

FRIDAY HARBOR PORT DISTRICT
Port Commission Meeting
Friday Harbor Grange
152 1st Street North
Friday Harbor, Washington
Wednesday, September 18, 2019 at 4 pm

Special Meeting Minutes

Port Commissioners Present: Greg Hertel
Graham Black
Barbara Marrett

Port Staff Present: Todd Nicholson, Executive Director
Tami Hayes, Harbormaster
Randy Everitt, Executive Assistant

1. Call to Order:

A. Welcome / Introduction of Board and Staff:

- a. **Purpose of the Special Meeting:** The Board and the Executive Director began the first in a series of Public meetings to discuss the purchase and potential development of a Jensen's / Shipyard Cove Marine Business Park.

Commissioner Hertel opened the meeting by welcoming approximately 60 members of the public and introducing Commissioners Black, Marrett and Port staff.

2. Discussion Items:

- A. **Pending Purchase of Shipyard Cove:** The Executive Director updated the Board on the pending purchase of Shipyard Cove and responded to questions from the Board and the public.

The Executive Director advised the Board and the Public that the Port is involved at this time in a phase one feasibility study that would include a review of potential financing, revenues, pending facility maintenance and staffing issues. The Port has 90 days to complete the study and if the study is favorable then a final sale would be completed in December.

The Executive Director advised the Board and the Public the Port has entered into a Purchase and Sales Agreement to purchase Shipyard Cove Marina for 4.5 million dollars. This price allows for maintenance, operations, and upgrades to the facility from its own revenue stream. The Port believes that the life expectancy for the Shipyard Cove Marina is 20 years for the existing facility.

The Executive Director further stated that Purchase and Sales Activities include

b. Commercial Barge Landing.

A new commercial barge landing would add a bulk transfer and storage area which would be a necessity for FEMA responses to emergencies as well as a newer and more cost-effective way to bring construction materials onto the island.

A new barge landing would allow the Island to maintain gas and propane delivery and:

Allow for the re-routing of heavy truck traffic away from Warbass Marina.

c. Additional Marine Business Space.

The Shipyard Cove purchase would allow for the consolidation and upgrading of existing businesses and create space for new businesses and structures.

d. Expanded Marina Capacity.

Based on the potential of expanding the capacity of Shipyard Cove the Port and the Board believes that 50 plus new slips could be added with an emphasis on creating moorage for larger vessels.

e. Public Shoreline Access and Amenities.

The Executive Director described to the audience the concept of moving the Travel lift which allows access to the shoreline for environmental cleanup and the development of new businesses in area C. (Map attached) The Executive Director said that the development of that area could take between 3 to 7 years depending on which grant cycle was available.

f. Small Boat Center and Lodging Space.

Area C was highlighted on the overhead map. The Executive Director explained the potential for the development of small water dependent businesses or those businesses that would not require the large-scale movement of earth when the combined facility becomes a reality.

D. Timing of Redevelopment: The Executive Director and the Board discussed the timeline of the potential development of the Marine Business Park. The discussion focused on the application and timing of permits and what first steps should be taken after Purchase of Shipyard Cove was complete.

E. Staffing Assignments: The Executive Director discussed the number of Port staff to be assigned and their duties as the Port enters the first phase of the management of Shipyard Cove.

The Executive Director advised the audience that staffing of Shipyard Cove would start after the final purchase was completed. Initially 1-2 full time personnel

11. How is the purchase of Shipyard Cove to be funded?
12. What are the recreational opportunities for kayakers?
13. How do I get a slip?
14. Is parking available when I'm away cruising?
15. When will the community be able to participate in the planning process?

Commissioner Hertel and the Executive Director asked the audience to provide their e-mail contact information if they wished to be notified of future Board or planning meetings involving the Jensen's Marina and Shipyard Cove Marine Park.

A list of frequently asked questions and answers will be posted to the Ports website in the very near future.

3. Action Items: None

4. Adjourn:



Barbara Marrett, Commissioner



Greg Hertel, Commissioner



Graham Black, Commissioner