be used for the Port's administrative offices and the event center until the new facility is constructed. The Port should consider continuing to make the transit shed available for events for one year after the new facility is open to accommodate the need for advanced planning and scheduling of events and ensure a smooth transition.

It is assumed that some renovation will be needed to make the Transit Shed a functional space for marine industrial uses again. Design and permitting of any needed tenant improvements can be completed after a lease agreement is reached. It will be advantageous to conduct piling and structural improvements before the facility is occupied by a new tenant.

FUNDING

As shown in the financial analysis section (page 30), development will require a substantial capital investment. The Port is currently in a relatively strong position to invest its own resources in these projects. The Port has been directing funds in an account to be used to support capital improvement projects. The Port has also been very cautious in use of its debt capacity. The Port currently has three outstanding general obligation bonds, which mature between 2018 and 2024. As needed, the Port has capacity to issue bonds to support construction projects.

There are a number of funding sources available to the Port to support projects with community, economic, and environmental benefits. The following section briefly describes a number of the most promising funding opportunities.

City of Anacortes

LODGING TAX ADVISORY COMMITTEE (LTAC)

The City collects a tax on the furnishing of lodging by hotels and motels. State law (RCW 67.28.1816) allows the City to spend that lodging tax revenue only on:

- Tourism marketing.
- The marketing and operations of special events and festivals designed to attract tourists.
- Supporting the operations and capital expenditures of tourism-related facilities owned or operated by a municipality or a public facilities district created under chapters 35.57 and 36.100 RCW.
- Supporting the operations of tourism-related facilities owned or operated by nonprofit organizations described under 26 U.S.C. Sec. 501(c)(3) and 26 U.S.C. Sec. 501(c)(6) of the internal revenue code of 1986, as amended.

The City's goals for the use of the lodging tax funds is to attract visitors to Anacortes, both for overnight stays and day trips. Tourist visits to Anacortes' unique offerings of shopping, quality restaurants, and art galleries help ensure the economic vitality of these enterprises and the livelihood of downtown Anacortes. The City also intends lodging tax funds to:

- Increase hotel occupancy in Anacortes by extending length and frequency of overnight stays.
- Increase visitors and overnight stays during the off season (October-May).
- Provide visitor attractions and/or promote the area's existing attractions including the Anacortes waterfront.
- Partner with other Anacortes organizations including government, nonprofit, and for-profit enterprises.
- Attract more businesses to Anacortes to generate additional business for hotels and motels.
- Improve the City's overall image to stimulate positive customer awareness.
- Demonstrate capacity to implement a successful and sustainable event or program.
- LTAC reviews and comments on applications for use of the lodging tax revenue, and the City Council approves contracts for use of the revenue.

This program appears to be a good fit for funding the event center as a tourism-related facility.

Skagit County

ECONOMIC DEVELOPMENT FUNDS (EDF)

Counties in Washington State are allocated a certain portion of the sales or use tax collected. In Skagit County, these funds are deposited into a special fund in Skagit County called the “Distressed County Public Facilities Fund,” which can be used for public facility construction projects that promote the creation, attraction, expansion, and retention of businesses and create or retain family wage jobs. The Port can apply for funding from this fund up to \$500,000 per grant cycle.

ECONOMIC DEVELOPMENT ALLIANCE OF SKAGIT COUNTY (under development)

The Economic Development Alliance of Skagit County, in conjunction with area Chambers of Commerce, hoteliers, and other supporters, is developing the Skagit Tourism Promotion Area (TPA). TPA will be funded by a \$2 per night fee collected by lodging businesses with 40 or more rooms. TPA funds will be used to promote the area as a tourism destination.

Washington State

Washington State has a number of grant programs to promote economic development, waterfront access, and public recreation.

COMMUNITY ECONOMIC REVITALIZATION BOARD (CERB)

Committed Private Partner Program

In addition to the planning grants (which funded this study), CERB provides funding assistance to communities to finance public facility construction necessary to create private sector jobs. The funds can support acquisition, construction, or improvement of public infrastructure. The Committed Private Partner Construction Program

requires an eligible private business commitment as part of the public entity’s application. The applicant and business must provide evidence that a private development or expansion is ready to occur and that the private development is contingent upon the approval of CERB funds. CERB requires that the project generate either significant job creation or significant private investment in order to be eligible for funding. This funding program provides a mix of grants and low interest loans up to \$1 million. The local government applicant is required to provide at least 10 percent in matching funds.

WASHINGTON STATE RECREATION & CONSERVATION OFFICE

Aquatic Lands Enhancement Account (ALEA)

ALEA provides financial assistance for projects, including land acquisition, restoration, improvement of aquatic lands for public purposes, and public access. It supports projects intended to restore ecological functions and/or develop attractive public uses. Specifically ALEA funds five major types of projects: habitat, research, education, facility development, and artificial production. Projects that include acquisition, restoration, and improvement of aquatic lands are eligible. The Port can apply for funding from this fund up to \$1 million depending on the project scope. A 10 percent match is required for local agencies.

Washington Wildlife Recreation Program (WWRP)

This program provides funding for a broad range of land protection and outdoor recreation projects, including park acquisition and development, habitat conservation, farmland preservation, and construction of outdoor recreation facilities. The purpose is to preserve potential outdoor recreational space and protect it from future development. Eligible projects include land acquisition, including leases and easements, to limit future development as well as ecological restoration, bank stabilization, and channel reconfiguration. The Port can apply for funding from this fund up to \$1 million depending on the project scope. A 50 percent match is required.

ACTION STEPS

	ACTION STEP	PORT ROLE	CITY ROLE	OTHERS PARTNERS	TIMING	FUNDING SOURCES
1.0	Enter into ILA or MOA between City and Port memorializing commitment to the Redevelopment Strategy	Collaboratively draft and adopt	Collaboratively draft and adopt		Spring 2018	
WEST BASIN						
2.0	Waterfront Esplanade and Shoreline Enhancement					
2.1	Review existing City and Port Parks Plans for compliance with RCO requirements	Lead			Spring 2018 - Winter 2019	Port Funds
2.2	RCO Approval of Plan (if needed)	Lead			Spring 2019	
2.3	Collaborative Design Process & Technical Studies (Geotechnical, Cultural Resource, Natural Resource)	Lead Design Process	Support	Advisory Group	Summer 2019 - Spring 2020	Port Funds
2.4	Permitting (SEPA Review, Shoreline Permit, Building Permit)	SEPA Lead Agency	Regulatory Authority for Local Permits		Spring 2020 - Fall 2020	Port Funds
2.5	Construction	Lead Contractor Procurement and Construction Oversight	Support		Spring 2021 - Winter 2022	Port Funds, ALEA, WWRP
3.0	Road Realignment					
3.1	Design & Technical Studies (Geotechnical, Cultural Resource, Natural Resource)	Support as Design and Funding Partner	Lead Design Process		Spring 2018 - Spring 2019	City and Port Funds
3.2	Streetscape and Wayfinding to Downtown					
3.2	Permitting (SEPA Review, Shoreline Permit, Construction Permits)	Support	Lead Agency and Regulatory Authority		Spring 2019 - Fall 2019	City and Port Funds
3.3	Construction	Support as Funding Partner	Lead Contractor Procurement & Construction Oversight		Spring 2020 - Fall 2020	City and Port Funds
4.0	Event Center and Office Building					
4.1	Collaborative Design Process & Technical Studies (Geotechnical, Cultural Resource, Natural Resource)	Lead Design Process		Advisory Group	Spring 2018 - Spring 2019	Port Funds
4.2	Permitting (SEPA Review, Shoreline Permit, Building Permit)	SEPA Lead Agency	Regulatory Authority for Local Permits		Spring 2019 - Fall 2019	Port Funds
4.3	Construction	Lead Contractor Procurement and Construction Oversight	Support		Spring 2020 - Fall 2020	Port Funds, ALEA, WWRP, State Grant, EDF
4.4	Grand Opening				Winter 2021	Port Funds, LTAC

ACTION STEP		PORT ROLE	CITY ROLE	OTHERS PARTNERS	TIMING	FUNDING SOURCES
WEST BASIN						
5.0	Boundary Line Adjustment (North & West Basins)					
5.1	Prepare Legal Description and Survey	Lead	Regulatory Authority for Review & Approval		Spring 2019	Port Funds
5.2	Review and Approval and Recording	Lead	Regulatory Authority for Review & Approval	Record legal lots with County clerk	Summer 2019	Port Funds
NORTH BASIN						
6.0	Hotel Development Opportunity Site					
6.1	Due Diligence Technical Studies (Geotechnical, Environmental, Cultural Resource, Environmental, Title Research)	Conduct studies in coordination with the event center and office building	Support		Spring 2018 – Summer 2018	Port Funds
6.2	Issue Offering Memorandum	Lead	Support	Private Parties Review and Respond	Fall 2018	
6.3	Review Proposers and Select	Lead	Support	Private Parties Participate in Interviews and Evaluation Process	Winter 2019 – Summer 2019	
6.4	Negotiate Agreement	Lead	Support	Private Party engaged	Summer 2019	
6.5	Design and Permitting	SEPA Lead Agency	Regulatory Authority for Local Permits	Private Party Lead	Summer 2019 – Summer 2020	Port Funds & Private Party
6.6	Construction	Provide Oversight	Provide Oversight	Private Party Lead	Summer 2020 – Summer 2021	Port Funds & Private Party, EDF
6.7	Grand Opening			Private Party Lead	Summer 2021	
7.0	RV Park					
7.1	Design and Permitting	Lead	N/A		Winter 2019 – Fall 2019	Port Funds, LTAC, EDASC
7.2	Construction	Lead	N/A		Winter 2020 – Fall 2020	Port Funds, LTAC
7.3	Operations	Lead	N/A		Winter 2021 onward	Port Funds

ACTION STEP		PORT ROLE	CITY ROLE	OTHERS PARTNERS	TIMING	FUNDING SOURCES
TRANSIT SHED						
8.0	Relocation					
8.1	Move Port Office and Equipment	Lead	N/A		Summer 2021	Port Funds
8.2	Lease Facility to New Tenant	Lead	N/A		Summer 2022	Port Funds
9.0	Tenant Improvements					
9.1	Design	Lead or Review		Regulatory Authority for Local Permits	Winter 2022	Tenant
9.2	Permitting and Approvals	Lead or Oversight	Regulatory Authority for Local Permits	Tenant Lead or Review	Spring 2022	Tenant
9.3	Construction	Lead or Oversight		Tenant Lead or Review DNR Review/ Approval	Summer 2022 - Fall 2022	Tenant, CERB
9.3	New Tenant Occupancy	Lead or Oversight			Winter 2023	Tenant

