

FRIDAY HARBOR PORT DISTRICT
Port Commission Meeting at
271 Front Street
(Port meeting room, under San Juan Yacht Club)
October 9, 2019 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.
2. **Discussion Items:**

A. IOSA/Salish Sea earth week area C.

The Board will discuss alternatives for the undeveloped area B of the Jensen upland. Those options include.

1. No site development; advertise for a bare land lease and allow future tenants to develop to suit their needs. **(Pros)** no cost to Port; no potential options are excluded. **(Cons)** likely loss of up to \$336,000 in PFAPP funds for site development.
2. Commence design and site development for land side commercial building pad with water side access and parking. **(Pros)** uses PFAPP funds as intended; building foundation could serve as retaining wall reducing future costs; possible tenants and uses already identified. **(Cons)** Portions of the building would have no windows; may require premature foundation and utility work; visually unattractive parking area between building and waterfront; Precludes glamping or other potentially higher revenue uses.
3. Commence design and site development for water side commercial building pad with land side access and parking. **(Pros)** uses PFAPP funds as intended; largest potential building pad area; windows and access possible on all sides; possible tenants and uses already identified. **(Cons)** Leaves only 50' of shoreline in open space; Precludes glamping or other higher revenue uses.
4. Camping or glamping area. **(Pros)** likely highest revenue option that could fund other commercial or job producing projects. **(Cons)** Not likely to be acceptable for PFAPP funds (these funds may be able to be redirected to other areas of the Jensen's/Shipyard site); occupies limited commercial space.

B. The Board will discuss whether they wish to reserve to themselves the signing of the Town Poetry Sign License or whether the Executive Director can sign for the Port if the license gives the Port final authority over the number, location, and mounting hardware for any of the poetry signage.

C. The Board will consider whether staff should pursue a memorandum of agreement for the acquisition of a waterfront easement allowing the expansion of the Port's PMA and the acquisition of a non-residential parcel South of Turn Point Road. The Board would retain final approval of the Memorandum of Agreement. Compensation would be a combination of cash and/ or dock reconstruction for the benefit of the dominant estates.

D. Staff will present the Phase I ESA findings. The Board will discuss whether the Phase

I ESA report is adequate due diligence or whether to pursue additional information via a Phase II ESA.

- E. The current seaplane float a Friday Harbor Marina is nearing the end of its useful life and needs a complete rebuild or replacement, replacement being the more cost-effective solution. There is no seaplane base related revenue source adequate to cover this upcoming expense. The potential funding options are:
 - 1. Inquire as to whether the seaplane operators are willing to pay for the repair or replacement of the existing float.
 - 2. Fund the work by diverting Marina revenue to this project.
 - 3. Obligate the Seaplane Base to federal assurances in exchange for the \$150,000 annual entitlement funds. This would also allow, but not require, us to recapture our 10% match through PFC's

3. Action Items:

- A. IOSA/Salish Sea earth work area B.
- B. Poetry License.
- C. Move October 23 Board meeting to October 30.

4. Regular Business:

- A. Approve vouchers and payroll.
- B. Approve Minutes.

5. Staff Reports:

6. Port Commissioner and Committee Reports:

- 7. **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.

8. Adjourn: