



PORT REPORT - Newsletter from the Port of Friday Harbor

WINTER 2023



From the Commission President New Year, New Opportunities

Barbara Marrett

Happy New Year! In our ongoing effort to keep you well informed, welcome to our second community “Port Report” newsletter. Inside find a synopsis of Port projects, people and businesses:

- Staff Spotlight: Mike Roling
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Many folks don’t understand what ports do, so here is a quick snapshot: A port is an economic development tool that provides locations for transportation and trade to occur. Under state law ports can purchase, develop and lease property; build and operate commercial and general aviation airports, marine terminals, marinas, and industrial parks. In addition, with the profits from port operations, ports can create public amenities and infrastructure to provide recreational opportunities for locals and visitors. The Port’s public art sculptures, waterfront park, Jackson Beach park, picnic shelter, and free public small boat ramp are good examples.

Ports are also involved in substantial environmental restoration projects, for example, the project at Jensen Shipyards, which will clean up legacy boat yard pollution from over 100 years of yard operations.

Throughout this newsletter, learn how your Port is benefiting the local economy through planning and building projects, infrastructure development, and direct and indirect job creation. The mandate to create jobs and job retention makes ports unique among government entities. Although ports in Washington State are special purpose taxing districts, the majority of the Port of Friday Harbor’s funding comes from our own business operations and grants. Only 10% percent comes from your property taxes or .12 per thousand of assessed property value.



The Jensen marina dock replacement is now completed except for the covered slips and additional new slips within the existing breakwater, both await federal permitting. New slips pictured above were manufactured by port staff.

Staff Spotlight: Interview with Mike Roling

Mike Roling and Hugo



After working with Mike as the Port's information technology (IT) contractor for several years, he was hired as our invaluable full-time IT Systems Administrator. Now, not only does he take care of our IT needs, keeping us safe from cyber-attacks and phishing scams, but Roling is a wizard at online research, saving the Port tens of thousands of dollars in purchasing costs.

Q: What do you do at the Port?

If something plugs into a network cable or connects wirelessly, I'm the person that manages it. Additionally, I help out where I can on the administrative side. I am also the ROV/Drone operator (see article) and set up the Port's security cameras (see article).

Q: How did you get started in IT?

I started playing with my parent's computer as a kid. In high school, I started CCNA courses (Cisco Certified Network Associate—an IT certification) and continued from there.

Q: What is your work background?

I've worked in IT for 20 years, setting up and troubleshooting complex computer networks.

Q: What do you like best about Island living?

Lack of zombie invasions.

Q: Tell us about your dog...

Hugo is a 2-year-old bull-mastiff, he works at the Port in marketing and frequents the Facebook page. He could also be pressed into service warding off zombies, should they ever decide to attack here.

Mike's logical approach to problem-solving and his dry sense of humor are assets greatly appreciated among Port staff and customers.

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Port Cameras Catch Criminals

Port footage was used by Alcohol Tobacco and Firearms (ATF) investigators to help establish the timeline, and identify and arrest the arsonist who torched the lower Spring Street historic buildings. The Sheriff's department recently used port footage to investigate a business break-in on Mullis Street. The Port has used cameras to identify people fraudulently using credit cards in its laundry room, in cases of disorderly conduct, and public intoxication, and to apprehend vandals and thieves.

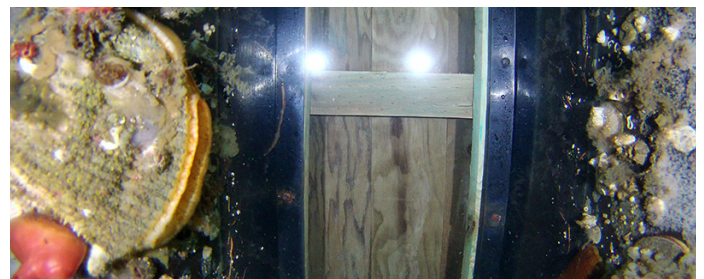
The Port currently has several cameras spread across 5 locations—Friday Harbor Marina, Spring Street Landing, the Airport, Jensen Boatyard and Shipyard Cove. Three of which: the Friday Harbor Marina camera, Shipyard Cove and Airport cameras are live-streamed to the Port's website (via YouTube). Pilots, mariners and citizens use the live stream cameras to check weather conditions remotely before finalizing travel plans.