APPENDIX A

Anacortes Hotels Survey

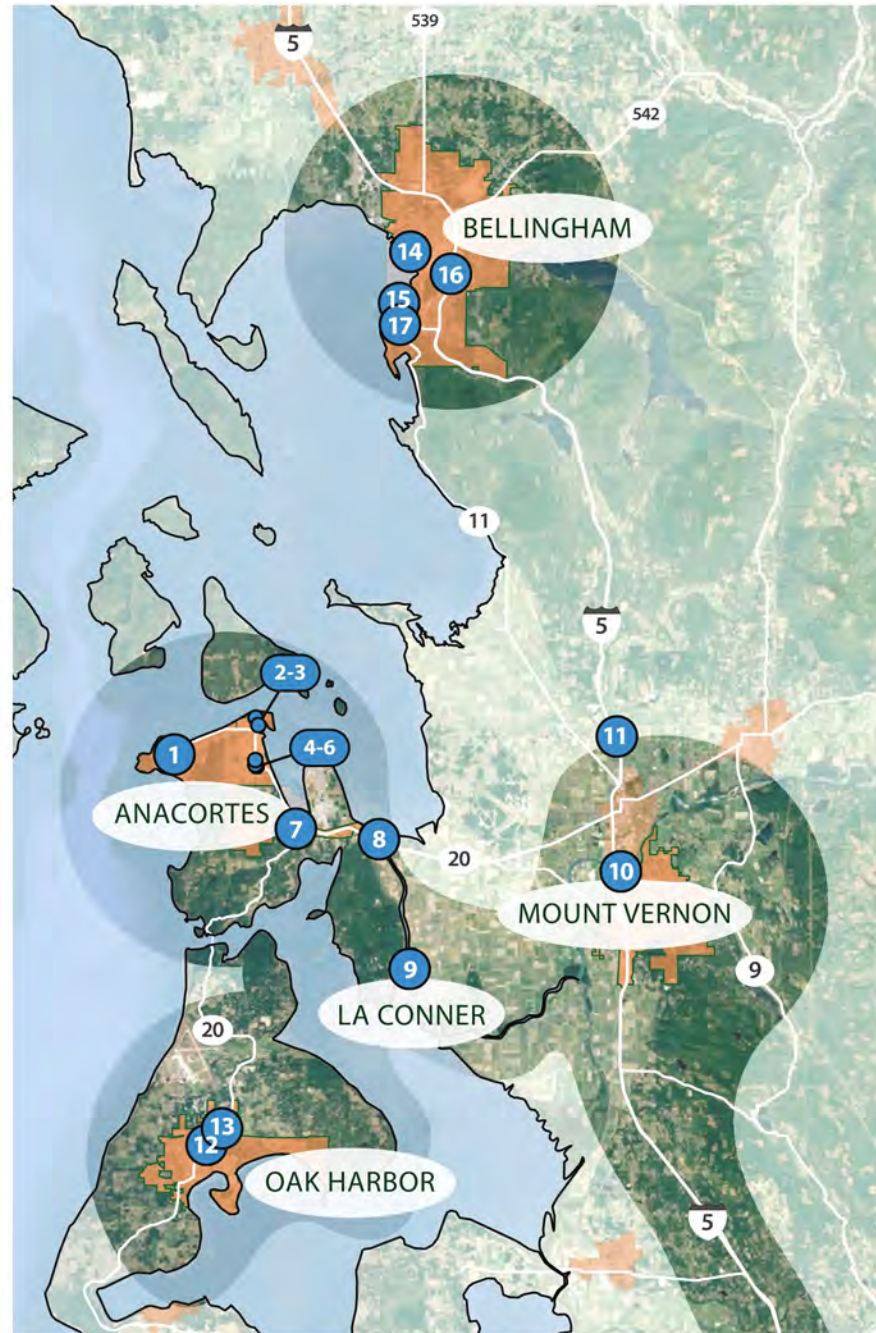
Hotel Market Analysis

ANACORTES

1		Ship Harbor Inn 30 Rooms Daily Rate: \$120/\$175 (winter/summer)
2		Majestic Inn & Spa 52 Rooms Daily Rate: \$154/\$244 (winter/summer)
3		Cap Sante Inn 34 Rooms Daily Rate: \$90/\$110 (winter/summer)
4		Anacortes Inn 44 Rooms Daily Rate: \$85/\$175 (winter/summer)
5		Marina Inn 52 Rooms Daily Rate: \$84/\$150 (winter/summer)
6		Islands Inn 36 Rooms Daily Rate: \$70/\$100 (winter/summer)
7		Fidalgo Country Inn 50 Rooms Daily Rate: \$70/\$120 (winter/summer)
8		Swinomish Casino & Lodge 90 Rooms Daily Rate: \$149/\$189 (winter/summer)

LA CONNER

9		La Conner Channel Lodge 41 Rooms Daily Rate: \$167/\$188 (winter/summer)
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MT VERNON

9		Best Western Plus Skagit Valley Inn and Convention Center 120 Rooms Daily Rate: \$125/\$135 (winter/summer)
10		Fairfield Inn & Suites Burlington 78 Rooms Daily Rate: \$124/\$179 (winter/summer)

OAK HARBOR

12		Best Western Plus Oak Harbor Hotel and Conference Center 80 Rooms Daily Rate: \$129/\$149 (winter/summer)
13		Candlewood Suites Oak Harbor 80 Rooms Daily Rate: \$129/\$139 (winter/summer)

BELLINGHAM

14		Hotel Bellwether 66 Rooms Daily Rate: \$212/\$264 (winter/summer)
15		The Chrysalis Inn & Spa 43 Rooms Daily Rate: \$229
16		Four Points by Sheraton Bellingham Hotel & Conference Center 132 Rooms Daily Rate: \$179
17		Fairhaven Village Inn 22 Rooms Daily Rate: \$209/\$239 (winter/summer)

Trend # 938611_SADIM / Created December 11, 2017

Trend Report - Anacortes_HotelsReport

January 2011 to October 2017 Currency : USD - US Dollar



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735 East Main Street, Hendersonville, TN 37075

T: +1 615 824 8664

trends@str.com www.str.com

Blue Fin Building, 110 Southwark Street, London SE1 0TA

T: +44 (0)20 7922 1930

hoteltrends@str.com www.str.com

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Source: 2017 STR, Inc. / STR Global, Ltd. trading as "STR".

Tab 2 - Data by Measure

Anacortes_HotelsReport

Job Number: 938611_SADIM Staff: CW Created: December 11, 2017

Occupancy (%)														
	January	February	March	April	May	June	July	August	September	October	November	December	Total Year	Oct YTD
2011	39.9	46.7	53.9	62.6	60.3	68.3	79.0	81.5	73.6	67.6	50.5	42.6	60.6	63.5
2012	41.9	52.9	69.6	73.9	65.3	75.2	79.9	85.7	70.9	57.1	57.2	49.6	65.1	67.6
2013	44.4	53.6	66.6	63.8	57.5	67.2	77.4	87.0	72.6	55.0	53.8	45.6	62.1	64.6
2014	44.6	55.3	65.7	61.3	58.4	71.0	80.8	88.4	72.7	58.3	54.7	46.0	63.2	65.7
2015	44.4	55.3	63.5	72.5	63.9	74.1	81.2	82.0	70.7	56.3	52.5	47.0	63.6	66.4
2016	46.7	53.4	58.3	62.7	64.6	72.1	77.7	81.8	72.1	59.6	53.5	50.5	62.8	65.0
2017	53.0	68.2	69.9	72.0	69.9	75.4	82.7	82.5	75.4	71.5				72.1
Avg	45.1	55.2	64.0	67.0	62.9	71.9	79.8	84.2	72.6	60.7	53.7	46.9	62.9	66.4

ADR (\$)														
	January	February	March	April	May	June	July	August	September	October	November	December	Total Year	Oct YTD
2011	79.68	81.13	81.57	83.41	84.47	92.82	97.24	100.14	90.94	82.80	83.50	81.02	87.89	88.70
2012	80.88	80.07	81.47	84.02	85.38	91.90	95.13	99.36	93.93	88.23	87.10	85.85	88.79	89.16
2013	84.12	85.61	84.92	88.87	90.76	98.38	101.50	106.31	95.92	89.53	87.40	85.15	92.80	93.80
2014	81.96	84.27	85.15	89.78	89.87	97.99	104.37	112.53	99.26	91.67	90.83	84.63	94.39	95.38
2015	84.67	86.17	87.38	93.21	95.33	106.14	113.89	116.30	104.18	94.12	93.02	88.78	98.70	99.86
2016	87.08	89.38	90.50	95.98	98.25	107.81	116.40	116.95	107.43	95.38	90.14	89.02	100.49	102.24
2017	87.18	87.46	90.73	94.29	96.32	107.45	115.26	118.06	109.90	97.35				101.52
Avg	83.91	85.12	86.08	90.04	91.72	100.52	106.40	109.98	100.35	91.41	88.74	85.91	93.94	95.99

RevPAR (\$)														
	January	February	March	April	May	June	July	August	September	October	November	December	Total Year	Oct YTD
2011	31.81	37.87	43.97	52.21	50.90	63.40	76.86	81.65	66.95	55.98	42.14	34.49	53.28	56.29
2012	33.92	42.36	56.69	62.10	55.78	69.09	76.04	85.17	66.58	50.34	49.80	42.59	57.83	60.24
2013	37.32	45.90	56.58	56.71	52.22	66.07	78.58	92.51	69.60	49.21	47.00	38.80	57.61	60.57
2014	36.52	46.60	55.99	55.06	52.52	69.56	84.37	99.52	72.21	53.40	49.64	38.94	59.61	62.70
2015	37.60	47.62	55.52	67.57	60.91	78.68	92.43	95.31	73.63	53.01	48.85	41.72	62.81	66.34
2016	40.63	47.74	52.72	60.23	63.43	77.76	90.41	95.66	77.51	56.82	48.27	44.95	63.10	66.42
2017	46.19	59.69	63.42	67.90	67.33	81.05	95.30	97.43	82.86	69.56				73.16
Avg	37.81	46.96	55.07	60.32	57.66	72.31	84.93	92.57	72.82	55.47	47.68	40.31	59.11	63.76

Supply	January	February	March	April	May	June	July	August	September	October	November	December	Total Year	Oct YTD
2011	77,500	70,000	77,500	75,000	77,500	75,000	77,500	77,500	75,000	77,500	75,000	77,500	912,500	760,000
2012	77,500	70,000	77,500	77,940	80,538	80,430	83,080	83,080	80,400	83,080	80,400	83,080	957,028	793,548
2013	83,080	75,040	83,018	80,340	83,018	80,340	83,018	83,018	80,340	83,018	80,340	83,018	977,588	814,230
2014	83,018	74,984	83,018	80,340	83,018	80,340	83,018	83,018	80,340	83,018	80,340	83,018	977,470	814,112
2015	83,018	74,984	83,018	80,340	83,018	80,340	83,018	83,018	80,340	83,018	80,340	83,018	977,470	814,112
2016	83,018	74,984	83,018	80,340	83,018	80,340	83,018	83,018	80,340	83,018	80,340	83,018	977,470	814,112
2017	83,018	74,984	83,018	80,340	83,018	80,340	83,018	83,018	80,340	83,018				814,112
Avg	81,450	73,568	81,441	79,234	81,875	79,590	82,239	82,239	79,586	82,239	79,460	82,109	963,254	803,461

Demand	January	February	March	April	May	June	July	August	September	October	November	December	Total Year	Oct YTD
2011	30,937	32,678	41,778	46,951	46,698	51,225	61,252	63,193	55,215	52,396	37,854	32,988	553,165	482,323
2012	32,504	37,035	53,926	57,607	52,612	60,466	66,406	71,215	56,987	47,401	45,965	41,213	623,337	536,159
2013	36,865	40,232	55,314	51,260	47,762	53,958	64,272	72,242	58,292	45,627	43,206	37,825	606,855	525,824
2014	36,996	41,469	54,584	49,269	48,515	57,034	67,112	73,422	58,442	48,358	43,909	38,195	617,305	535,201
2015	36,864	41,437	52,749	58,243	53,044	59,555	67,373	68,036	56,782	46,760	42,190	39,014	622,047	540,843
2016	38,731	40,052	48,360	50,410	53,598	57,947	64,482	67,906	57,963	49,453	43,019	41,924	613,845	528,902
2017	43,986	51,176	58,032	57,855	58,032	60,598	68,642	68,506	60,576	59,320				586,723
Avg	36,698	40,583	52,106	53,085	51,466	57,255	65,648	69,217	57,751	49,902	42,691	38,527	606,092	533,711

Revenue (\$)														Total Year	Oct YTD
	January	February	March	April	May	June	July	August	September	October	November	December			
2011	2,465,187	2,651,009	3,407,714	3,916,088	3,944,493	4,754,627	5,956,340	6,328,070	5,021,498	4,338,476	3,160,812	2,672,610	48,616,924	42,783,502	
2012	2,629,028	2,965,282	4,393,487	4,839,903	4,492,049	5,556,840	6,317,348	7,076,163	5,352,731	4,181,985	4,003,598	3,538,275	55,346,689	47,804,816	
2013	3,100,906	3,444,157	4,697,074	4,555,680	4,335,067	5,308,198	6,523,727	7,680,370	5,591,265	4,085,080	3,776,357	3,220,806	56,318,687	49,321,524	
2014	3,032,127	3,494,570	4,647,814	4,423,554	4,360,199	5,588,701	7,004,592	8,261,920	5,801,118	4,432,859	3,988,474	3,232,317	58,268,245	51,047,454	
2015	3,121,220	3,570,607	4,609,387	5,428,723	5,056,607	6,321,185	7,673,021	7,912,411	5,915,649	4,401,151	3,924,347	3,463,590	61,397,898	54,009,961	
2016	3,372,711	3,580,042	4,376,629	4,838,526	5,266,004	6,247,466	7,505,971	7,941,638	6,226,839	4,716,840	3,877,706	3,732,012	61,682,384	54,072,666	
2017	3,834,608	4,475,838	5,265,394	5,455,102	5,589,406	6,511,357	7,911,994	8,088,041	6,657,124	5,775,053				59,563,917	
Avg	3,079,398	3,454,501	4,485,357	4,779,654	4,720,546	5,755,482	6,984,713	7,612,659	5,795,175	4,561,635	3,788,549	3,309,935	56,938,471	51,229,120	

