

**MINUTES OF THE PORT OF BELLINGHAM
BOARD OF COMMISSIONERS MEETING
TUESDAY, APRIL 15, 2025
REGULAR IN-PERSON/HYBRID MEETING**

Commissioners:

Bobby Briscoe
Ken Bell
Michael Shepard

President
Vice President
Secretary

Consent Agenda
Item # A

Staff:

Rob Fix
Elliott Smith
Holly Stafford
Tamara Sobjack
Tyler Schroeder
Aaron Bisson
Adrienne Douglass-Scott
Jon Olson
Matt Cress
Ryan Rockman
Tracy Lewis

Executive Director
Director of Real Estate
Port Legal Counsel
Chief Financial Officer
Director of Economic Development
Harbormaster
Sustainability Program Manager
Marine Terminals Coordinator
Marine Terminals Business Dev. Mgr.
Security Manager
Executive Assistant

2:30 PM OPEN PUBLIC MEETING, IMMEDIATELY RECESS TO EXECUTIVE SESSION

At approximately 2:30 PM, Commissioner Bell opened the public meeting and announced the purposes of the executive session:

- To consider the selection of a site or the acquisition of real estate by lease or purchase when public knowledge regarding such consideration would cause a likelihood of increased price – RCW 42.30.110(1)(b).
- To consider the minimum price at which real estate will be offered for sale or lease when public knowledge regarding such consideration would cause a likelihood of decreased price. However, final action selling or leasing public property shall be taken in a meeting open to the public - RCW 42.30.110 (1)(c).
- To discuss with legal counsel representing the agency litigation or potential litigation to which the agency, the governing body, or a member acting in an official capacity is, or is likely to become a party, when public knowledge regarding the discussion is likely to result in an adverse legal or financial consequence to the agency - RCW 42.30.110(1)(i).

4:00 PM OPENED PUBLIC MEETING

At approximately 4:00 PM, Commissioner Bell opened the regular meeting, and announced all Commissioners were present with Commissioner Briscoe attending remotely.

READ ADVISORY COMMITTEE MEETING SCHEDULES *with note of typos on agenda

- Bellingham International Airport Advisory Committee (BIAAC), April 17 @ 4 PM at the Airport Rescue Firefighting Station and on Zoom.
- Marina Advisory Committee (MAC), May 13th at 6 PM in the Harbor Center Commission Chambers in-person only.

4:00 PM PUBLIC COMMENT

Commissioner Bell stated there are two Public Comment periods: One at 4:00 PM and another at the end of the meeting. Out of respect for everyone who attends the Commission meeting, each public comment period may be limited to 15 minutes total. Speakers are asked to keep their comments to less than 3 minutes. Please feel free to submit further comments in writing.

Commissioners heard public comments from three individuals. To access the recording visit [April 15th, 2025 | Port Commission Meeting](#).

NEW HIRE INTRODUCTION

Ryan Rockman announced two new Security Specialists – David Yoder and Daniel Ray.

CONSENT AGENDA

- A. Motion to approve minutes from April 1, 2025 Regular Scheduled Commission Meeting
- B. Motion to amend the Port's Capital Budget by transferring the remaining budget from the current Ring Down Line project to a new VHF Fire Radio project
- C. Motion to approve an increase of the total authorized budget for the airport's automated parking system to fund equipment and labor for the installation
- D. Motion to approve fees for the newly installed Port-owned, public electric vehicle charging stations on Port property
- E. Motion to approve the Small City Economic Development funds for projects in the City of Nooksack
- F. Motion authorizing the Executive Director to enter into a security services contract, amendment #2, with Pacific Security for the term June 1, 2025 through May 31, 2026
- G. Motion to approve Lease Amendment #7 with the State of Alaska, Alaska Marine Highway System (AMHS) located at the Bellingham Cruise Terminal
- H. Motion to approve the Modification of Container Lease between the Port of Bellingham and Bin 13, LLC

Discussion: Clarification provided for Consent D and G

Motion: Approve Consent Agenda Items A-H

Motion approved 3-0 Vote

PRESENTATION

- 1. Tamara Sobjack, CFO, gave a presentation on the Quarter 1 Financials.
- 2. Andy Peterson, Harbormaster, provided updates to questions raised at the last Commission Meeting regarding Blaine Harbor.
- 3. Jon Olson gave a presentation on the Bellingham Shipping Terminal Cargo Operations Update – Wood Chips.

ACTION ITEMS:

- 1. Motion to approve the enclosed Purchase and Sale Agreement for 58.81 acres of agricultural land located at 6211 Northwest Drive, Ferndale and authorize the Executive Director to execute any necessary documents to complete the transaction to include an amendment to the Purchase and Sale document to change the closing date as needed for the Port to utilize Department of Commerce grant funding.
 - a. Tyler Schroeder and Blake TeVelde with WFFS presented the purchase and sale agreement and explained next steps for acquiring the property at 6211 Northwest Drive in Ferndale for an Agriculture Research Station.

Discussion: Commissioners asked questions on the types of things that would be grown, if the berries were going to be kept and what kind of research would be conducted.

Motion approved 3-0 Vote

2. Motion to approve and execute a Lease for property located at 3910 Williamson Way (Lot C) between Port of Bellingham and Northstar Industrial Park, LLC.
 - a. Elliott Smith and Mikael Berner with Northstar presented the lease and the intentions of the property.

Discussion: Commissioners asked questions about the types of tenants that would be subleasing and they expressed they would like to get more aeronautical businesses within the Industrial Park.

Motion approved 3-0 Vote

3. Motion to authorize the Executive Director to execute a lease with Barlean's Fishery, Inc., for property located at 2551 Roeder Ave. in substantially similar form as the attached proposed lease.
 - a. Annika Bjorkman presented the Barlean's Fishery, Inc. lease.

Discussion: Commissioners expressed they were pleased to see the expansion of seafood at the Port property.

Motion approved 3-0 Vote

PUBLIC COMMENTS

Commissioner Bell called for a second public comment period. No public comment.

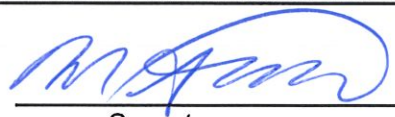
OTHER BUSINESS

- Discussion of broadband and Tyler Schroeder briefed Commissioners on the grant application process.
- Discussion of rail spur advancement and Matt Cress provided information on the status waiting on federal decisions.
- Discussion on international trade zones and Bellingham Shipping Terminal.
- Discussion of another BLI Work Study to be scheduled.

COMMISSIONER BELL ADJOURNED THE MEETING AT APPROXIMATELY 6:10 PM



President/Vice President



Secretary