

Friday Harbor Port District

Port Commission Meeting
San Juan Island Yacht Club
Friday July 25th at 10:00 AM
Regular Meeting Minutes

Commissioners Present: Graham Black
Barbara Marrett
Richard Goodhart

Port Staff Present: Todd Nicholson, Executive Director
Kyle Gropp, Deputy Director
Phyllis Johnson, Port Auditor
Mike Roling, IT Administrator
Evan Hiatt, Port Staff

Public Present: Jill Belcovson, LWVSJ

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

Staff Introduction:

Evan Hiatt

Deputy Director Gropp introduced Evan Hiatt as a new member of the maintenance team. The commissioners welcomed him to the staff.

Consent Agenda:

A. Approval of Payroll & Vouchers

Commissioner Black moved to approve the Payroll and Vouchers, Commissioner Marrett seconded the motion. Commissioner Goodhart inquired about a charge for the touchless doors. Deputy Director Gropp explained these were for automatic doors for the airport terminal reimbursable under the CARES Grant. Motion approved unanimously.

B. Approval of Minutes: June 27, 2025, and July 11, 2025, Meetings

Commissioner Black moved to approve the June 27th minutes, Commissioner Marrett seconded. Motion approved unanimously.

Commissioner Marret moved to approve the July 11th minutes, Commissioner Goodhart seconded. Motion approved, Commissioner Black recused himself due to not attending that meeting.

Action Items:

A. Approve Saltwater Farm Lease Amendment

Executive Director Nicholson explained the amendment only updated the lease for Saltwater Farm. This amendment was in line with what had been discussed in prior

meetings. Commissioner Black moved to approve the lease amendment, Commissioner Marrett seconded. Motion approved unanimously.

Discussion Items:

A. Lease CPI Change Update

Executive Director Nicholson explained that changing the leases to utilize the August CPI as discussed in previous meetings ended up being more complicated than initially expected. So existing leases won't be amended, but new leases will be set up to utilize the August CPI.

Port Auditor Johnson asked about bringing the Resolution granting permission to make the CPI changes back to be rescinded. Commissioner Goodhart felt since the Resolution was only granting permission and not directing an action it wouldn't need to be rescinded. Commissioners Black and Marrett agreed. Executive Director Nicholson will review Resolution 25-008 and bring it back if there is something problematic.

B. Pilot Honor Wall Display

Commissioner Goodhart discussed the possibility of adding a digital signage display at the Airport Terminal to display the pilot honor wall profiles. Commissioner Marrett mentioned it could also be used to promote local museums or businesses as well. Commissioner Goodhart will talk to the pilot community to see if they are interested.

C. 75th Anniversary Articles

Executive Director Nicholson asked the Commissioners to review the newsletter from the 60th Anniversary of the Port to see if there were any articles they would like to update and rewrite. He mentioned that former Commissioner Greg Hertel has agreed to contribute by updating some of the articles he wrote for the 60th anniversary. Commissioner Goodhart also noted that some of the historical articles could be republished as is.

Executive Director Nicholson will work with Greg Hertel on updating the articles and write an article on what has been accomplished over the last several years.

Commissioner Marrett asked if the Journal would be gathering ads like last time. Executive Director Nicholson indicated that he was unsure but would ask. Commissioner Goodhart inquired about artwork, whether we had to go to the historical museum for historical photographs or if the Journal would do that. Commissioner Marrett noted that the Journal should have some, but the Historical Museum also does lend out photos. She also mentioned that the Port should also have some photo archives.

Commissioner Goodhart asked for a deadline to get articles in. Executive Director Nicholson gave August 15th for a deadline to get articles in.

Staff Report:

A. Kyle Gropp

Deputy Director Gropp gave a report on the utilization of the shuttle from the Port to the Fair Grounds for the Pig War Picnic event on the 4th of July. Overall passenger count was 83, that worked out to about 4.5 trips per hour. Costs were about \$9.40 per passenger, which is roughly half the average \$18 per passenger cost of Rural Washington bus transit service.

While it was noted by some that the waterfront was quieter than past years overall the event seemed to be a success. There was also a mention that some community groups are interested in doing an evening event on Port grounds next year to fill the gap between the Pig War Picnic and the fireworks.

Executive Director Report:

Executive Director Nicholson mentioned that the state financial audit had just started.

Next, he mentioned making two pitches to the county PFFAF program. One for the Hangar 80 project for \$186,000 to make it into an FAA Certified Aircraft Repair and Avionics facility in partnership with Island Air. The second request was a 2-year ask for \$500,000 per year to help build the travel lift pier.

The PFFAF committee has recommended the \$186,000 for the Hangar 80 project and the first year of the travel lift project. The proposals now will move to the County Council where they may be accepted, rejected or modified.

Executive Director Nicholson went into some details regarding the FAA Certified Aircraft Repair facility noting that currently there are none on the Island. The estimated tax revenue to the county in year one is nearly equal to the amount of PFFAF money to help set up the facility.