Tab 3 - Percent Change from Previous Year - Detail by Measure

Anacortes_HotelsReport

Job Number: 938611_SADIM Staff: CW Created: December 11, 2017

Occupancy														
	January	February	March	April	May	June	July	August	September	October	November	December	Total Year	Oct YTD
2012	5.1	13.3	29.1	18.1	8.4	10.1	1.1	5.1	-3.7	-15.6	13.3	16.5	7.4	6.5
2013	5.8	1.3	-4.2	-13.7	-11.9	-10.7	-3.1	1.5	2.4	-3.7	-5.9	-8.2	-4.7	-4.4
2014	0.4	3.2	-1.3	-3.9	1.6	5.7	4.4	1.6	0.3	6.0	1.6	1.0	1.7	1.8
2015	-0.4	-0.1	-3.4	18.2	9.3	4.4	0.4	-7.3	-2.8	-3.3	-3.9	2.1	0.8	1.1
2016	5.1	-3.3	-8.3	-13.4	1.0	-2.7	-4.3	-0.2	2.1	5.8	2.0	7.5	-1.3	-2.2
2017	13.6	27.8	20.0	14.8	8.3	4.6	6.5	0.9	4.5	20.0				10.9
Avg	4.9	7.0	5.3	3.3	2.8	1.9	0.8	0.3	0.4	1.5	1.4	3.8	0.8	2.3

ADR														
	January	February	March	April	May	June	July	August	September	October	November	December	Total Year	Oct YTD
2012	1.5	-1.3	-0.1	0.7	1.1	-1.0	-2.2	-0.8	3.3	6.6	4.3	6.0	1.0	0.5
2013	4.0	6.9	4.2	5.8	6.3	7.0	6.7	7.0	2.1	1.5	0.3	-0.8	4.5	5.2
2014	-2.6	-1.6	0.3	1.0	-1.0	-0.4	2.8	5.8	3.5	2.4	3.9	-0.6	1.7	1.7
2015	3.3	2.3	2.6	3.8	6.1	8.3	9.1	3.4	5.0	2.7	2.4	4.9	4.6	4.7
2016	2.8	3.7	3.6	3.0	3.1	1.6	2.2	0.6	3.1	1.3	-3.1	0.3	1.8	2.4
2017	0.1	-2.2	0.3	-1.8	-2.0	-0.3	-1.0	1.0	2.3	2.1				-0.7
Avg	1.5	1.3	1.8	2.1	2.3	2.5	3.0	2.8	3.2	2.8	1.6	1.9	2.7	2.3

RevPAR														
	January	February	March	April	May	June	July	August	September	October	November	December	Total Year	Oct YTD
2012	6.6	11.9	28.9	18.9	9.6	9.0	-1.1	4.3	-0.6	-10.1	18.2	23.5	8.5	7.0
2013	10.0	8.3	-0.2	-8.7	-6.4	-4.4	3.3	8.6	4.5	-2.2	-5.6	-8.9	-0.4	0.6
2014	-2.1	1.5	-1.0	-2.9	0.6	5.3	7.4	7.6	3.8	8.5	5.6	0.4	3.5	3.5
2015	2.9	2.2	-0.8	22.7	16.0	13.1	9.5	-4.2	2.0	-0.7	-1.6	7.2	5.4	5.8
2016	8.1	0.3	-5.0	-10.9	4.1	-1.2	-2.2	0.4	5.3	7.2	-1.2	7.7	0.5	0.1
2017	13.7	25.0	20.3	12.7	6.1	4.2	5.4	1.8	6.9	22.4				10.2
Avg	6.5	8.2	7.0	5.3	5.0	4.3	3.7	3.1	3.6	4.2	3.1	6.0	3.5	4.5

Supply	January	February	March	April	May	June	July	August	September	October	November	December	Total Year	Oct YTD
2012	0.0	0.0	0.0	3.9	3.9	7.2	7.2	7.2	7.2	7.2	7.2	7.2	4.9	4.4
2013	7.2	7.2	7.1	3.1	3.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	2.1	2.6
2014	-0.1	-0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	-0.0	-0.0
2015	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2016	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2017	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0				0.0
Avg	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.4	1.4	1.4	1.2

Demand														
	January	February	March	April	May	June	July	August	September	October	November	December	Total Year	Oct YTD
2012	5.1	13.3	29.1	22.7	12.7	18.0	8.4	12.7	3.2	-9.5	21.4	24.9	12.7	11.2
2013	13.4	8.6	2.6	-11.0	-9.2	-10.8	-3.2	1.4	2.3	-3.7	-6.0	-8.2	-2.6	-1.9
2014	0.4	3.1	-1.3	-3.9	1.6	5.7	4.4	1.6	0.3	6.0	1.6	1.0	1.7	1.8
2015	-0.4	-0.1	-3.4	18.2	9.3	4.4	0.4	-7.3	-2.8	-3.3	-3.9	2.1	0.8	1.1
2016	5.1	-3.3	-8.3	-13.4	1.0	-2.7	-4.3	-0.2	2.1	5.8	2.0	7.5	-1.3	-2.2
2017	13.6	27.8	20.0	14.8	8.3	4.6	6.5	0.9	4.5	20.0				10.9
Avg	6.2	8.2	6.4	4.6	3.9	3.2	2.0	1.5	1.6	2.5	3.0	5.5	2.2	3.5

Revenue														
	January	February	March	April	May	June	July	August	September	October	November	December	Total Year	Oct YTD
2012	6.6	11.9	28.9	23.6	13.9	16.9	6.1	11.8	6.6	-3.6	26.7	32.4	13.8	11.7
2013	17.9	16.1	6.9	-5.9	-3.5	-4.5	3.3	8.5	4.5	-2.3	-5.7	-9.0	1.8	3.2
2014	-2.2	1.5	-1.0	-2.9	0.6	5.3	7.4	7.6	3.8	8.5	5.6	0.4	3.5	3.5
2015	2.9	2.2	-0.8	22.7	16.0	13.1	9.5	-4.2	2.0	-0.7	-1.6	7.2	5.4	5.8
2016	8.1	0.3	-5.0	-10.9	4.1	-1.2	-2.2	0.4	5.3	7.2	-1.2	7.7	0.5	0.1
2017	13.7	25.0	20.3	12.7	6.1	4.2	5.4	1.8	6.9	22.4				10.2
Avg	7.8	9.5	8.2	6.6	6.2	5.6	4.9	4.3	4.8	5.2	4.8	7.7	5.0	5.7

Tab 4 - Percent Change from Previous Year - Detail by Year

Anacortes_HotelsReport

Job Number: 938611_SADIM Staff: CW Created: December 11, 2017

	Jan 12	Feb 12	Mar 12	Apr 12	May 12	Jun 12	Jul 12	Aug 12	Sep 12	Oct 12	Nov 12	Dec 12	Total Year	Oct YTD
Occ	5.1	13.3	29.1	18.1	8.4	10.1	1.1	5.1	-3.7	-15.6	13.3	16.5	7.4	6.5
ADR	1.5	-1.3	-0.1	0.7	1.1	-1.0	-2.2	-0.8	3.3	6.6	4.3	6.0	1.0	0.5
RevPAR	6.6	11.9	28.9	18.9	9.6	9.0	-1.1	4.3	-0.6	-10.1	18.2	23.5	8.5	7.0
Supply	0.0	0.0	0.0	3.9	3.9	7.2	7.2	7.2	7.2	7.2	7.2	7.2	4.9	4.4
Demand	5.1	13.3	29.1	22.7	12.7	18.0	8.4	12.7	3.2	-9.5	21.4	24.9	12.7	11.2
Revenue	6.6	11.9	28.9	23.6	13.9	16.9	6.1	11.8	6.6	-3.6	26.7	32.4	13.8	11.7

	Jan 13	Feb 13	Mar 13	Apr 13	May 13	Jun 13	Jul 13	Aug 13	Sep 13	Oct 13	Nov 13	Dec 13	Total Year	Oct YTD
Occ	5.8	1.3	-4.2	-13.7	-11.9	-10.7	-3.1	1.5	2.4	-3.7	-5.9	-8.2	-4.7	-4.4
ADR	4.0	6.9	4.2	5.8	6.3	7.0	6.7	7.0	2.1	1.5	0.3	-0.8	4.5	5.2
RevPAR	10.0	8.3	-0.2	-8.7	-6.4	-4.4	3.3	8.6	4.5	-2.2	-5.6	-8.9	-0.4	0.6
Supply	7.2	7.2	7.1	3.1	3.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	-0.1	2.1	2.6
Demand	13.4	8.6	2.6	-11.0	-9.2	-10.8	-3.2	1.4	2.3	-3.7	-6.0	-8.2	-2.6	-1.9
Revenue	17.9	16.1	6.9	-5.9	-3.5	-4.5	3.3	8.5	4.5	-2.3	-5.7	-9.0	1.8	3.2

	Jan 14	Feb 14	Mar 14	Apr 14	May 14	Jun 14	Jul 14	Aug 14	Sep 14	Oct 14	Nov 14	Dec 14	Total Year	Oct YTD
Occ	0.4	3.2	-1.3	-3.9	1.6	5.7	4.4	1.6	0.3	6.0	1.6	1.0	1.7	1.8
ADR	-2.6	-1.6	0.3	1.0	-1.0	-0.4	2.8	5.8	3.5	2.4	3.9	-0.6	1.7	1.7
RevPAR	-2.1	1.5	-1.0	-2.9	0.6	5.3	7.4	7.6	3.8	8.5	5.6	0.4	3.5	3.5
Supply	-0.1	-0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	-0.0	-0.0
Demand	0.4	3.1	-1.3	-3.9	1.6	5.7	4.4	1.6	0.3	6.0	1.6	1.0	1.7	1.8
Revenue	-2.2	1.5	-1.0	-2.9	0.6	5.3	7.4	7.6	3.8	8.5	5.6	0.4	3.5	3.5

	Jan 15	Feb 15	Mar 15	Apr 15	May 15	Jun 15	Jul 15	Aug 15	Sep 15	Oct 15	Nov 15	Dec 15	Total Year	Oct YTD
Occ	-0.4	-0.1	-3.4	18.2	9.3	4.4	0.4	-7.3	-2.8	-3.3	-3.9	2.1	0.8	1.1
ADR	3.3	2.3	2.6	3.8	6.1	8.3	9.1	3.4	5.0	2.7	2.4	4.9	4.6	4.7
RevPAR	2.9	2.2	-0.8	22.7	16.0	13.1	9.5	-4.2	2.0	-0.7	-1.6	7.2	5.4	5.8
Supply	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Demand	-0.4	-0.1	-3.4	18.2	9.3	4.4	0.4	-7.3	-2.8	-3.3	-3.9	2.1	0.8	1.1
Revenue	2.9	2.2	-0.8	22.7	16.0	13.1	9.5	-4.2	2.0	-0.7	-1.6	7.2	5.4	5.8

	Jan 16	Feb 16	Mar 16	Apr 16	May 16	Jun 16	Jul 16	Aug 16	Sep 16	Oct 16	Nov 16	Dec 16	Total Year	Oct YTD
Occ	5.1	-3.3	-8.3	-13.4	1.0	-2.7	-4.3	-0.2	2.1	5.8	2.0	7.5	-1.3	-2.2
ADR	2.8	3.7	3.6	3.0	3.1	1.6	2.2	0.6	3.1	1.3	-3.1	0.3	1.8	2.4
RevPAR	8.1	0.3	-5.0	-10.9	4.1	-1.2	-2.2	0.4	5.3	7.2	-1.2	7.7	0.5	0.1
Supply	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Demand	5.1	-3.3	-8.3	-13.4	1.0	-2.7	-4.3	-0.2	2.1	5.8	2.0	7.5	-1.3	-2.2
Revenue	8.1	0.3	-5.0	-10.9	4.1	-1.2	-2.2	0.4	5.3	7.2	-1.2	7.7	0.5	0.1

	Jan 17	Feb 17	Mar 17	Apr 17	May 17	Jun 17	Jul 17	Aug 17	Sep 17	Oct 17	Nov 17	Dec 17	Total Year	Oct YTD
Occ	13.6	27.8	20.0	14.8	8.3	4.6	6.5	0.9	4.5	20.0				10.9
ADR	0.1	-2.2	0.3	-1.8	-2.0	-0.3	-1.0	1.0	2.3	2.1				-0.7
RevPAR	13.7	25.0	20.3	12.7	6.1	4.2	5.4	1.8	6.9	22.4				10.2
Supply	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0				0.0
Demand	13.6	27.8	20.0	14.8	8.3	4.6	6.5	0.9	4.5	20.0				10.9
Revenue	13.7	25.0	20.3	12.7	6.1	4.2	5.4	1.8	6.9	22.4				10.2

