

PORT OF BELLINGHAM

**MAC (MARINA ADVISORY COMMITTEE) MEETING
TUESDAY, JANUARY 12, 2010
SQUALICUM HARBOR OFFICE
BELLINGHAM, WASHINGTON**

Minutes

Committee Members Present:

Peter Border
Jeffrey Hegedus
Ryan Kapp
Ron Kleinknecht
Paul Lavelle
Tim Mumford
Joe Orem
Jerry Writer
Jim Young

Committee Members Absent

Cliff Cultee
Gene Knutson

Port Representatives Present:

Dan Stahl
Mike Endsley
Pam Taft
Andy Peterson

Committee Members Excused

Jim Splaine
Doug Sterrett

Visitors/ Guests:

Commissioner Jim Jorgensen
Mary Durbrow
Roger Van Dyken
Brian Pemberton

Roll Call

Jeff Hegedus, Chair, called the meeting to order at 6:00 pm.

December 8 Minutes

Jeff Hegedus called for a review of the minutes. Ron Kleinknecht made a motion to approve the December 8, 2009 minutes. The motion was seconded by Ryan Kapp. The motion passed unanimously.

Public Comment

There was no public comment.

BBCBC Small Craft Update

It has been about a year since Mary Durbrow of the Bellingham Bay Community Boating Center (BBCBC) last addressed the MAC. For the benefit of the new members, Mary gave a basic overview of the boating center's operations and then gave a quick overview of how their 2009 season went. They had a great year. They received their final certification as a 501C3 non-profit.

Some basic facts about the Center:

- Their basic mission is education - especially in a cold water environment.
- The boating center was established in 2006.
- They have a nine member board and eight seasonal employees.
- Last year they logged 2,500 volunteer hours.
- They have a joint operating agreement with Bellingham Yacht Club (BYC) whereby kids that inquire at the community boating center for services are referred to BYC and reciprocally BYC sends adults over to the boating center that inquire about education and on-water training.

What's new for 2010? They are looking to have a new full time paid position that will be a Volunteer Coordinator. This position will help them better coordinate their many volunteers and their 1,700+ users.

Dockside Feedback

Ryan Kapp raised an issue that he had on his boat recently related to harbor security. Ryan and Mike Endsley talked about SecurTrans, the Port's security consultant, and their security procedures.

Mike reminded the MAC that the Port owns nearly ten miles of dock, which are covered at least once per shift.

Marina Use Plan (MUP)

The Port of Bellingham maintains a Marina Use Plan or "MUP", which delineates where different types of moorage customers are grouped. This is similar to a zoning map, but over-layed on the harbor. It is used frequently by port staff, but was unfamiliar to the new members on the MAC. As such, it was decided to spend some time and review the background and current status of the MUP.

Mike Endsley, the Harbormaster for Squalicum Harbor, gave a presentation that reviewed the general background of the MUP, and then reviewed each marina gate in Squalicum Harbor. Pam Taft, the Blaine Harbormaster, then reviewed the three gates in Blaine.

Background: During the 1990's the Port Commission, after much discussion, decided to set a limit that up to 6% of the available slips at Squalicum Marina would be available to Merchant Leaseholders (upland tenants who have either marine charter or brokerage businesses). Prior to this time, moorage assignments were a first come, first served basis. This resulted in merchant leaseholders having vessels scattered somewhat randomly throughout the harbor. Starting in 2001 there was an initiative to cluster these moorage assignments in a way that made the harbor run more efficiently both for the merchant leaseholders and for the Port in general. This resulted in the MAC forming a subcommittee in 2002/2003 to address this issue. This took about a year to fully develop.

It was eventually presented to the Commission and resulted in the MUP as we know it today.

Current status: The current situation is that up to 12% of the Port slips are reserved for merchant leaseholders. Mike Endsley pointed out that the rates are the same for all of the slips with one exception, the boathouses. The boathouses are charged for the length of the boathouse plus half of the width to compensate for the greater beam given to boathouse moorage.

After Mike's presentation there was a general Q & A session between recreational boaters on the MAC and merchant leaseholders as represented by Roger Van Dyken and Brian Pemberton, a guest this evening. Both Roger Van Dyken representing San Juan Sailing and San Juan Yachting and Brian Pemberton representing NW Explorations reported that approximately 90-95% of the slips that they controlled were actively being used for either charter or brokerage. There are a small number of slips that, on an interim basis, are not fully utilized for the business. This is often a seasonal occurrence.

2010 Capital Projects

This discussion item was passed over due to the lateness of the hour and will be rescheduled for a subsequent meeting.

Moorage Rates

Pam Taft reviewed the preliminary moorage rate adjustment, pending finalization of the Port's financial statements for 2009. Per Commission Resolution, the rate change would take effect on April 1st, 2010. The rate is estimated to go from the current number of \$6.51 per foot to \$7.05 per foot. This is the number that was incorporated into the 2010 budget that was adopted by the Commission and reviewed with the MAC last fall. Several MAC members expressed concern with the rate increase given the current state of the economy. Pam Taft, and later Dan Stahl, reviewed for the MAC the history of the Port's rate setting mechanism for the marinas.

Since 1995, the Port has set moorage rates by a cost model that was approved by resolution by the Commission of the Port of Bellingham. Pam reviewed the components of the cost model that are leading to a cost increase that is above the general CPI for the current time. After further discussion it was decided to schedule this for additional discussion at the next MAC meeting. Pam Taft indicated that she would bring a more in depth discussion at the next MAC meeting and all of the line items in the cost model can be reviewed and discussed with the MAC.

Membership Discussion

Jeff Hegedus announced to the MAC that both Roger Van Dyken and Mark Gumley have stepped down from the MAC. Both Roger and Mark (who was not present this evening) were given accolades for their lengthy service to both the Port of Bellingham and to the boating community. Both were reminded that just because they were no longer on the MAC did not mean that they should distance themselves from marina issues and were encouraged to keep in touch.

A general discussion ensued regarding the replacement of the now two vacant seats. It was discussed that it was very important to have a merchant leaseholder on the MAC.

With Roger Van Dyken's departure Brian Pemberton has expressed an interest in filling that seat. Brian gave a synopsis of his training, boating experience and background. The MAC was suitably impressed with his credentials and after some Q & A it was moved by Ryan Kapp and seconded by Jerry Writer that the MAC recommend Brian Pemberton for inclusion into the MAC. Dan Stahl said that he would forward this recommendation on to the Port Commission at a later meeting. Further discussion yielded the result of the MAC deciding to not fill the currently empty seat from Mark Gumley as we are currently above our Commission minimum of ten members. We have had no problem in filling a quorum and the MAC is a good size at present for the continued discussions and work plans that we have for the year.

Staff Updates

Dan Stahl gave a brief update on the progress of the NOAA appeal.

With no further agenda items, the meeting was adjourned at 8:25 pm.