Meet Popeye, Port's Underwater ROV



Popeye, a QyseaFifish V6E

An ROV is a Remote Operated Vehicle, which, in Popeye's case, moves like a dexterous underwater drone. Mainly used for dock and pile inspections, both above and below water, it allows port staff to see underneath docks and other areas that formerly required a diver. Popeye's detachable arm can be used to remove and carry trash off the sea floor. And, in the case of heavy items, like tires, it uses a hook to drag the item into shallower water for removal. Using Popeye's camera, we expect to see lots of lost keys, cellphones, and coins amidst the seafloor critters!



Underside of the dock at Shipyard Cove Marina, check out the abundant sea life Port docks host!

From the Executive Director

Lots on the Docket

Todd Nicholson



Several projects that were included in our last newsletter are ongoing or temporarily held up in permitting or by supply chain issues. Below you'll find new projects and an update on airport hangar reconstruction. We're finding that projects we'd hope to farm out to island contractors have not garnered any local bids, and bids from off-island contractors are absurdly high, therefore we are using our talented staff to do construction projects. We are also looking to add local contractors to our small works roster and hire and train new staff to complete projects. This is a great opportunity for year-round employment (see Port Job Opportunities article).

Airport Hangar Reconstruction Update

The Port's takeover of hangar reconstruction at the Friday Harbor airport, after the original contractor declared bankruptcy, is ongoing. Using our Port staff versus contract labor to complete the hangar building shell has saved over half a million dollars to date on this project. We anticipate having this 10-unit hangar building ready for occupancy upon completion of the FAA-funded taxiway construction this upcoming Spring.

Islands Oil Spill Association (IOSA) Building Plans

IOSA is a long-standing and important partner to the Port of Friday Harbor, helping clean-up numerous small spills at our marinas over the years. Working with the IOSA leadership, the Port has acquired over \$600,000 in grant funding to construct an IOSA headquarters building on airport property. The new building will allow IOSA to have an expanded office, shop, storage, and training space. We anticipate completion of the IOSA headquarters building in the Fall of 2023.

Dock Expansion at Shipyard Cove

The Port has initiated the process of expanding the Shipyard Cove Marina acquired in 2019. The existing breakwater for this marina is at the end of its usable lifespan. Replacing the breakwater in its current location is a large expense that would create no new revenue and would not address the existing shortage of mooring space on the island. By expanding this marina by approximately 50 slips, the Port can create enough new moorage to address our slowest-moving waitlists and

produce enough new revenue to fully fund the breakwater replacement. Preliminary engineering is complete and we are beginning the permitting process. Federal permits are a multi-year process so it will be a while before any construction work can commence. As part of a marina expansion, the Port will also be looking to add significant new parking space and upgrade the shoreside support facilities.

Port Property for Lease at Airport

The Port Commission recently adopted an updated Land Lease Policy. As part of that policy, the Commission established a process and evaluation criteria to choose lease proposals that best serve the Port's economic development and environmental goals. Land lease proposals are solicited on selected properties in January and July of each year. This January 25th we are accepting proposals for properties on Spring Street and Weber Way. Both properties are within town limits and have access to town utility services. Persons interested in leasing Port properties are invited to contact Todd Nicholson, ToddN@PortFH.org, at any point in the year for information or assistance in preparing a concept proposal for the bi-annual Commission review. The Port anticipates that additional airport properties will become available for lease upon the south half of the airport being annexed into the town limits.



Port's New Business: Manufacturing Docks

Shane Moore, Dock Wizard

The Port has significant amounts of aging marine infrastructure that must be replaced over time.

Following some contracted replacement and repair work in the main marina, the Port recognized the necessity of lowering our marina reconstruction costs. In 2020, the Port set up an internal dock manufacturing capability that cut our reconstruction costs by more than half. As an added benefit we are creating good jobs on the island. This new capability has saved well over a million dollars in the reconstruction cost for the Jensen Marina rebuild. The Port now has the capability to design and manufacture dock systems for other governmental agencies like San Juan County and our sister ports. Manufacturing for other agencies simultaneously lowers their costs and further reduces the Port of Friday Harbor's marina reconstruction costs. Kudos go to Shane Moore who leads this effort for the Port!

Environmental Stewardship and Sustainability

Jensen Shipyard Cleanup and Planning

The cleanup work at the Jensen Shipyard and Marina facility is ongoing and will remain so for many years to come. We anticipate wrapping up the Remedial Investigation work in the Winter/Spring of 2023. Immediately following the completed investigation, we will know the full nature and extent of the contamination and will proceed with the Feasibility Study to determine the scope and cost of the cleanup and associated redevelopment. With the Feasibility Study now on the visible horizon, it is time to revisit the Master Plan for the combined Jensen & Shipyard Cove properties. The cleanup plan is intrinsically tied to the future layout and use of the combined facility.