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Tab 5 - Twelve Month Moving Average

Anacortes_HotelsReport

Job Number: 938611_SADIM Staff: CW Created: December 11, 2017

Occupancy (%)												
	January	February	March	April	May	June	July	August	September	October	November	December
2012	60.8	61.3	62.6	63.6	64.0	64.6	64.8	65.3	65.1	64.2	64.7	65.1
2013	65.2	65.2	65.0	64.2	63.5	62.8	62.6	62.7	62.9	62.7	62.4	62.1
2014	62.1	62.2	62.1	61.9	62.0	62.3	62.6	62.7	62.8	63.0	63.1	63.2
2015	63.1	63.1	62.9	63.9	64.3	64.6	64.6	64.1	63.9	63.7	63.6	63.6
2016	63.8	63.7	63.2	62.4	62.5	62.3	62.0	62.0	62.1	62.4	62.5	62.8
2017	63.3	64.5	65.5	66.2	66.7	67.0	67.4	67.4	67.7	68.7		

ADR (\$)												
	January	February	March	April	May	June	July	August	September	October	November	December
2012	87.94	87.81	87.67	87.65	87.70	87.69	87.54	87.61	87.90	88.37	88.57	88.79
2013	88.93	89.23	89.52	89.97	90.42	90.97	91.63	92.46	92.65	92.76	92.81	92.80
2014	92.67	92.57	92.60	92.68	92.61	92.60	92.96	93.73	94.05	94.19	94.43	94.39
2015	94.56	94.68	94.90	95.15	95.57	96.35	97.37	97.65	98.09	98.29	98.46	98.70
2016	98.81	99.05	99.37	99.68	99.93	100.08	100.28	100.35	100.66	100.74	100.52	100.49
2017	100.38	100.03	99.91	99.71	99.53	99.53	99.51	99.65	99.90	100.01		

RevPAR (\$)												
	January	February	March	April	May	June	July	August	September	October	November	December
2012	53.46	53.80	54.88	55.72	56.13	56.67	56.71	57.18	57.20	56.70	57.26	57.83
2013	57.99	58.18	58.16	57.73	57.42	57.17	57.39	58.01	58.26	58.16	57.93	57.61
2014	57.54	57.60	57.55	57.41	57.44	57.73	58.22	58.81	59.03	59.38	59.60	59.61
2015	59.70	59.78	59.74	60.77	61.48	62.23	62.91	62.56	62.67	62.64	62.58	62.81
2016	63.07	63.08	62.84	62.24	62.45	62.38	62.21	62.24	62.55	62.88	62.83	63.10
2017	63.58	64.49	65.40	66.03	66.36	66.63	67.05	67.20	67.64	68.72		

Supply												
	January	February	March	April	May	June	July	August	September	October	November	December
2012	912,500	912,500	912,500	915,440	918,478	923,908	929,488	935,068	940,468	946,048	951,448	957,028
2013	962,608	967,648	973,166	975,566	978,046	977,956	977,894	977,832	977,772	977,710	977,650	977,588
2014	977,526	977,470	977,470	977,470	977,470	977,470	977,470	977,470	977,470	977,470	977,470	977,470
2015	977,470	977,470	977,470	977,470	977,470	977,470	977,470	977,470	977,470	977,470	977,470	977,470
2016	977,470	977,470	977,470	977,470	977,470	977,470	977,470	977,470	977,470	977,470	977,470	977,470
2017	977,470	977,470	977,470	977,470	977,470	977,470	977,470	977,470	977,470	977,470		

Demand												
	January	February	March	April	May	June	July	August	September	October	November	December
2012	554,732	559,089	571,237	581,893	587,807	597,048	602,202	610,224	611,996	607,001	615,112	623,337
2013	627,698	630,895	632,283	625,936	621,086	614,578	612,444	613,471	614,776	613,002	610,243	606,855
2014	606,986	608,223	607,493	605,502	606,255	609,331	612,171	613,351	613,501	616,232	616,935	617,305
2015	617,173	617,141	615,306	624,280	628,809	631,330	631,591	626,205	624,545	622,947	621,228	622,047
2016	623,914	622,529	618,140	610,307	610,861	609,253	606,362	606,232	607,413	610,106	610,935	613,845
2017	619,100	630,224	639,896	647,341	651,775	654,426	658,586	659,186	661,799	671,666		

Revenue (\$)												
	January	February	March	April	May	June	July	August	September	October	November	December
2012	48,780,765	49,095,038	50,080,811	51,004,626	51,552,182	52,354,395	52,715,403	53,463,496	53,794,729	53,638,238	54,481,024	55,346,689
2013	55,818,567	56,297,442	56,601,029	56,316,806	56,159,824	55,911,182	56,117,561	56,721,768	56,960,302	56,863,397	56,636,156	56,318,687
2014	58,249,908	58,300,321	56,251,061	56,118,935	56,144,067	56,424,570	56,905,435	57,486,985	57,696,838	58,044,617	58,256,734	58,268,245
2015	58,357,338	58,433,375	58,394,948	59,400,117	60,096,525	60,829,009	61,497,438	61,147,929	61,262,460	61,230,752	61,166,625	61,397,898
2016	61,649,389	61,658,824	61,426,066	60,835,869	61,045,266	60,971,547	60,804,497	60,833,724	61,144,914	61,460,603	61,413,962	61,682,384
2017	62,144,281	63,040,077	63,928,842	64,545,418	64,868,820	65,132,711	65,538,734	65,685,137	66,115,422	67,173,635		

High value is boxed.

Low value is boxed and italicized.

Tab 6 - Twelve Month Moving Average with Percent Change

Anacortes_HotelsReport

Job Number: 938611_SADIM Staff: CW Created: December 11, 2017

Date	Occupancy		ADR		RevPar		Supply		Demand		Revenue	
	This Year	% Chg	This Year	% Chg	This Year	% Chg	This Year	% Chg	This Year	% Chg	This Year	% Chg
Jan 12	60.8		87.94		53.46		912,500		554,732		48,780,765	
Feb 12	61.3		87.81		53.80		912,500		559,089		49,095,038	
Mar 12	62.6		87.67		54.88		912,500		571,237		50,080,811	
Apr 12	63.6		87.65		55.72		915,440		581,893		51,004,626	
May 12	64.0		87.70		56.13		918,478		587,807		51,552,182	
Jun 12	64.6		87.69		56.67		923,908		597,048		52,354,395	
Jul 12	64.8		87.54		56.71		929,488		602,202		52,715,403	
Aug 12	65.3		87.61		57.18		935,068		610,224		53,463,496	
Sep 12	65.1		87.90		57.20		940,468		611,996		53,794,729	
Oct 12	64.2		88.37		56.70		946,048		607,001		53,638,238	
Nov 12	64.7		88.57		57.26		951,448		615,112		54,481,024	
Dec 12	65.1	7.4	88.79	1.0	57.83	8.5	957,028	4.9	623,337	12.7	55,346,689	13.8
Jan 13	65.2	7.3	88.93	1.1	57.99	8.5	962,608	5.5	627,698	13.2	55,818,567	14.4
Feb 13	65.2	6.4	89.23	1.6	58.18	8.1	967,648	6.0	630,895	12.8	56,297,442	14.7
Mar 13	65.0	3.8	89.52	2.1	58.16	6.0	973,166	6.6	632,283	10.7	56,601,029	13.0
Apr 13	64.2	0.9	89.97	2.6	57.73	3.6	975,566	6.6	625,936	7.6	56,316,806	10.4
May 13	63.5	-0.8	90.42	3.1	57.42	2.3	978,046	6.5	621,086	5.7	56,159,824	8.9
Jun 13	62.8	-2.8	90.97	3.7	57.17	0.9	977,956	5.8	614,578	2.9	55,911,182	6.8
Jul 13	62.6	-3.3	91.63	4.7	57.39	1.2	977,894	5.2	612,444	1.7	56,117,561	6.5
Aug 13	62.7	-3.9	92.46	5.5	58.01	1.5	977,832	4.6	613,471	0.5	56,721,768	6.1
Sep 13	62.9	-3.4	92.65	5.4	58.26	1.8	977,772	4.0	614,776	0.5	56,960,302	5.9
Oct 13	62.7	-2.3	92.76	5.0	58.16	2.6	977,710	3.3	613,002	1.0	56,863,397	6.0
Nov 13	62.4	-3.5	92.81	4.8	57.93	1.2	977,650	2.8	610,243	-0.8	56,636,156	4.0
Dec 13	62.1	-4.7	92.80	4.5	57.61	-0.4	977,588	2.1	606,855	-2.6	56,318,687	1.8
Jan 14	62.1	-4.8	92.67	4.2	57.54	-0.8	977,526	1.5	606,986	-3.3	56,249,908	0.8
Feb 14	62.2	-4.6	92.57	3.7	57.60	-1.0	977,470	1.0	608,223	-3.6	56,300,321	0.0
Mar 14	62.1	-4.3	92.60	3.4	57.55	-1.1	977,470	0.4	607,493	-3.9	56,251,061	-0.6
Apr 14	61.9	-3.5	92.68	3.0	57.41	-0.5	977,470	0.2	605,502	-3.3	56,118,935	-0.4
May 14	62.0	-2.3	92.61	2.4	57.44	0.0	977,470	-0.1	606,255	-2.4	56,144,067	-0.0
Jun 14	62.3	-0.8	92.60	1.8	57.73	1.0	977,470	-0.0	609,331	-0.9	56,424,570	0.9
Jul 14	62.6	-0.0	92.96	1.4	58.22	1.4	977,470	-0.0	612,171	-0.0	56,905,435	1.4
Aug 14	62.7	0.0	93.73	1.4	58.81	1.4	977,470	-0.0	613,351	-0.0	57,486,985	1.3
Sep 14	62.8	-0.2	94.05	1.5	59.03	1.3	977,470	-0.0	613,501	-0.2	57,696,838	1.3
Oct 14	63.0	0.6	94.19	1.5	59.38	2.1	977,470	-0.0	616,232	0.5	58,044,617	2.1
Nov 14	63.1	1.1	94.43	1.7	59.60	2.9	977,470	-0.0	616,935	1.1	58,256,734	2.9
Dec 14	63.2	1.7	94.39	1.7	59.61	3.5	977,470	-0.0	617,305	1.7	58,268,245	3.5
Jan 15	63.1	1.7	94.56	2.0	59.70	3.8	977,470	-0.0	617,173	1.7	58,357,338	3.7
Feb 15	63.1	1.5	94.68	2.3	59.78	3.8	977,470	0.0	617,141	1.5	58,433,375	3.8
Mar 15	62.9	1.3	94.90	2.5	59.74	3.8	977,470	0.0	615,306	1.3	58,394,948	3.8
Apr 15	63.9	3.1	95.15	2.7	60.77	5.8	977,470	0.0	624,280	3.1	59,400,117	5.8
May 15	64.3	3.7	95.57	3.2	61.48	7.0	977,470	0.0	628,809	3.7	60,096,525	7.0
Jun 15	64.6	3.6	96.35	4.0	62.23	7.8	977,470	0.0	631,330	3.6	60,829,009	7.8
Jul 15	64.6	3.2	97.37	4.7	62.91	8.1	977,470	0.0	631,591	3.2	61,497,438	8.1
Aug 15	64.1	2.1	97.65	4.2	62.56	6.4	977,470	0.0	626,205	2.1	61,147,929	6.4
Sep 15	63.9	1.8	98.09	4.3	62.67	6.2	977,470	0.0	624,545	1.8	61,262,460	6.2

