

FRIDAY HARBOR PORT DISTRICT
Port Commission Meeting at
271 Front Street
(Port meeting room, under San Juan Yacht Club)
Wednesday, May 9, 2018 at 4pm
Meeting Agenda

1. Citizen comments/requests: Citizens can make a brief comment or may ask the Commission to schedule a topic for further discussion at a future meeting.

4. Action Items:

A. Approve Lease with J&R Upholstery at Jensen & Sons Shipyard

Staff will present a proposed Lease for J&R Upholstery who currently leases office space from Jensen & Sons Shipyard. This Lease attorns the existing agreement in place between J&R Upholstery and the sellers, and is a month to month term.

RECOMMENDED ACTION: Motion to approve the proposed month to month Lease with J&R Upholstery for office space at Jensen & Sons Shipyard.

B. Approve Lease and Boatyard Operator Agreement with Mico Holdings LLC

Staff will present a proposed Lease and Boatyard Operator Agreement for Mico Holdings LLC as the operator of Jensen Shipyard, to take over immediately upon close of purchase of the facility.

RECOMMENDED ACTION: Motion to approve the Lease and Boatyard Operator Agreement with Mico Holdings LLC as the operator of Jensen Shipyard.

C. Approve new San Juan Excursions lease for Spring Street Landing

Staff will present a new proposed lease for San Juan Excursions Inc. in Suite 101 in the Spring Street Landing building. The Lessee elected to not renew under their previous terms and negotiated a new lease based on the recent fair market rate appraisal.

RECOMMENDED ACTION: Motion to approve the new lease with San Juan Excursions Inc. in the Spring Street Landing Building.

D. Approve Third Amendment to San Juan Safaris LLC lease

Staff will present a proposed third amendment to the San Juan Safaris LLC lease of suites 102 & 103 in the Spring Street Landing building, to align it with the recent fair market rate appraisal and incorporate some other modifications that have been under discussion with the Lessee.

RECOMMENDED ACTION: Motion to approve the Third Amendment to San Juan Safaris' lease.

E. Approve Executive Director's signature on contract for G&H Dock Renovation Project

On May 7th Staff conducted a bid opening for the construction of renovation for G & H docks, with three bids having been received for the project. The engineers estimate was \$1,057,000 . The low bid came from Massana, Inc. of Gig Harbor, Washington in the amount of \$969,220.02 including sales tax. This amount was approximately \$88,000 below the engineers estimate. The Port engineer, PND Engineers, have reviewed the bid documents and recommend awarding the project to Massana, Inc. PND is familiar with Massana, Inc. and their work with the Port of Kalama and the Port of Olympia, and have worked with the proposed personnel for this project.

RECOMMENDED ACTION: Motion to approve Executive Director's signature on the contract for renovation of G & H docks with Massana, Inc.

3. Discussion Items

A. Airport Master Plan

Staff will provide an update on the Airport Master Plan update currently under development.

B. Expanded outdoor seating at Spring Street Landing

Staff will discuss a proposal of new outdoor seating in the form of exclusive use space for two Spring Street Landing Lessees.

5. Regular Business

A. Approve minutes for April 25, 2018 Regular Meeting (Note: Minutes are kept at the Port Office and on the Port's website: portfridayharbor.org).

B. Approve vouchers and payroll.

C. Administrative Items.

6. Staff Reports

7. Port Commissioner and Committee Reports

8. Citizen comments/requests: Citizens can make a brief comment or may ask the Commission to schedule a topic for further discussion at a future meeting.

9. Adjourn