

**Port Project & Priority List: 2010 and beyond...**

For all project and other listings, issues to be addressed include Need/reason for the project, Timeline, Scope, Potential Initial & Life-Cycle Costs, Financial Capability & Funding Approach, Budget Status, Comp Scheme Compatibility, and Other Factors.

**Current Projects:**

**South Whidbey Harbor Expansion:**

- *Project Financing issues, also reference Initial draft Financial Policies, Performance Measures and Priorities.*

**Cell Tower Site Leases**



**Existing Facility Needs:** (Organized by facility)

**New Main Office Location**

**Possession Beach Waterfront Park**

- **Backhoe:**
  
- **Ramp:**
  
- **Residence Roof:**
  
- **Residence Heating System:**

**Clinton Facilities**

- **Clinton Dock**

**Bush Pt. Facilities**

- **Bush Pt Mower**
  
- **Turn-around Improvement:**

**Langley Facilities**

- **Damaged Dock Repair:**
  
- **Existing Marina incl Stockade & Docks:**

**Current Efforts:**

These opportunities are positive approaches in line with Comp Scheme criteria, and as such, staff is already working on development of general criteria for initial implementation. However, we look forward to direction and encouragement from Commission as to focus and level of effort on these various possibilities.

**Annual Harbor Events** (Possible Local Co-Sponsors listed. Event scheduling is intended for shoulder or winter seasons)

- Winter Dive Event:
  
- Salmon Derby(s):
  
- Music on the Dock:

**Preferred Vendor List**

**Harbor Merchant Partners**

**Boater Education**

**Possible New Initiatives:**

In no particular order. Comp Scheme compatibility NOT yet addressed.

**Transportation**

- Rental availability for SW Harbor visitors: Bikes, cars, mopeds?
- Commuter needs at ferry: Share Car? Electric or plug-in? Smart Car?
- Shuttle availability at SWH, especially for groups
- Langley circulator (old Disney tram?)

**Storage Facilities**

- Kayak and/or dinghy racks, especially at SW Harbor: Design, DRB and encumbrance issues

**Building (Incubator) Space**

- Current offering: Asli Arts Building from Marty Behr.
- Other suggestions include vacant space in Freeland

**Economic Development Assistance**

- Provide economic development assistance and “consulting” (comparable to EDC activities), with compensation via RCEDF .09 \$\$ from County.

**Sponsored Improvements**

- Benches and/or Tables (Phil Simon Park): Plaques or advertising
- Pavers at Phil Simon Park: Probably best done with major uplands improvements
- Docks and/or slips in SWH Expansion, from individuals, yacht clubs, groups

**Traditional Vending or Concession Possibilities**

- Vendo machines: Utility issues, appropriate servicing route
- Ice at SWH: Strong summer demand, but cannot access down Wharf St with 40' semi-truck!
- Mobile Unit: Bait cart or Hot-dog wagon

**Humphrey Rd. Lot Improvements** (NOTE: Current 3-year lease with Patty's Parking runs from 7/1/08 thru 6/30/11, as signed 3/12/08.)

- Determination for re-competition or renewal needs to be made in Fall 2010. Also, south half of property was no-cost transfer from WSDOT to Port, with reversion provision if property is used for non-transportation purposes.

**Sustainability / Innovation Partnership Zone** (reference Tapert proposal)

- Establishment of an Innovation partnership Zone focused on Sustainability

**BioFuels** (reference Tapert proposal)

- Scope: Utilization of effluent from Langley sewer plant as feedstock for algae production. Benefits include power generation and water quality improvement

**FRESH Fish Sales**

- Provide means for local fishermen to sell direct to public, as is done off the boats down at Fishermen's Terminal/Seattle.
- Complications include RCO encumbrances on non-commercial use of docks, access and parking.

**Possession Pt. Marine Trail (currently State Park)**

**Mooring Buoys**

- Need to be located adjacent to Port properties: Langley, Bush Pt, Possession

**Group Insurance for South Whidbey Businesses**

- Coordinate a broad health insurance risk pool among interested South Whidbey small business owners and put insurance contract for that coverage out to bid among health insurance providers.

**Commercial Kitchen to Rent**

- Develop and license a commercial kitchen to be used by licensed food processors on South Whidbey. Requirements include identifying the needs of state licensed processors, developing a kitchen and acquiring an Island County health department license for the kitchen.

**Micro Loan Program**

- Develop a self-sustaining program whereby credit-worthy small business owners could acquire loans from the port district to grow their businesses. .

Document References:

Financial Policies, Performance Measures and Priorities, DRAFT 12/14/09  
Innovation Partnership Zone proposal from Tapert, 7/23/09  
BioFuels proposal, from Tapert 10/16/09