Starting in January of 2023 the Port Commission will hold a series of public workshops to update our existing Master Plan. Our hope is to receive broad input from the private and business community to balance the competing opportunities and financial impacts associated with this site. This review will be informed by the current Remedial Investigation information along with business and usage information from our first few years of operation. Our intent is to complete the Master Plan update in advance of the Feasibility Study for the Jensen cleanup. Please consider signing up for meeting notices on the Port’s website. We strongly believe that more public participation will result in a better facility plan.

Friday Harbor Marina, but it saves the Port \$85,000 a year. Until recently, however, we didn’t have a workable solution for recycling. Enter our talented staff who recently built a recycling center next to the compactor with bright blue bins for mixed recycling of clean cans, bottles, paper, and cardboard. We ask folks to be conscientious about recycling by un-bagging it first and by not placing soiled food packaging, cardboard, or any plastic bags in the containers. Recycling and trash compactor use are for Port customers only, sorry.



Port-Built New Recycling Center

Recycling & Trash Talk

Remember the days when there was a long row of smelly and often overflowing dumpsters on the main marina dock? The Port replaced them with a trash compactor located in our marina parking lot. This not only eliminated the unsightly, odiferous welcome to the

Energy Audit at Airport Planned

In the Port’s 5-year Capital Improvement Plan for the Friday Harbor Airport, we’ve budgeted for an energy audit. Following the audit, we will determine the best way to lower our carbon footprint at the airport. This may involve installing heat pumps, better weatherization of buildings, solar generation, and other yet-to-be-identified tactics. The Port has earmarked over one million dollars for these energy improvements.

Grant Application for Aircraft Charging and Solar Panels

The Port is cautiously optimistic about receiving additional funds from the Washington State Department of Transportation (WSDOT) for solar panel installations and the infrastructure backbone for an electric aircraft charging station. We know that electric aircraft are on the near horizon and are ideal for our typical island commuter flights. Our intent is to be ready to provide charging to these aircraft as they come into service in the region. An added bonus: electric aircraft engines are far quieter than internal combustion engines.



New Business Highlight: ESI Essential Sailing Services



Jason and Emily Knott of ESI

When the Port took over running Jensen & Sons Shipyard, a year ago, the goal was to keep marine trade jobs and opportunities on San Juan Island. It was also crucial to our business model to have a contractor run the associated boatyard chandlery. Enter energetic Jason and Emily Knott who quickly went to work sprucing up the old chandlery space and, despite supply chain issues, stocking it with essential boatyard supplies.

Inspired by Jacques Cousteau, **Jason Knott** has been enamored with all things marine since he was a young child. After raking clams at night, in winter, at age 14 and making \$15 an hour, he saw a future working on and in the water. Knott who has a degree in anthropology, worked in yacht maintenance during university, then traveled the nation promoting electric sailboat motors of his own manufacture. “My engines were featured in the Wall Street Journal, Robb Report and many other publications. We provided electric motors for several manufacturers including Wylie Cats and the water taxis of Santa Barbara,” he related.

Jason was introduced to San Juan Island 20 years ago while picking up a yacht from Jensen’s for a charter company. Fast forward to today, Jason shares that “I enjoy problem-solving with customers and watching my staff grow.” In addition to the chandlery, Jason and staff do a suite of marine services including bottom painting, hull waxing, general repairs, and sales. They are Garmin and Raymarine electronics dealers.

Jason and Emily shared that “We are busier, and faster growing than expected. We encourage people to get on the schedule for heater installation and other maintenance needs suited to winter boatyard work.”

Emily Anton Knott came to the Pacific Northwest from New York City, “looking for a calmer home base and to continue to freelance dance and teach ballet professionally around the country,” she related. Emily’s travel plans changed when she met her husband Jason and “was completely romanced by boating and him.” Now living with Jason aboard a Rhodes Seafarer 38

sailboat, Emily loves that “there are so many beautiful islands only an hour or so away to explore by boat.” Emily tells us her job at ESI is to “make sure everything is functioning smoothly, while also scheduling and intaking clients.” She is in charge of the second-hand marine consignment store upstairs from the chandlery as well. She tells us, “It was always planned as just a community service but I am surprised by how much business the consignment store actually generates.

“I’m thrilled we are booking up through the winter for boat work and encourage Islanders to come see us before the spring rush, we can always fit you in with a little flexibility.”

On the horizon: ESI opened a yacht brokerage in December and in spring will be offering the sale of non-toxic bottom paint.

