

Friday Harbor Port District

Port Commission Meeting

San Juan Island Yacht Club

Friday March 8, 2024 at 10:00 AM

Regular Meeting Minutes

Members of the public unable to attend the meeting may email comments for presentation to the Commission during the public comment period. Please email to ToddN@PortFH.org with the subject line "Public Comment". Comments must be received 24 hours prior to the meeting.

Commissioners Present: Rich Goodhart
Graham Black
Barbara Marrett

Port Staff Present: Todd Nicholson, Executive Director
Phyllis Johnson, Port Auditor
Erik Edshammar, Maintenance Supervisor
Amanda O'Brien, Executive Assistant
Mike Roling, IT Administrator
Joe Wilson, Maintenance

Public Present: Jill Belcovson, League of Women Voters
Brian Goodremont, San Juan Safaris
Erika Christensen, Essential Shipyard Industries

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.

Citizen Ricard Grout could not be in attendance although prior to the meeting he submitted a comment to be read aloud on his behalf reiterating his stance against housing at the airport and requesting the commission to deny *San Juan Safaris'* concept proposal.

Erika Christensen on behalf of *Essential Shipyard Industries* requested to be on the agenda for the upcoming March 22nd meeting to discuss ongoing issues and the future of Jensen's Boatyard.

Maintenance Staff Report:

Maintenance Supervisor Erik Edshammar introduced the Port's newest hire, Joe Wilson. Joe brings a wealth of knowledge and experience. He mentioned he is a retired Alaskan pilot and former ranch owner.

Consent Agenda:

- A. Approval of Minutes: February 23, 2024 Meeting Minutes
- B. Approval of Payroll & Vouchers #04575-04504617 in the amount of \$480,721.12

Commissioner Black moved to approve the entire Consent Agenda; Commissioner Marrett seconded. The motion was approved unanimously.

Action Items:

- A. Port of Port Angeles Interlocal

Commissioner Marrett made a motion to approve the interlocal agreement with the Port of Port Angeles after clarifying the terms. Commissioner Black seconded the motion. The Interlocal Agreement will be edited to clarify that responsibility for the docks transfers to the Port of Port Angeles when their shipper receives the dock in Friday Harbor. The motion was approved unanimously.

- B. IOSA Rent

Director Nicholson presented to the commission different calculations for the rent of a land lease to IOSA. He suggested using the previous land lease rate of \$700/Mo which is about half of the typical lease rate. He also proposed using a 3.25% or 2.00% interest rate over 30 years to recover funds spent by the Port in excess of grant funds used. The Director noted that this would result in a rent amount around \$1,800 to \$1,600, not including leasehold tax.

There was a general discussion of different possible rates of return, appraisal clauses, construction contracts, and funds dedicated to the project by the Port.

Commissioner Black made a motion to extend the lease to IOSA with a \$700 per month base for the land as a fixed price for the term of the lease, and with the Port earning a 4% return on investment. The lease would use standard CPI adjustments but no appraisals. Commissioner Marrett seconded the motion. The motion was approved unanimously.

- C. Additional Commissioner Signatures on Previously Approved Interlocal with San Juan County for the Jackson's Beach Road Easement

Executive Director Nicholson noted additional signatures were requested by the County on a previously approved interlocal Agreement with San Juan County for the Jackson's Beach Road easement.

Commissioner Black moved to approve the additional signatures; Commissioner Marrett seconded. The motion was approved unanimously.

D. Goodremont Proposal with Site Plans

Commissioner Marrett questioned Mr. Goodremont if he had taken into consideration the idea of developing an alternative parcel located on Spring Street. Mr. Goodremont acknowledged he had, and explained he had to take into consideration its higher rent and lower development costs. He explained his final decision would be based on further due diligence. The potential building's aesthetics were also discussed, with Mr. Goodremont and commissioner Marrett indicating a preference for a darker color scheme. The ultimate decision would be reached during the final stages of a proposal involving site plans, drawings, and landscaping. The next step involves working on the full application, with a tentative deadline a month before the next round of concept proposals. At that time, the commission will decide whether to keep the parcel in the application period or convert it back to an available parcel for new concept proposals.

Commissioner Black moved to award *San Juan Safaris* the exclusive rights to continue their concept proposal; commissioner Marrett seconded the motion. Commissioner Goodhart stressed that the motion was approved with the condition of no housing aspects included. The motion was approved unanimously.

Discussion Items:

A. Topics and final schedule for Airport Non-Aviation Lands Workshop

Director Nicholson shared with the commission a list of questions he put together regarding topics to be discussed at the Workshop.

The Port's commissioners agreed to hold the Airport Non-Aviation Lands Workshop in addition to the regular scheduled meeting on Friday, March 22.

Port Commissioner and Committee Reports:

Commissioner Black suggested the addition of an Executive Session at the March 22 meeting.

New Business: Commissioners May Share Information or Introduce Topics for Discussion at a Future Meeting.


Commissioner Black initiated a discussion about the potential redevelopment of the Net Shed building at Jackson's Beach into a marine center for the public. The building is in poor condition currently but has a historic footprint which could be preserved. Commissioner Black suggested the option of using the remodeled building for private kayak and paddleboard storage, as well as the possibility of adding a classroom, and conducting community sailing activities. Director Nicholson mentioned the potential availability of grant money for the project. The idea of expanding the building or rebuilding it from scratch was also considered. No decisions were made at this time.

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. **None.**

Adjourn: 11:14 AM



Barbara Marrett, Commissioner



Graham Black, Commissioner



Rich Goodhart, Commissioner