Tab 6 - Twelve Month Moving Average with Percent Change

Anacortes_HotelsReport

Job Number: 938611_SADIM Staff: CW Created: December 11, 2017

Date	Occupancy		ADR		RevPar		Supply		Demand		Revenue	
	This Year	% Chg	This Year	% Chg	This Year	% Chg	This Year	% Chg	This Year	% Chg	This Year	% Chg
Oct 15	63.7	1.1	98.29	4.4	62.64	5.5	977,470	0.0	622,947	1.1	61,230,752	5.5
Nov 15	63.6	0.7	98.46	4.3	62.58	5.0	977,470	0.0	621,228	0.7	61,166,625	5.0
Dec 15	63.6	0.8	98.70	4.6	62.81	5.4	977,470	0.0	622,047	0.8	61,397,898	5.4
Jan 16	63.8	1.1	98.81	4.5	63.07	5.6	977,470	0.0	623,914	1.1	61,649,389	5.6
Feb 16	63.7	0.9	99.05	4.6	63.08	5.5	977,470	0.0	622,529	0.9	61,658,824	5.5
Mar 16	63.2	0.5	99.37	4.7	62.84	5.2	977,470	0.0	618,140	0.5	61,426,066	5.2
Apr 16	62.4	-2.2	99.68	4.8	62.24	2.4	977,470	0.0	610,307	-2.2	60,835,869	2.4
May 16	62.5	-2.9	99.93	4.6	62.45	1.6	977,470	0.0	610,861	-2.9	61,045,266	1.6
Jun 16	62.3	-3.5	100.08	3.9	62.38	0.2	977,470	0.0	609,253	-3.5	60,971,547	0.2
Jul 16	62.0	-4.0	100.28	3.0	62.21	-1.1	977,470	0.0	606,362	-4.0	60,804,497	-1.1
Aug 16	62.0	-3.2	100.35	2.8	62.24	-0.5	977,470	0.0	606,232	-3.2	60,833,724	-0.5
Sep 16	62.1	-2.7	100.66	2.6	62.55	-0.2	977,470	0.0	607,413	-2.7	61,144,914	-0.2
Oct 16	62.4	-2.1	100.74	2.5	62.88	0.4	977,470	0.0	610,106	-2.1	61,460,603	0.4
Nov 16	62.5	-1.7	100.52	2.1	62.83	0.4	977,470	0.0	610,935	-1.7	61,413,962	0.4
Dec 16	62.8	-1.3	100.49	1.8	63.10	0.5	977,470	0.0	613,845	-1.3	61,682,384	0.5
Jan 17	63.3	-0.8	100.38	1.6	63.58	0.8	977,470	0.0	619,100	-0.8	62,144,281	0.8
Feb 17	64.5	1.2	100.03	1.0	64.49	2.2	977,470	0.0	630,224	1.2	63,040,077	2.2
Mar 17	65.5	3.5	99.91	0.5	65.40	4.1	977,470	0.0	639,896	3.5	63,928,842	4.1
Apr 17	66.2	6.1	99.71	0.0	66.03	6.1	977,470	0.0	647,341	6.1	64,545,418	6.1
May 17	66.7	6.7	99.53	-0.4	66.36	6.3	977,470	0.0	651,775	6.7	64,868,820	6.3
Jun 17	67.0	7.4	99.53	-0.5	66.63	6.8	977,470	0.0	654,426	7.4	65,132,711	6.8
Jul 17	67.4	8.6	99.51	-0.8	67.05	7.8	977,470	0.0	658,586	8.6	65,538,734	7.8
Aug 17	67.4	8.7	99.65	-0.7	67.20	8.0	977,470	0.0	659,186	8.7	65,685,137	8.0
Sep 17	67.7	9.0	99.90	-0.8	67.64	8.1	977,470	0.0	661,799	9.0	66,115,422	8.1
Oct 17	68.7	10.1	100.01	-0.7	68.72	9.3	977,470	0.0	671,666	10.1	67,173,635	9.3

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Tab 7 - Day of Week Analysis

Anacortes_HotelsReport

Job Number: 938611_SADIM Staff: CW Created: December 11, 2017

Occupancy (%)								Total Month
	Sun	Mon	Tue	Wed	Thu	Fri	Sat	
Nov - 16	37.1	52.2	54.8	56.4	56.8	59.3	57.2	53.5
Dec - 16	41.1	51.4	55.0	52.7	48.5	49.4	55.0	50.5
Jan - 17	41.8	51.3	56.8	57.2	52.5	54.2	59.3	53.0
Feb - 17	58.5	69.8	72.6	70.7	65.9	68.1	72.1	68.2
Mar - 17	56.7	69.2	72.2	71.5	66.7	74.4	78.0	69.9
Apr - 17	56.4	70.1	74.8	75.2	71.3	78.6	79.6	72.0
May - 17	59.7	64.8	72.8	71.8	67.7	72.4	80.3	69.9
Jun - 17	59.4	73.8	79.5	77.8	71.5	79.2	86.7	75.4
Jul - 17	69.7	79.7	80.7	84.0	85.1	89.6	91.8	82.7
Aug - 17	66.2	79.8	82.7	83.3	79.4	92.4	94.4	82.5
Sep - 17	67.7	67.6	72.7	74.8	72.0	80.2	88.3	75.4
Oct - 17	60.3	68.8	71.8	75.8	72.0	75.8	79.1	71.5
Total Year	56.3	66.5	70.3	70.9	67.4	72.6	77.0	68.7

Three Year Occupancy (%)								Total Year
	Sun	Mon	Tue	Wed	Thu	Fri	Sat	
Nov 14 - Oct 15	50.3	61.3	65.8	66.2	62.6	68.0	71.8	63.7
Nov 15 - Oct 16	49.3	59.4	64.9	64.4	61.0	67.0	71.3	62.4
Nov 16 - Oct 17	56.3	66.5	70.3	70.9	67.4	72.6	77.0	68.7
Total 3 Yr	51.9	62.4	67.0	67.2	63.7	69.2	73.3	65.0

ADR								Total Month
	Sun	Mon	Tue	Wed	Thu	Fri	Sat	
Nov - 16	85.69	89.90	91.51	91.21	90.22	90.01	90.34	90.14
Dec - 16	85.66	89.63	90.17	89.46	87.52	87.82	91.71	89.02
Jan - 17	83.65	86.49	89.32	88.24	85.97	86.79	88.87	87.18
Feb - 17	83.28	86.62	88.58	88.33	85.82	88.06	90.61	87.46
Mar - 17	85.95	90.12	91.08	90.31	88.81	93.18	94.06	90.73
Apr - 17	88.67	92.24	93.55	93.86	91.95	97.96	99.38	94.29
May - 17	94.17	94.01	95.48	95.76	93.98	98.37	101.91	96.32
Jun - 17	100.81	103.21	104.15	104.03	101.49	114.21	120.14	107.45
Jul - 17	107.84	110.46	111.32	110.88	112.70	123.66	126.40	115.26
Aug - 17	109.47	111.73	111.42	112.52	111.73	131.74	136.11	118.06
Sep - 17	107.59	104.82	106.47	106.45	104.53	113.48	119.26	109.90
Oct - 17	93.27	96.53	97.76	98.99	96.00	98.02	100.71	97.35
Total Year	95.17	97.30	98.33	98.43	97.17	104.10	107.53	100.01

Three Year ADR								Total Year
	Sun	Mon	Tue	Wed	Thu	Fri	Sat	
Nov 14 - Oct 15	93.78	94.75	95.93	96.05	95.93	103.29	105.89	98.29
Nov 15 - Oct 16	96.54	98.21	99.41	99.16	98.27	104.18	107.36	100.74
Nov 16 - Oct 17	95.17	97.30	98.33	98.43	97.17	104.10	107.53	100.01
Total 3 Yr	95.16	96.76	97.89	97.88	97.11	103.86	106.93	99.68

RevPAR								Total Month
	Sun	Mon	Tue	Wed	Thu	Fri	Sat	
Nov - 16	31.78	46.89	50.15	51.46	51.24	53.37	51.69	48.27
Dec - 16	35.19	46.07	49.62	47.15	42.44	43.42	50.43	44.85
Jan - 17	34.98	44.38	50.76	50.45	45.13	47.00	52.74	46.19
Feb - 17	48.73	60.44	64.35	62.46	56.54	59.95	65.37	59.69
Mar - 17	48.69	62.36	65.79	64.54	59.26	69.29	73.33	63.42
Apr - 17	50.02	64.70	70.01	70.59	65.57	76.99	79.08	67.90
May - 17	56.19	60.91	69.47	68.78	63.58	71.18	81.88	67.33
Jun - 17	59.89	76.18	82.79	80.97	72.57	90.51	104.18	81.05
Jul - 17	75.12	88.04	89.87	93.12	95.86	110.82	115.99	95.30
Aug - 17	72.46	89.21	92.14	93.69	88.71	121.70	128.50	97.43
Sep - 17	72.84	70.84	77.38	79.67	75.29	91.02	105.33	82.86
Oct - 17	56.22	66.41	70.19	74.99	69.13	74.31	79.66	69.56
Total Year	53.56	64.72	69.11	69.81	65.47	75.62	82.76	68.72

Three Year RevPAR								Total Year
	Sun	Mon	Tue	Wed	Thu	Fri	Sat	
Nov 14 - Oct 15	47.15	58.09	63.10	63.55	60.07	70.23	76.05	62.64
Nov 15 - Oct 16	47.55	58.36	64.51	63.86	59.95	69.78	76.51	62.88
Nov 16 - Oct 17	53.56	64.72	69.11	69.81	65.47	75.62	82.76	68.72
Total 3 Yr	49.41	60.38	65.60	65.74	61.83	71.88	78.42	64.75

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Tab 8 - Raw Data

Anacortes_HotelsReport
Job Number: 938611_SADIM Staff: CW Created: December 11, 2017

Date	Occupancy		ADR		RevPar		Supply		Demand		Revenue		Census & Sample %		
	This Year	% Chg	This Year	% Chg	This Year	% Chg	This Year	% Chg	This Year	% Chg	This Year	% Chg	Census Props	Census Rooms	% Rooms STAR Participants
Jan 11	39.9		79.68		31.81		77,500		30,937		2,465,187		48	2,500	40.1
Feb 11	46.7		81.13		37.87		70,000		32,678		2,651,009		48	2,500	40.1
Mar 11	53.9		81.57		43.97		77,500		41,778		3,407,714		48	2,500	40.1
Apr 11	62.6		83.41		52.21		75,000		46,951		3,916,088		48	2,500	40.1
May 11	60.3		84.47		50.90		77,500		46,698		3,944,493		48	2,500	40.1
Jun 11	68.3		92.82		63.40		75,000		51,225		4,754,627		48	2,500	40.1
Jul 11	79.0		97.24		76.86		77,500		61,252		5,956,340		48	2,500	40.1
Aug 11	81.5		100.14		81.65		77,500		63,193		6,328,070		48	2,500	37.8
Sep 11	73.6		90.94		66.95		75,000		55,215		5,021,498		48	2,500	37.8
Oct 11	67.6		82.80		55.98		77,500		52,396		4,338,476		48	2,500	37.8
Nov 11	50.5		83.50		42.14		75,000		37,854		3,160,812		48	2,500	37.8
Dec 11	42.6		81.02		34.49		77,500		32,988		2,672,610		48	2,500	37.8
Jan 12	41.9	5.1	80.88	1.5	33.92	6.6	77,500	0.0	32,504	5.1	2,629,028	6.6	48	2,500	37.8
Feb 12	52.9	13.3	80.07	-1.3	42.36	11.9	70,000	0.0	37,035	13.3	2,965,282	11.9	48	2,500	37.8
Mar 12	69.6	29.1	81.47	-0.1	56.69	28.9	77,500	0.0	53,926	29.1	4,393,487	28.9	48	2,500	37.8
Apr 12	73.9	18.1	84.02	0.7	62.10	18.9	77,940	3.9	57,607	22.7	4,839,903	23.6	49	2,598	40.1
May 12	65.3	8.4	85.38	1.1	55.78	9.6	80,538	3.9	52,612	12.7	4,492,049	13.9	49	2,598	40.1
Jun 12	75.2	10.1	91.90	-1.0	69.09	9.0	80,430	7.2	60,466	18.0	5,556,840	16.9	50	2,681	38.9
Jul 12	79.9	1.1	95.13	-2.2	76.04	-1.1	83,080	7.2	66,406	8.4	6,317,348	6.1	50	2,680	42.0
Aug 12	85.7	5.1	99.36	-0.8	85.17	4.3	83,080	7.2	71,215	12.7	7,076,163	11.8	50	2,680	42.0
Sep 12	70.9	-3.7	93.93	3.3	66.58	-0.6	80,400	7.2	56,987	3.2	5,352,731	6.6	50	2,680	44.4
Oct 12	57.1	-15.6	88.23	6.6	50.34	-10.1	83,080	7.2	47,401	-9.5	4,181,985	-3.6	50	2,680	44.4
Nov 12	57.2	13.3	87.10	4.3	49.80	18.2	80,400	7.2	45,965	21.4	4,003,598	26.7	50	2,680	44.4
Dec 12	49.6	16.5	85.85	6.0	42.59	23.5	83,080	7.2	41,213	24.9	3,538,275	32.4	50	2,680	44.4
Jan 13	44.4	5.8	84.12	4.0	37.32	10.0	83,080	7.2	36,865	13.4	3,100,906	17.9	50	2,680	44.4
Feb 13	53.6	1.3	85.61	6.9	45.90	8.3	75,040	7.2	40,232	8.6	3,444,157	16.1	50	2,680	48.2
Mar 13	66.6	-4.2	84.92	4.2	56.58	-0.2	83,018	7.1	55,314	2.6	4,697,074	6.9	50	2,678	48.2
Apr 13	63.8	-13.7	88.87	5.8	56.71	-8.7	80,340	3.1	51,260	-11.0	4,555,680	-5.9	50	2,678	48.2
May 13	57.5	-11.9	90.76	6.3	52.22	-6.4	83,018	3.1	47,762	-9.2	4,335,067	-3.5	50	2,678	48.2
Jun 13	67.2	-10.7	98.38	7.0	66.07	-4.4	80,340	-0.1	53,958	-10.8	5,308,198	-4.5	50	2,678	48.2
Jul 13	77.4	-3.1	101.50	6.7	78.58	3.3	83,018	-0.1	64,272	-3.2	6,523,727	3.3	50	2,678	48.2
Aug 13	87.0	1.5	106.31	7.0	92.51	8.6	83,018	-0.1	72,242	1.4	7,680,370	8.5	50	2,678	48.2
Sep 13	72.6	2.4	95.92	2.1	69.60	4.5	80,340	-0.1	58,292	2.3	5,591,265	4.5	50	2,678	48.2
Oct 13	55.0	-3.7	89.53	1.5	49.21	-2.2	83,018	-0.1	45,627	-3.7	4,085,080	-2.3	50	2,678	48.2
Nov 13	53.8	-5.9	87.40	0.3	47.00	-5.6	80,340	-0.1	43,206	-6.0	3,776,357	-5.7	50	2,678	48.2
Dec 13	45.6	-8.2	85.15	-0.8	38.80	-8.9	83,018	-0.1	37,825	-8.2	3,220,806	-9.0	50	2,678	48.2
Jan 14	44.6	0.4	81.96	-2.6	36.52	-2.1	83,018	-0.1	36,996	0.4	3,032,127	-2.2	50	2,678	48.2
Feb 14	55.3	3.2	84.27	-1.6	46.60	1.5	74,984	-0.1	41,469	3.1	3,494,570	1.5	50	2,678	48.2
Mar 14	65.7	-1.3	85.15	0.3	55.99	-1.0	83,018	0.0	54,584	-1.3	4,647,814	-1.0	50	2,678	48.2
Apr 14	61.3	-3.9	89.78	1.0	55.06	-2.9	80,340	0.0	49,269	-3.9	4,423,554	-2.9	50	2,678	48.2
May 14	58.4	1.6	89.87	-1.0	52.52	0.6	83,018	0.0	48,515	1.6	4,360,199	0.6	50	2,678	48.2
Jun 14	71.0	5.7	97.99	-0.4	69.56	5.3	80,340	0.0	57,034	5.7	5,588,701	5.3	50	2,678	48.2
Jul 14	80.8	4.4	104.37	2.8	84.37	7.4	83,018	0.0	67,112	4.4	7,004,592	7.4	50	2,678	48.2
Aug 14	88.4	1.6	112.53	5.8	99.52	7.6	83,018	0.0	73,422	1.6	8,261,920	7.6	50	2,678	42.8
Sep 14	72.7	0.3	99.26	3.5	72.21	3.8	80,340	0.0	58,442	0.3	5,801,118	3.8	50	2,678	42.8
Oct 14	58.3	6.0	91.67	2.4	53.40	8.5	83,018	0.0	48,358	6.0	4,432,859	8.5	50	2,678	42.8
Nov 14	54.7	1.6	90.83	3.9	49.64	5.6	80,340	0.0	43,909	1.6	3,988,474	5.6	50	2,678	42.8
Dec 14	46.0	1.0	84.63	-0.6	38.94	0.4	83,018	0.0	38,195	1.0	3,232,317	0.4	50	2,678	42.8

Tab 8 - Raw Data

Anacortes_HotelsReport

Job Number: 938611_SADIM Staff: CW Created: December 11, 2017

Date	Occupancy		ADR		RevPar		Supply		Demand		Revenue		Census & Sample %		
	This Year	% Chg	This Year	% Chg	This Year	% Chg	This Year	% Chg	This Year	% Chg	This Year	% Chg	Census Props	Census Rooms	% Rooms STAR Participants
Jan 15	44.4	-0.4	84.67	3.3	37.60	2.9	83,018	0.0	36,864	-0.4	3,121,220	2.9	50	2,678	42.8
Feb 15	55.3	-0.1	86.17	2.3	47.62	2.2	74,984	0.0	41,437	-0.1	3,570,607	2.2	50	2,678	42.8
Mar 15	63.5	-3.4	87.38	2.6	55.52	-0.8	83,018	0.0	52,749	-3.4	4,609,387	-0.8	50	2,678	42.8
Apr 15	72.5	18.2	93.21	3.8	67.57	22.7	80,340	0.0	58,243	18.2	5,428,723	22.7	50	2,678	42.8
May 15	63.9	9.3	95.33	6.1	60.91	16.0	83,018	0.0	53,044	9.3	5,056,607	16.0	50	2,678	42.8
Jun 15	74.1	4.4	106.14	8.3	78.68	13.1	80,340	0.0	59,555	4.4	6,321,185	13.1	50	2,678	40.4
Jul 15	81.2	0.4	113.89	9.1	92.43	9.5	83,018	0.0	67,373	0.4	7,673,021	9.5	50	2,678	42.8
Aug 15	82.0	-7.3	116.30	3.4	95.31	-4.2	83,018	0.0	68,036	-7.3	7,912,411	-4.2	50	2,678	42.8
Sep 15	70.7	-2.8	104.18	5.0	73.63	2.0	80,340	0.0	56,782	-2.8	5,915,649	2.0	50	2,678	42.8
Oct 15	56.3	-3.3	94.12	2.7	53.01	-0.7	83,018	0.0	46,760	-3.3	4,401,151	-0.7	50	2,678	42.8
Nov 15	52.5	-3.9	93.02	2.4	48.85	-1.6	80,340	0.0	42,190	-3.9	3,924,347	-1.6	50	2,678	42.8
Dec 15	47.0	2.1	88.78	4.9	41.72	7.2	83,018	0.0	39,014	2.1	3,463,590	7.2	50	2,678	42.8
Jan 16	46.7	5.1	87.08	2.8	40.63	8.1	83,018	0.0	38,731	5.1	3,372,711	8.1	50	2,678	42.8
Feb 16	53.4	-3.3	89.38	3.7	47.74	0.3	74,984	0.0	40,052	-3.3	3,580,042	0.3	50	2,678	42.8
Mar 16	58.3	-8.3	90.50	3.6	52.72	-5.0	83,018	0.0	48,360	-8.3	4,376,629	-5.0	50	2,678	42.8
Apr 16	62.7	-13.4	95.98	3.0	60.23	-10.9	80,340	0.0	50,410	-13.4	4,838,526	-10.9	50	2,678	42.8
May 16	64.6	1.0	98.25	3.1	63.43	4.1	83,018	0.0	53,598	1.0	5,266,004	4.1	50	2,678	42.8
Jun 16	72.1	-2.7	107.81	1.6	77.76	-1.2	80,340	0.0	57,947	-2.7	6,247,466	-1.2	50	2,678	42.8
Jul 16	77.7	-4.3	116.40	2.2	90.41	-2.2	83,018	0.0	64,482	-4.3	7,505,971	-2.2	50	2,678	42.8
Aug 16	81.8	-0.2	116.95	0.6	95.66	0.4	83,018	0.0	67,906	-0.2	7,941,638	0.4	50	2,678	42.8
Sep 16	72.1	2.1	107.43	3.1	77.51	5.3	80,340	0.0	57,963	2.1	6,226,839	5.3	50	2,678	42.8
Oct 16	59.6	5.8	95.38	1.3	56.82	7.2	83,018	0.0	49,453	5.8	4,716,840	7.2	50	2,678	42.8
Nov 16	53.5	2.0	90.14	-3.1	48.27	-1.2	80,340	0.0	43,019	2.0	3,877,706	-1.2	50	2,678	42.8
Dec 16	50.5	7.5	89.02	0.3	44.95	7.7	83,018	0.0	41,924	7.5	3,732,012	7.7	50	2,678	39.2
Jan 17	53.0	13.6	87.18	0.1	46.19	13.7	83,018	0.0	43,986	13.6	3,834,608	13.7	50	2,678	42.8
Feb 17	68.2	27.8	87.46	-2.2	59.69	25.0	74,984	0.0	51,176	27.8	4,475,838	25.0	50	2,678	42.8
Mar 17	69.9	20.0	90.73	0.3	63.42	20.3	83,018	0.0	58,032	20.0	5,265,394	20.3	50	2,678	42.8
Apr 17	72.0	14.8	94.29	-1.8	67.90	12.7	80,340	0.0	57,855	14.8	5,455,102	12.7	50	2,678	42.8
May 17	69.9	8.3	96.32	-2.0	67.33	6.1	83,018	0.0	58,032	8.3	5,589,406	6.1	50	2,678	42.8
Jun 17	75.4	4.6	107.45	-0.3	81.05	4.2	80,340	0.0	60,598	4.6	6,511,357	4.2	50	2,678	42.8
Jul 17	82.7	6.5	115.26	-1.0	95.30	5.4	83,018	0.0	68,642	6.5	7,911,994	5.4	50	2,678	42.8
Aug 17	82.5	0.9	118.06	1.0	97.43	1.8	83,018	0.0	68,506	0.9	8,088,041	1.8	50	2,678	42.8
Sep 17	75.4	4.5	109.90	2.3	82.86	6.9	80,340	0.0	60,576	4.5	6,657,124	6.9	50	2,678	42.8
Oct 17	71.5	20.0	97.35	2.1	69.56	22.4	83,018	0.0	59,320	20.0	5,775,053	22.4	50	2,678	42.8

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Tab 9 - Classic

Anacortes_HotelsReport
Job Number: 938611_SADIM Staff: CW Created: December 11, 2017

