

Friday Harbor Port District

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

Commissioners Present: Gib Black (Zoom)
Richard Goodhart

Port Staff Present: Todd Nicholson, Executive Director
Kyle Gropp, Deputy Director
Mike Roling, IT Administrator
Jacob Heeren, Harbormaster
Phyllis Johnson, Auditor
Megan Workman, Staff Accountant

Public Present: Jill Belcovson, LWVSJ
Kari Koski, SJC Derelict Vessel Program

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.

[10:00a] *None*

Consent Agenda:

A. Approval of Payroll and Vouchers

B. Approval of Minutes: September 11, 2026

[10:02a] *Commissioner Black moved to approve the consent agenda, Commissioner Goodhart seconded. Consent Agenda Approved.*

Action Items:

A. Approval of San Juan Canvas Lease

[10:03a] *Deputy Director Gropp explained this lease is very much a continuation of their expired lease with no significant changes. Commissioner Goodhart noted that this is a new lease, not a renewal.*

Commissioner Goodhart moved to approve the San Juan Canvas lease. Commissioner Black seconded. Motion approved.

B. Approval of San Juan Air - Hangar 80 Lease

[10:03a] *Executive Director Nicholson explained that this lease is still Part A and Part B, both are the same as the commission has previewed before except the abatement period has been adjusted from 24 to 36 months to allow for FAA certification to be completed.*

Commissioner Black moved to approve the Hangar 80 Lease, both Units A and B. Commissioner Goodhart seconded. Motion approved.

- C.** Approval of Change Order 1 - Change to Roofing Material to Standing Seam Roofing for Hangar 30 & 32 (E & G) Rehabilitation - in the amount of \$77,891.60 bringing the revised contract total to \$1,584,100.03.

[10:06] Executive Director Nicholson explained the contractor was having difficulty sourcing the originally specified roofing material. The contractor suggested a standing seam alternative. The FAA agreed and will pay for 90% of the costs. Executive Director Nicholson noted that standing seam roofing is better if the Port were to install solar on the roof. Commissioner Black asked what is the square footage of the roofs. Executive Director Nicholson responded that each is about 12,000 Square Foot. He also noted that we'd likely have to upgrade transformers to be able to hook-up that much solar, but we have some spare panels from the solar canopy project.

Commissioner Black asked about the extra panels. Executive Director Nicholson said that we were able to buy a container at wholesale for less than it would to buy just the panels we needed at retail. The container included more panels that were needed for the Solar Canopy. Commissioner Black asked if we've explored selling the extra panels, or if we planned to keep them for future projects. Executive Director Nicholson said the plan was to keep them for future projects and replacements. He noted that OPALCO has been trying to sell some of their surplus panels and haven't been very successful.

Commissioner Black said that he felt that the upgrade to standing seam was a win-win and opened the possibility of a new solar array. Commissioner Goodhart noted that he thinks it is a good deal with less maintenance and possible leaks in the future.

Commissioner Black moved to approve change order 1, Commissioner Goodhart seconded the motion. Motion approved.

Discussion Items:

- A.** 2027 Tariffs Report

[10:11] Port Auditor Johnson noted that these are the moorage, hangar and tie-down rates that the Commission approves. The suggested changes are based on the 4.4% of the August CPI that we traditionally use. Commissioner Goodhart asked if anything had a non-standard change. Port Auditor Johnson said, no it was all just the 4.4% CPI. Executive Director Nicholson noted that maintaining at least CPI is necessary to be able to maintain the marina noting that many of our costs such as insurance and contracting have risen in most cases more than CPI.

Port Auditor Johnson noted that this was just a discussion, these changes will be built in to the budget for approval. Commissioner Goodhart asked when the budget was to be approved. Port Auditor Johnson replied that it will be available for the first meeting in November.

Commissioner Black mentioned that he was surprised that the hangar rate would be roughly the same as the slip rate for a 35' boat. He felt the hangar rates might be low by comparison. He asked what the method for calculating hangar rates is.

Executive Director Nicholson mentioned that for the marina we utilize the WPPA rate survey and we do our own independent checking and try to stay close to the average rates. The hangar rates we've also historically made comparisons to similar regional airports. It was noted that hangar rates are much more varied than marina slips. Executive Director Nicholson mentioned that we can do an updated hangar rate comparison before the next meeting.

Commissioner Black noted in his head he was thinking more of private hangars rather than T Hangars in a shared building. Port Auditor Johnson noted that there are specifically Port Owned Hangars, not private ones.

Harbormaster Heeren presented a rate comparison for the different slip sizes comparing the marina rates to the Washington State averages. Noting that we were close to average in the 30-40' size and a bit below average in both the smaller and larger vessel sizes. Next he showed the waitlist counts for each marina noting that there is usually some movement as the end of the season happens.

