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**Agenda for a Special Meeting
of
The Board of Commissioners**

Date and Time: 6:30 p.m., Thursday, March 29, 2016

Location: Fidalgo Pool and Fitness Center

**Special Meeting Opened to the Public
Executive Session Closed to the Public**

CALL TO ORDER

The special meeting was called to order by Commissioner Andrew Olson at 6:30 p.m.

Commissioners Present: Andrew Olson, Mel Larsen, Jeremy McNett, David Way

Commissioner Absent: Pamela Taylor

Staff Present: Marilyn Stadler, Carla Bigelow, John Little,

Guest: Lori Johnson

FUTURE DISTRICT NEEDS

Commissioners McNett and Olson discussed some information that appeared in the Anacortes American this past week. There was a front page article concerning the development of a Community Center. The City of Anacortes suggested that a facility for this purpose could possibly be constructed across "J" Avenue on the Anacortes School District's property.

Since we are currently working on the pool's long range plan (Master Capital Improvement Plan), Commissioner Jeremy McNett and Executive Director Marilyn Stadler believe that the District should explore with the City of Anacortes any possible synergies. By working together, both entities could better meet the needs of Fidalgo Island residents. Duplication of services could be avoided. The new facilities could have a similar look to enhance a campus style community area. There should also be discussion about parking and walkway needs.

Libby Grage, City of Anacortes Planning Manager who is a member of the Long Range Planning Committee (Master Capital Improvement Plan Committee) for Fidalgo Pool suggested that Commissioner McNett and Executive Director Stadler meet with Mayor Gere and Don Measamer, City Director of Planning. This meeting has been scheduled for Wednesday, March 30, 2016 at 9 am. Commissioner McNett and Executive Director Stadler will represent the District at the meeting.

EXECUTIVE SESSION – REAL ESTATE

Commissioner Andrew Olson ordered an Executive Session – Real Estate as permitted by RCW 42.30.110 from 6:40 – 6:55 pm.

The Board reconvened at 6:55 pm for public discussion and action.

At the last Special Meeting of the Board of the Commissioners during an executive session, the Commissioners talked with an attorney concerning the possible purchase of 2210 “J” Avenue. It needed to be established how to proceed in compliance with the law. Mr. Merlin Kipp, owner is interested in selling the property to the District, but it is not currently on the multi-list. The attorney advised the proper way to proceed, including using an attorney or a real estate agent through the process. Colleen Sargent of Windermere Realty worked with the District last year.

Mr. Kipp offered to sell the property to the District for around \$700,000 in 2006, which the Commissioners could not agree to fiscally or responsibly. Sometime in Spring 2015, he placed the property on the market through Windermere for \$500,000, then months later dropped it down to \$419,000. In November 2015, the District may an offer on the property, but Mr. Kipp rejected it. He took the property off the market at that time.

The pricing on the Anacortes real estate market has increased significantly since November 2015. In addition, the attorney had explained that the District can offer more than appraised value if substantial consideration is used and it is a reasonable percentage. For example, the District is land locked and the area is the only place for future growth.

The Commissioners discussed what offer would be best and how the purchase should proceed. The District would be able to work with the Bank of Pacific and K&L Gates to arrange a bond . The Commissioners reviewed Resolution #312 that authorizes the issuance and sale to the Bank of Pacific of a \$300,000 limited tax general obligation bond so the District can finance the acquisition of the property for District use.

MOTION: A motion was made and seconded (OLSON/MCNETT) to have Colleen Sargent, Windermere broker an offer of \$370,000 for the 2210 “J” Avenue property: appraisal and inspection are required. Executive Director Marilyn Stadler has the authority to sign all documents related to the real estate agreement on the District’s behalf. The motion passed unanimously.

MOTION: A motion was made and seconded (WAY/LARSEN) to accept Resolution #312. The motion passed unanimously.

ADJOURN

MOTION: A motion was made and seconded (LARSON/WAY) to adjourn the meeting at 7:10 pm. The motion passed unanimously.