Date	Occupancy		ADR		RevPar		Supply		Demand		Revenue		Census & Sample %		
	This Year	% Chg	This Year	% Chg	This Year	% Chg	This Year	% Chg	This Year	% Chg	This Year	% Chg	Census Props	Census Rooms	% Rooms STAR Participants
Jan 11	39.9		79.68		31.81		77,500		30,937		2,465,187		48	2,500	40.1
Feb 11	46.7		81.13		37.87		70,000		32,678		2,651,009		48	2,500	40.1
Mar 11	53.9		81.57		43.97		77,500		41,778		3,407,714		48	2,500	40.1
Apr 11	62.6		83.41		52.21		75,000		46,951		3,916,088		48	2,500	40.1
May 11	60.3		84.47		50.90		77,500		46,698		3,944,493		48	2,500	40.1
Jun 11	68.3		92.82		63.40		75,000		51,225		4,754,627		48	2,500	40.1
Jul 11	79.0		97.24		76.86		77,500		61,252		5,956,340		48	2,500	40.1
Aug 11	81.5		100.14		81.65		77,500		63,193		6,328,070		48	2,500	37.8
Sep 11	73.6		90.94		66.95		75,000		55,215		5,021,498		48	2,500	37.8
Oct 11	67.6		82.80		55.98		77,500		52,396		4,338,476		48	2,500	37.8
Nov 11	50.5		83.50		42.14		75,000		37,854		3,160,812		48	2,500	37.8
Dec 11	42.6		81.02		34.49		77,500		32,988		2,672,610		48	2,500	37.8
Oct YTD 2011	63.5		88.70		56.29		760,000		482,333		42,783,502				
Total 2011	60.8		87.89		53.26		912,500		553,185		48,616,924				
Jan 12	41.9	5.1	80.88	1.5	33.92	6.6	77,500	0.0	32,504	5.1	2,629,028	6.6	48	2,500	37.8
Feb 12	52.9	13.3	80.07	-1.3	42.36	11.9	70,000	0.0	37,035	13.3	2,965,282	11.9	48	2,500	37.8
Mar 12	69.6	29.1	81.47	-0.1	56.69	28.9	77,500	0.0	53,926	29.1	4,393,487	28.9	48	2,500	37.8
Apr 12	73.9	18.1	84.02	0.7	62.10	18.9	77,940	3.9	57,607	22.7	4,839,903	23.6	49	2,598	40.1
May 12	65.3	8.4	85.38	1.1	55.78	9.6	80,538	3.9	52,612	12.7	4,492,049	13.9	49	2,598	40.1
Jun 12	75.2	10.1	91.90	-1.0	69.09	9.0	80,430	7.2	60,466	18.0	5,556,840	16.9	50	2,681	38.9
Jul 12	79.9	1.1	95.13	-2.2	76.04	-1.1	83,080	7.2	66,406	8.4	6,317,348	6.1	50	2,680	42.0
Aug 12	85.7	5.1	99.36	-0.8	85.17	4.3	83,080	7.2	71,215	12.7	7,076,163	11.8	50	2,680	42.0
Sep 12	70.9	-3.7	93.93	3.3	66.58	-0.6	80,400	7.2	56,987	3.2	5,352,731	6.6	50	2,680	44.4
Oct 12	57.1	-15.6	88.23	6.6	50.34	-10.1	83,080	7.2	47,401	-9.5	4,181,985	-3.6	50	2,680	44.4
Nov 12	57.2	13.3	87.10	4.3	49.80	18.2	80,400	7.2	45,965	21.4	4,003,598	26.7	50	2,680	44.4
Dec 12	49.6	16.5	85.85	6.0	42.59	23.5	83,080	7.2	41,213	24.9	3,538,275	32.4	50	2,680	44.4
Oct YTD 2012	67.6	6.5	89.16	0.5	60.24	7.0	793,548	4.4	536,159	11.2	47,804,816	11.7			
Total 2012	65.1	7.4	88.79	1.0	57.83	8.5	957,028	4.9	628,337	12.7	55,346,689	13.8			
Jan 13	44.4	5.8	84.12	4.0	37.32	10.0	83,080	7.2	36,865	13.4	3,100,906	17.9	50	2,680	44.4
Feb 13	53.6	1.3	85.61	6.9	45.90	8.3	75,040	7.2	40,232	8.6	3,444,157	16.1	50	2,680	48.2
Mar 13	66.6	-4.2	84.92	4.2	56.58	-0.2	83,018	7.1	55,314	2.6	4,697,074	6.9	50	2,678	48.2
Apr 13	63.8	-13.7	88.87	5.8	56.71	-8.7	80,340	3.1	51,260	-11.0	4,555,680	-5.9	50	2,678	48.2
May 13	57.5	-11.9	90.76	6.3	52.22	-6.4	83,018	3.1	47,762	-9.2	4,335,067	-3.5	50	2,678	48.2
Jun 13	67.2	-10.7	98.38	7.0	66.07	-4.4	80,340	-0.1	53,958	-10.8	5,308,198	-4.5	50	2,678	48.2
Jul 13	77.4	-3.1	101.50	6.7	78.58	3.3	83,018	-0.1	64,272	-3.2	6,523,727	3.3	50	2,678	48.2
Aug 13	87.0	1.5	106.31	7.0	92.51	8.6	83,018	-0.1	72,242	1.4	7,680,370	8.5	50	2,678	48.2
Sep 13	72.6	2.4	95.92	2.1	69.60	4.5	80,340	-0.1	58,292	2.3	5,591,265	4.5	50	2,678	48.2
Oct 13	55.0	-3.7	89.53	1.5	49.21	-2.2	83,018	-0.1	45,627	-3.7	4,085,080	-2.3	50	2,678	48.2
Nov 13	53.8	-5.9	87.40	0.3	47.00	-5.6	80,340	-0.1	43,206	-6.0	3,776,357	-5.7	50	2,678	48.2
Dec 13	45.6	-8.2	85.15	-0.8	38.80	-8.9	83,018	-0.1	37,825	-8.2	3,220,806	-9.0	50	2,678	48.2
Oct YTD 2013	64.6	-4.4	93.80	5.2	60.57	0.6	814,230	2.6	525,824	-1.9	49,321,524	3.2			
Total 2013	62.1	-4.7	92.80	4.5	57.61	-0.4	977,588	2.1	606,855	-2.6	56,318,687	1.8			
Jan 14	44.6	0.4	81.96	-2.6	36.52	-2.1	83,018	-0.1	36,996	0.4	3,032,127	-2.2	50	2,678	48.2
Feb 14	55.3	3.2	84.27	-1.6	46.60	1.5	74,984	-0.1	41,469	3.1	3,494,570	1.5	50	2,678	48.2
Mar 14	65.7	-1.3	85.15	0.3	55.99	-1.0	83,018	0.0	54,584	-1.3	4,647,814	-1.0	50	2,678	48.2
Apr 14	61.3	-3.9	89.78	1.0	55.06	-2.9	80,340	0.0	49,269	-3.9	4,423,554	-2.9	50	2,678	48.2
May 14	58.4	1.6	89.87	-1.0	52.52	0.6	83,018	0.0	48,515	1.6	4,360,199	0.6	50	2,678	48.2
Jun 14	71.0	5.7	97.99	-0.4	69.56	5.3	80,340	0.0	57,034	5.7	5,588,701	5.3	50	2,678	48.2
Jul 14	80.8	4.4	104.37	2.8	84.37	7.4	83,018	0.0	67,112	4.4	7,004,592	7.4	50	2,678	48.2
Aug 14	88.4	1.6	112.53	5.8	99.52	7.6	83,018	0.0	73,422	1.6	8,261,920	7.6	50	2,678	42.8
Sep 14	72.7	0.3	99.26	3.5	72.21	3.8	80,340	0.0	58,442	0.3	5,801,118	3.8	50	2,678	42.8
Oct 14	58.3	6.0	91.67	2.4	53.40	8.5	83,018	0.0	48,358	6.0	4,432,859	8.5	50	2,678	42.8
Nov 14	54.7	1.6	90.83	3.9	49.64	5.6	80,340	0.0	43,909	1.6	3,988,474	5.6	50	2,678	42.8

Tab 9 - Classic

Anacortes_HotelsReport

Job Number: 938611_SADIM Staff: CW Created: December 11, 2017

Date	Occupancy		ADR		RevPar		Supply		Demand		Revenue		Census & Sample %		
	This Year	% Chg	This Year	% Chg	This Year	% Chg	This Year	% Chg	This Year	% Chg	This Year	% Chg	Census Props	Census Rooms	% Rooms STAR Participants
Dec 14	46.0	1.0	84.63	-0.6	38.94	0.4	83,018	0.0	38,195	1.0	3,232,317	0.4	50	2,678	42.8
Oct YTD 2014	85.7	1.8	95.38	1.7	62.70	3.5	814,112	-0.0	535,201	1.8	51,047,954	3.5			
Total 2014	83.2	1.7	94.39	1.7	59.61	3.5	977,470	-0.0	617,305	1.7	58,268,245	3.5			
Jan 15	44.4	-0.4	84.67	3.3	37.60	2.9	83,018	0.0	36,864	-0.4	3,121,220	2.9	50	2,678	42.8
Feb 15	55.3	-0.1	86.17	2.3	47.62	2.2	74,984	0.0	41,437	-0.1	3,570,607	2.2	50	2,678	42.8
Mar 15	63.5	-3.4	87.38	2.6	55.52	-0.8	83,018	0.0	52,749	-3.4	4,609,387	-0.8	50	2,678	42.8
Apr 15	72.5	18.2	93.21	3.8	67.57	22.7	80,340	0.0	58,243	18.2	5,428,723	22.7	50	2,678	42.8
May 15	63.9	9.3	95.33	6.1	60.91	16.0	83,018	0.0	53,044	9.3	5,056,607	16.0	50	2,678	42.8
Jun 15	74.1	4.4	106.14	8.3	78.68	13.1	80,340	0.0	59,555	4.4	6,321,185	13.1	50	2,678	40.4
Jul 15	81.2	0.4	113.89	9.1	92.43	9.5	83,018	0.0	67,373	0.4	7,673,021	9.5	50	2,678	42.8
Aug 15	82.0	-7.3	116.30	3.4	95.31	-4.2	83,018	0.0	68,036	-7.3	7,912,411	-4.2	50	2,678	42.8
Sep 15	70.7	-2.8	104.18	5.0	73.63	2.0	80,340	0.0	56,782	-2.8	5,915,649	2.0	50	2,678	42.8
Oct 15	56.3	-3.3	94.12	2.7	53.01	-0.7	83,018	0.0	46,760	-3.3	4,401,151	-0.7	50	2,678	42.8
Nov 15	52.5	-3.9	93.02	2.4	48.85	-1.6	80,340	0.0	42,190	-3.9	3,924,347	-1.6	50	2,678	42.8
Dec 15	47.0	2.1	88.78	4.9	41.72	7.2	83,018	0.0	39,014	2.1	3,463,590	7.2	50	2,678	42.8
Oct YTD 2015	66.4	1.1	99.86	4.7	66.34	5.8	814,112	0.0	540,843	1.1	54,009,961	5.8			
Total 2015	63.6	0.8	98.70	4.6	62.91	5.4	977,470	0.0	622,047	0.8	61,397,898	5.4			
Jan 16	46.7	5.1	87.08	2.8	40.63	8.1	83,018	0.0	38,731	5.1	3,372,711	8.1	50	2,678	42.8
Feb 16	53.4	-3.3	89.38	3.7	47.74	0.3	74,984	0.0	40,052	-3.3	3,580,042	0.3	50	2,678	42.8
Mar 16	58.3	-8.3	90.50	3.6	52.72	-5.0	83,018	0.0	48,360	-8.3	4,376,629	-5.0	50	2,678	42.8
Apr 16	62.7	-13.4	95.98	3.0	60.23	-10.9	80,340	0.0	50,410	-13.4	4,838,526	-10.9	50	2,678	42.8
May 16	64.6	1.0	98.25	3.1	63.43	4.1	83,018	0.0	53,598	1.0	5,266,004	4.1	50	2,678	42.8
Jun 16	72.1	-2.7	107.81	1.6	77.76	-1.2	80,340	0.0	57,947	-2.7	6,247,466	-1.2	50	2,678	42.8
Jul 16	77.7	-4.3	116.40	2.2	90.41	-2.2	83,018	0.0	64,482	-4.3	7,505,971	-2.2	50	2,678	42.8
Aug 16	81.8	-0.2	116.95	0.6	95.66	0.4	83,018	0.0	67,906	-0.2	7,941,638	0.4	50	2,678	42.8
Sep 16	72.1	2.1	107.43	3.1	77.51	5.3	80,340	0.0	57,963	2.1	6,226,839	5.3	50	2,678	42.8
Oct 16	59.6	5.8	95.38	1.3	56.82	7.2	83,018	0.0	49,453	5.8	4,716,840	7.2	50	2,678	42.8
Nov 16	53.5	2.0	90.14	-3.1	48.27	-1.2	80,340	0.0	43,019	2.0	3,877,706	-1.2	50	2,678	42.8
Dec 16	50.5	7.5	89.02	0.3	44.95	7.7	83,018	0.0	41,924	7.5	3,732,012	7.7	50	2,678	39.2
Oct YTD 2016	85.0	-2.2	102.24	2.4	66.42	0.1	814,112	0.0	528,902	-2.2	54,072,666	0.1			
Total 2016	62.8	-1.3	100.49	1.8	63.10	0.5	977,470	0.0	613,845	-1.3	61,682,384	0.5			
Jan 17	53.0	13.6	87.18	0.1	46.19	13.7	83,018	0.0	43,986	13.6	3,834,608	13.7	50	2,678	42.8
Feb 17	68.2	27.8	87.46	-2.2	59.69	25.0	74,984	0.0	51,176	27.8	4,475,838	25.0	50	2,678	42.8
Mar 17	69.9	20.0	90.73	0.3	63.42	20.3	83,018	0.0	58,032	20.0	5,265,394	20.3	50	2,678	42.8
Apr 17	72.0	14.8	94.29	-1.8	67.90	12.7	80,340	0.0	57,855	14.8	5,455,102	12.7	50	2,678	42.8
May 17	69.9	8.3	96.32	-2.0	67.33	6.1	83,018	0.0	58,032	8.3	5,589,406	6.1	50	2,678	42.8
Jun 17	75.4	4.6	107.45	-0.3	81.05	4.2	80,340	0.0	60,598	4.6	6,511,357	4.2	50	2,678	42.8
Jul 17	82.7	6.5	115.26	-1.0	95.30	5.4	83,018	0.0	68,642	6.5	7,911,994	5.4	50	2,678	42.8
Aug 17	82.5	0.9	118.06	1.0	97.43	1.8	83,018	0.0	68,506	0.9	8,088,041	1.8	50	2,678	42.8
Sep 17	75.4	4.5	109.90	2.3	82.86	6.9	80,340	0.0	60,576	4.5	6,657,124	6.9	50	2,678	42.8
Oct 17	71.5	20.0	97.35	2.1	69.56	22.4	83,018	0.0	59,320	20.0	5,775,053	22.4	50	2,678	42.8
Oct YTD 2017	72.1	10.9	101.52	-0.7	73.16	10.2	814,112	0.0	586,723	10.9	59,563,917	10.2			

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Tab 10 - Response Report

Anacortes_HotelsReport
Job Number: 938611 SADIM Staff: CW Created: December 11, 2017

[illegible]

- - Monthly data received by STR
- - Monthly and daily data received by STR
- Blank - No data received by STR
- Y - (Chg in Rms) Property has experienced a room addition or drop during the time period of the report.