Commissioner Goodhart noted that he likes the idea of being slightly on the more affordable side of the average. Commissioner Black agreed.

Executive Director Nicholson asked if there were any changes suggested or if the budget should be built around the proposed changes. Commissioner Goodhart was for using the proposed changes that are based on CPI. Commissioner Black agreed noting that right now things seem to be fairly in balance with demand.

B. Swinomish Leadership Meeting – October 23, 2026

[10:27a] Executive Director Nicholson explained that the purpose of this discussion was to see if there were any topics that the commission would like to have on the October 23rd meeting for the discussion with the Swinomish leadership.

He noted that Commissioner Black had expressed some interest in talking about the Cannery and Commissioner Goodhart expressed interest in inviting the other local tribes to have a similar meeting.

Commissioner Black noted that he thinks it is important to make sure all of the tribes are just kept abreast of the long-term planning happening for the Cannery site and that it would just be good to make day-to-day operational connections.

Executive Director Nicholson mentioned that the Swinomish sent a letter outlining what they'd like to discuss and he will use that as the basis of the conversation. He will build a

draft agenda and share that with the Swinomish leadership and let them make adjustments. Commissioner Black asked if a location had been selected. Executive Director Nicholson said that they will be coming to Friday Harbor, but they know the Commission is open to visiting them in the future.

Executive Director Report:

[10:31a] Executive Director Nicholson provided an update to the Commission regarding the Haul Out Pier hearing, it was originally scheduled for August, it was delayed until September, then the day before the hearing an additional 38 pages of legal objections were submitted by the attorney for the neighboring parcel. As there wasn't enough time before the hearing to properly respond to the objections the hearing was continued until the 4th Wednesday in October. A response is being prepared, and he still feels it fits within the allowable definitions, but it will depend on the hearing examiner. There will be an appeal which can take anywhere from 8 – 12 months.

Regardless of the outcome the Port will continue to work on the other avenues to try to permit this project to proceed. The legal challenges mean the construction won't likely begin until the 27-28 season at the soonest. This means the potential loss of some of the grant funding for the project, after the October hearing he will reach out to the granting agencies.

Deputy Director Report:

[10:41a] Deputy Director Gropp updated the commission on the airport storm drain project, noting it was pretty much wound down. Next, he shared that the lessee of the Ernie's Building has gotten a new roof installed. Cement for the solar canopy will be poured on Monday, then it will need a 14-day cure time. The roundabout light pole is going to be replaced; it had been knocked over by a car. After talking with the town and OPALCO it was determined that the Port will handle the replacement.

He continued that the Barge Landing Road funds of \$650,000 have been obligated, it took nearly 5 years to get the design approved and the grant was going to expire in about a month. With the funds now being obligated the Port has 5 years to complete the paving.

There are a couple of articles being written about the Port focusing on the electrification efforts within the Port.

Executive Director Nicholson added that Deputy Director Gropp will be on an upcoming panel talking about the Marine Highway.

Port Commissioner Reports and New Business: Commissioners may share information or introduce topics for discussion at future meetings.

[10:46a] Commissioner Goodhart mentioned that regarding to the Cannery discussion from the prior meeting, he wanted to make sure the zoning would be set broadly to allow as

many options as possible. Executive Director Nicholson confirmed that right now the plan is for a zone that allows broad uses.

Commissioner Goodhart then wanted to acknowledge Port Auditor Johnson's birthday coming up on the 27th.

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.

[10:51a] Kari Koski with the county's derelict vessel program wanted to thank the Port for the assistance and support in the past. She wanted to talk about an ongoing issue with a person who has several vessels around the harbor. That individual has been trespassed from Port property, so she is concerned about their ability to get to the vessels to maintain them. She would like to see how we can work together to help get those vessels moved out.

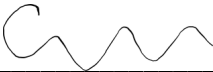
Executive Director Nicholson said since we have shared jurisdiction the Port can help monitor the vessels and if they become a hazard move them to safe harbor. The Port can arrange to go out together to assess and tag as necessary.

Harbormaster Heeren shared a public comment that was sent in via email from the tenant of K dock. She shared her concerns regarding some people possibly harassing wildlife that grows on and around the docks. She mentioned observing people poking sea anemones and jellyfish noting that those actions are against local, county, state and federal rules. She asked for additional signage to make sure people are clear that disturbing any wildlife is illegal.

Deputy Director Gropp said he has already instructed staff to review the signage to determine if it needs to be refreshed, replaced or expanded.

Adjourn: [10:56a]


Barbara Marrett, Commissioner


Graham Black, Commissioner


Rich Goodhart, Commissioner