Website: www.essentialsailing.world

Contact: emily@essentialsailing.world, (360) 610-7577.

New Port Job Opportunities Offer Growth, Training and Benefits

The Port is looking to fill four full-time positions. Individuals with basic electrical, mechanical, manufacturing, or construction skills are ideal, but motivated individuals willing to learn these skills are also sought. The Port often has winter manufacturing or construction projects and is also interested in seasonal workers looking for winter work. The teamwork culture at the Port is friendly and fun with opportunities to work on some pretty cool projects and learn some new skills. Full-time benefits include paid training in new skills, family medical & dental, life insurance, paid vacation and sick time, and retirement benefits. Find out more on the Port’s website or email Jobs@PortFH.org

Budget Snapshot for 2023

The budget represents the Port’s priorities for the next year in support of its mission to: “...help create and maintain a healthy, Island-wide economy by promoting long-term economic development in balance with environmental stewardship and sustainability. The Port shall provide outstanding service to our customers, tenants, and the general public.”

Please find the Citizen’s Budget with expenditure and revenue details here:

<https://www.portfridayharbor.org/your-port/financial-information/>



Harbormaster's Report Partner with Us to Host Your Event

We hosted many families, groups, and reunions, in our handsome (Port-constructed) shelter at Jackson Beach last summer with its big BBQ pit and relief from the warm sun. The shelter can be reserved for your event by going on the Port's website at www.portfridayharbor.org or calling 360-378-2688. The Port also has a heavy-duty 20' x 40' Activity Float with tables, chairs, and BBQ, it can be rented by the day to provide shelter for a picnic on the water.

Each year the Port brings 10-12 young members of our community on board as our "Dock Staff" to help with our nearly 15,000 overnight guests each season. Over the years many of these students "graduate" to become valuable year-round staff at the Port.

The Port gave away 450 free nights this year in spring and fall with our Frequent Floater Program which brings guests in each year during the quiet season to help businesses in town see more traffic.

Doing Business with the Port

How do I:

Pay a bill? Call the Marina Office: (360) 378-2688, pay online or through autopay, or contactus@portfridayharbor.org

Get a vessel hauled out? Call Jensen Shipyard: 360-378-4072

Sign up for permanent boat moorage?

Call the Marina Office: (360) 378-2688, sign up online, or contactus@portfridayharbor.org

Sign up for transient boat moorage? Call the Marina Office: (360) 378-2688

Become a business tenant?

Call Todd Nicholson: (360) 378-2688
toddn@portfridayharbor.org

Attend a meeting in person?

Regular meetings are held the second and fourth Wednesday of most months from noon to 2 p.m. at the San Juan Island Yacht Club, 273 Front Street. Check the website for agendas and supporting materials. Each agenda includes links and information on how to attend live meetings via ZOOM. Meeting recordings are available by request.

Comment on or participate in a discussion of the Port Commission remotely?

Email questions or comments 48 hours in advance of Port Commission meeting to Todd Nicholson: toddn@portfridayharbor.org You may listen but not comment in on ZOOM. ZOOM links are included with agendas posted on the Port website www.portfridayharbor.org

Commissioner's Comments A Commissioner's Role

Gib Black, Commissioner District 1

Greetings from the Commissioner's table. Well before relocating to San Juan Island, I worked as a City Attorney for small municipalities. From that employment I gained a deep appreciation for the hard work, dedication, and thoughtfulness of my clients, as they worked, day after



day, to build a better community, and thus a better world. Now, in a different role, I am again awestruck by witnessing hard work, dedication, and thoughtfulness. This time, I'm speaking of everyone working for the Port of Friday Harbor, and thus, working to better our community.

Not to be overlooked is the way this important work is being done. There is a joyous spirit that pervades the office; from what I see it is a happy workplace, even as everyone on the staff goes about the daily, sometimes grinding, tasks that are required to make our Island a better place to work and live.

Certainly, there are times when one may (indeed should) ask, "better for who?" and "is that the right use of public funds?" And it is precisely these questions that it is the Port Commissioners' job to answer, through the direction we give to the talented Port staff. Commissioners try to find the right balance between what can often be competing interests, and ideally help chart a fair and balanced direction leading to a better, healthier community.

Those items currently on my radar are planning the future of the Jensen/Shipyard Cove combined area. In addition, we continue to work on how to fairly protect the interests of both current and prospective tenants of the Airport and its surrounding property.

Recently we crafted a set of steps by which interested parties can seek to lease Port property with the aim to create an open, fair process. I encourage you to reach out to me and my fellow Port Commissioners to help us in our task of keeping the Port on the path towards building a better community.



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