Tab 11 - Terms and Conditions

Before purchasing this product you agreed to the following terms and conditions.

In consideration of the mutual promises contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, STR, Inc. ("STR"), STR Global, Ltd. ("STRG"), and the licensee identified elsewhere in this Agreement ("Licensee") agree as follows:

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(a) "Agreement" means these Standard Terms and Conditions and any additional terms specifically set out in writing in the document(s) (if any) to which these Standard Terms and Conditions are attached or in which they are incorporated by reference, and, if applicable, any additional terms specifically set out in writing in any Schedule attached hereto.

(b) "Licensed Materials" means the newsletters, reports, databases or other information resources, and all lodging industry data contained therein, provided to Licensee hereunder.

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1.6 Security. Licensee shall use commercially reasonable efforts to protect against unauthorized access to the Licensed Materials.

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2.2 Disclaimers. STR shall have no liability with respect to its obligations under this agreement or otherwise for consequential, exemplary, special, incidental, or punitive damages even if STR has been advised of the possibility of such damages. Furthermore, STR shall have no liability whatsoever for any claim relating in any way to any decision made or action taken by licensee in reliance upon the licensed materials.

2.3 Limitation of Liability. STR's total liability to licensee for any reason and upon any cause of action including without limitation, infringement, breach of contract, negligence, strict liability, misrepresentations, and other torts, shall be limited to all fees paid to STR by the licensee during the twelve month period preceding the date on which such cause of action first arose.

3. MISCELLANEOUS

3.1 Liquidated Damages. In the event of a violation of Section 1.5 of these Standard Terms and Conditions, Licensee shall be required to pay STR an amount equal to the sum of (i) the highest aggregate price that STR, in accordance with its then-current published prices, could have charged the unauthorized recipients for the Licensed Materials that are the subject of the violation, and (ii) the full price of the lowest level of republishing rights that Licensee would have been required to purchase from STR in order to have the right to make the unauthorized distribution, regardless of whether Licensee has previously paid for any lower level of republishing rights, and (iii) fifteen percent (15%) of the total of the previous two items. This provision shall survive indefinitely the expiration or termination of this Agreement for any reason.

copies of the Licensed Materials and all other information relating thereto in Licensee's possession or control as of the such date. This provision shall survive indefinitely the expiration or termination of this Agreement for any reason.

or actions regarding or arising out of this Agreement shall be brought exclusively in a court of competent jurisdiction located in Nashville, Tennessee, and the parties expressly consent to personal jurisdiction thereof. The parties also expressly waive any objections to venue.

3.4 Assignment. Licensee is prohibited from assigning this Agreement or delegating any of its duties under this Agreement without the prior written consent of STR.

venture relationship.

at the time of transmission (provided, however, that notice delivered by facsimile transmission shall only be effective if such notice is also delivered by hand or deposited in the United States mail, postage prepaid, registered, certified or express mail or by courier service within two (2) business days after its delivery by facsimile transmission); iii) when delivered by a courier service or by express mail, at the time of receipt; or iv) five (5) business days after being deposited in the United States mail, postage prepaid, registered or certified mail, addressed (in any such case) to the addresses listed on the first page of this Agreement or to such other address as either party may notify the other in writing.

3.7 Waiver. No waiver of any breach of this Agreement will be deemed to constitute a waiver of any subsequent breach of the same or any other provision.

3.8 Entire Agreement. This Agreement constitutes the entire agreement of the parties with respect to the matters described herein, superseding in all respects any and all prior proposals, negotiations, understandings and other agreements, oral or written, between the parties.

3.9 Amendment. This Agreement may be amended only by the written agreement of both parties.

the provisions of this Agreement, the successful or prevailing party or parties shall be entitled to recover reasonable attorneys' fees and other costs incurred in that action or proceeding, in addition to any other relief to which it or they may be entitled.

3.11 Injunctive Relief. The parties agree that, in addition to any other rights or remedies which the other or STR may have, any party alleging breach or threatened breach of this Agreement will be entitled to such equitable and injunctive relief as may be available from any court of competent jurisdiction to restrain the other from breaching or threatening to breach any of the provisions of this Section, without posting bond or other surety.

3.12 Notice of Unauthorized Access. Licensee shall notify STR immediately upon Licensee's becoming aware of any facts indicating that a third party may have obtained or may be about to obtain unauthorized access to the Licensed Materials, and shall fully cooperate with STR in its efforts to mitigate the damages caused by any such breach or potential breach.

3.13 Conflicting Provisions. In the event that any provision of these Standard Terms and Conditions directly conflicts with any other provision of the Agreement, the conflicting terms of such other provision shall control.

3.14 Remedies. In addition to any other rights or remedies that STR may have, in the event of any termination by STR on account of a breach by Licensee, STR may, without refund, immediately terminate and discontinue any right of Licensee to receive additional Licensed Materials from STR.



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North America:

735 East Main Street, Hendersonville, TN 37075 USA

T : +1 615 824 8664

trends@str.com

International:

Blue Fin Building, 110 Southwark Street, London SE1 0TA

T : +44 (0)20 7922 1930

hoteltrends@str.com

Asia Pacific:

Thong Teck Building, 15 Scotts Road #08-12, 228 218 Singapore

T: +64 6800 7850

hoteltrends@str.com

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APPENDIX B

Community Engagement Summary Notes

MEETING NOTES

Meeting Topic:	Transit Shed & Cap Sante Real Estate Strategy Open House	
Meeting Date & Time:	11/30/17; 5:30PM – 6:30PM	
Project Number:	0436.05.03	
Project Name:	Transit Shed & Cap Sante Real Estate Strategy	
Meeting Location:	Seafarers' Memorial Park	
Recorded By:	Lauren Wirtis, MFA	
Project Team Staff:	<u>Port</u> Ray Niver, Commissioner John Pope, Commissioner Keith Rubin, Commissioner Bill Short, Commissioner Joe Verdoes, Commissioner Dan Worra, Executive Director Brenda Treadwell, Director of Planning, Properties & Environmental John Dumas, Director of Operations Jill Brownfield, Director of Finance & Administration Julie Johnson Lindsey, Executive Assistant	<u>Consultants</u> Matt Anderson, Heartland Jeff McClure, RMC Architects Nicole Staron, RMC Architects Michael Stringer, MFA Lauren Wirtis, MFA

SUMMARY

As part of the implementation of the 2014 *North and West Basin Concept Plan*, the Port of Anacortes has obtained a grant from the Community Economic Revitalization Board (CERB) in order to further explore the real estate potential for relocation of the event center (currently located at the Transit Shed) and new development at Cap Sante Marina.

The open house was organized around stations that included background information on the project, the financial analysis looking at the viability of locating an event center and hotel at Cap Sante, and potential configuration of a future event center. A series of poster boards were presented at each station, which were staffed by consultants. There was also a station specifically for feedback from the public.

COMMENTS FROM THE COMMUNITY

Comments about event center programming

- Enclose patio space for a portion of the year
- Add flex meeting space for public use that can be shared with the Port
- More occupants – 500 people, 8,000 SF?
- Port of Skagit has a kitchen for rent
- Additional waterfront restrooms
- Add a bar/lounge
- Potential for a stage (performances/acting classes)
- Parking for downtown events and ferries
- Locate near Seafarers' & R Ave
- Will road alignment affect Cap Sante residents
- Roof top patio
- Locate on north side of marina with parking behind
- Small boat building- need to use for meeting space
- Keep current location- revitalize existing space
 - Example- Cannery Hotel in Astoria, OR
- Utilize existing Port office space for community meetings
- Keep historic Transit Shed & waterfront access with structural reinforcement (concrete jacks on pilings)... mainly, keep the building/outdoor access open to the public

What the community is excited about

- Opportunity to grow/enhance/support maritime community at Cap Sante Marina – our own maritime hub. Please think broadly beyond Port office space and big events. Include community “3rd place” concept (coffee shop, open patio/covered table space for people to gather; yes with chess too). Small meeting spaces available to the community.
- Could use Transit Shed for small ferry terminal thus keeping people in north end of town

- We have the opportunity to get on par with other meeting locale destinations!
- Combine the vision for the north with the actual event center (get rid of RV parking).
- Future hotel.
- The opportunity to create a beautiful space to facilitate all of our amazing artistic community members who need a space to showcase their talents.

What the community is concerned about

- Continuous connection between the Tommy Thompson and Guemes trails (6th Street).
- Closing the Transit Shed to public events.
- Need to continue expansion of use for marine event uses in Seafarers' space- waterfront use for small boating events.
- Please don't close the Transit Shed for events. It is a great space.
- If the Transit Shed is closed to events and the events are moved to Cap Sante Marina, how is the Port going to help create foot traffic and tourism vitality in this vital area of the CBD?
- How are you going to make a new convention/event center affordable to the public?
- How are you going to keep tourism access to the REAL Guemes Channel working waterfront?
- Vibrant historic downtown – if you move the events center, what will the impact be to “downtown?”
- New event center- too small and location too crowded, will be outgrown before it's completed.
- Need for small meeting spaces in addition the event space. Flexible space for large/small group education and community meetings.
- With everything bottlenecked at 9th Street, where does the public park for downtown events (e.g. waterfront, arts festival, event center, etc.)?
- Will there be a place for small boat rentals?
- Trail loop for transit community (R&O loop).
- Hotel and event center in RV parking, leave 9th Street open.
- Where is the launch ramp for motorized boats south of 17th Street?
- Show us the flow of movement and connectivity between all the Port's downtown property assets and how they connect to the pedestrian/bike/auto/truck traffic and trails.



Anacortes City Council

Proposed Agenda Items for the Next Eight Weeks Beginning June 18, 2018

Subjects listed below have been tentatively suggested for consideration by the Anacortes City Council on the dates indicated. Items may be added to, removed from or rearranged on this list. Routine business such as approval of minutes and vouchers are not included. The complete Preliminary Agenda for each meeting is published at 3:00 on the Wednesday prior to the meeting. Published Agendas are subject to change and may be updated following the posting period. For additional information on agenda topics, please contact the City Clerk's office at 360-299-1960 to be directed to the sponsoring staff member.

June 18, 2018

- Contract Modification: 17-028-TRN-004 Downtown Sidewalks Phase 2
- Contract Award: 14-056-IDS-007 Fiber Optics Project Phase 3 Construction - RBC (Action)
- Contract Award: 32nd St & D Avenue Intersection Improvements 16-004-TRN-004 (Action)
- Resolution 2016: Sole Source Procurement of WTP Intake Pumps (Action)
- IL264: Collection and Distribution of Impact Fees (Discussion/Possible Action)
- Resolution 2012: Agriculture Irrigation (Discussion/Possible Action)

June 25, 2018

- Anacortes Senior Activity Center Foundation Donation to the Anacortes Senior Activity Center (Discussion/Possible Action)

- Resolution 2017: Transportation Benefit District 0.2% Sales Tax (for public vote in November) (Action)

July 2, 2018

- Final Plat, Phase V of the Rock Ridge South Subdivision (Action)
- Final PUD/Plat, Haddon Road PUD (Action)

July 9, 2018

July 16, 2018

July 23, 2018

August 6, 2018

August 13, 2018

Upcoming City Council Committee Meetings

The public is welcome to attend City Council Committee Meetings.

- Planning, Monday, Jun 11, 2018, 5:00 PM, Main Conference Room, City Hall
- Finance, Wednesday, Jun 13, 2018, 5:00 PM, Main Conference Room, City Hall
- Skagit County Law & Justice Council, Wednesday, Jun 13, 2018, 8:15 AM, Mount Vernon
- Public Works, Monday, Jun 18, 2018, 5:00 PM, Public Works Director's Office, City Hall
- Planning, Monday, Jun 25, 2018, 5:00 PM, Main Conference Room, City Hall
- Finance, Wednesday, Jun 27, 2018, 5:00 PM, Main Conference Room, City Hall
- Public Works, Monday, Jul 2, 2018, 5:00 PM, Public Works Director's Office, City Hall