Commissioner Black asked for some clarification of the Port's partnership with Island Air. Executive Director Nicholson clarified that it is not a joint venture, the Port will be leasing both the space and equipment purchased to Island Air. Some funds, however, will be used to send 3 technicians for the specialized training.

Commissioner Black asked about how the PFFAF funds timing works with the permitting and time of the work being done for the travel lift pier. Executive Director Nicholson mentioned that there is a 2-year commitment on the PFFAF funds so there is time but there will be some planning required to make sure permits, construction and grants all sync up.

Commissioner Black asked if the larger boats supported by the new Travelift will take up the last of the space in the Jensen's and Shipyard Cove facilities. Executive Director Nicholson indicated that it is possible that with the larger boats all of the existing spaces could be filled up, but there is still an open field that the commission will be able to determine what to do with.

Commissioner Marrett asked about keeping the smaller Travelift after acquiring the new one. Executive Director Nicholson said that because the new one is being purchased with the electrification grant, he believes the old gas unit has to be removed from service. He also noted that the older Travelift wouldn't work on the new pier, and the old pier will be removed as part of the clean-up.

Executive Director Nicholson mentioned that the PFFAF program had roughly \$800,000 that wasn't awarded that will carry over to next year and be added to the new funds that are collected. He believes the Port should be in a good position to get additional funds next year.

Commissioner Black questioned how much the decision to go with the larger Travelift was driven by the tenant at the chandlery vs how much was actual market demand. Executive Director Nicholson said while some of the upgrade was driven by the current tenant, the cost difference between the lift sizes and the pier designs was minimal so with the current tenant and past inquiries, he felt that the larger lift was warranted. The larger lift doesn't preclude lifting the majority of the boats that are already serviced by the yard while allowing it to service larger vessels that cannot currently be serviced locally.

Commissioner Goodhart pointed out that the new pier was primarily designed to allow for low tide lifts regardless of the size of the Travelift. Commissioner Marrett mentioned that the new pier and lift could potentially negatively impact Lopez Island Marine and West Sound as we'd be able to take lifts that we couldn't in the past due to tidal issues.

Deputy Director Gropp said that the 75-ton lift may have difficulties with the smallest of the vessels we service so those might be dispersed to the other boatyards. Additionally, he feels like the 75-ton lift becomes an attraction for other businesses to work in the boatyard.

Commissioner Black said that he still feels that the Travelift and pier is still a good use of PFFAF money. Commissioner Marrett mentioned that boatyards throughout the area are disappearing. Executive Director Nicholson explained that one reason boatyards are having difficulties is the handling of stormwater runoff. He mentioned that he is working on some additional solutions to that issue for both Jensen's and Shipyard Cove.

Port Commissioner and Committee Reports:

Commissioner Marrett mentioned that she attended the county Climate and Sustainability Committee meeting. She noted that the fire danger on the island is high and getting higher each year. There is a Forest Owners Field Day on September 27th to help teach landowners ways to help reduce risk.

The county comprehensive plan will come out in August or September, there will be a focus on climate in this iteration. Commissioner Marrett inquired about the Port charging PFCs to help raise funds for the county's climate initiatives.

Executive Director Nicholson indicated that PFCs are legislated and limited to being used exclusively for upgrades to the passenger facilities such as the Airport Terminal.

Commissioner Marrett continued that the county has been trying to find different ways to fund some of the initiatives. Many of the ideas have not been well received. Some ideas such as a tourism fee for visitors are tricky to implement.

Next, she asked about the 30 & 50 amp electrical hook-ups proposed for the breakwater asking if these were related to the fast chargers for electric boats.

Deputy Director Gropp explained that the 30 & 50 amp hook-ups are part of a grant application for a different grant to try to bring electrical hook-ups to Breakwater A, which current has no hook-ups. Executive Director Nicholson interjected that the 180 fast charger would likely be on the breakwater near the customs dock and a 277 charger where the cruise ships dock.

Commissioner Black asked if the fuel system does get moved to Jensen's if the current fuel dock would make sense to be converted to an electric boat charging station. Executive Director Nicholson indicated that there is a significant amount of work required before being able to consider that, but it could be a possibility down the road.

Commissioner Marrett mentioned that there was a panel on succession planning at the recent WPPA Commissioner Seminar. She is happy about the Port's current succession plan.

Commissioner Marrett also mentioned that the Rotary Club is having a car show August 10th and inquired if the Port wanted to display one of its electric vehicles. The Taylor-Dunn electric cart may be available for the show.

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

None

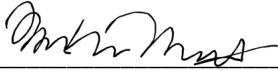
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Jill Belcovson asked when the Port's 75th anniversary is; it was answered that the party is scheduled for September 6th at noon, the actual date of the

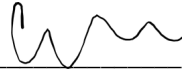
anniversary is October 1st.

Next, she asked what the 'boom' was. The source of the boom that was reported near the marina is still unknown.

Adjourn: 11:43am



Barbara Marrett, Commissioner



Graham Black, Commissioner



Rich Goodhart, Commissioner