

## Friday Harbor Port District

Port Commission Meeting

San Juan Island Yacht Club

Friday April 26, 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](mailto: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  
Mike Roling, IT Administrator  
Amanda O'Brien, Executive Assistant

**Public Present:** Jill Belcovson, LWVSY  
David Halpern, SJI Outrigger Group  
Jaqueline Hamilto, Island Air  
Will Hamilton, Island Air  
Don Eaton, Citizen  
Jeff Iverson, Citizen

**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.

### **Consent Agenda:**

- A. Approval of Minutes: April 12, 2024, Meeting Minutes
- B. Approval of Minutes: April 19, 2024, Meeting Minutes
- C. Payroll & Vouchers #04701-04733 in the amount of \$98,919.71

Commissioner Black moved to approve the Consent Agenda as a whole; Commissioner Goodhart seconded. The motion was approved unanimously.

### **Action Items:**

- A. Resolution 24-006 – Imprest Fund Amendment

Commissioner Black made a motion to approve Resolution 24-006. Commissioner Goodhart Seconded that motion. The motion passed unanimously.

**B. Resolution 24-007 – Surplus Port Personal Property**

Commissioner Black made a motion to approve Resolution 24-007. Commissioner Goodhart seconded that motion. The motion passed unanimously.

**Discussion Items:**

**A. Island Air Lease**

A 25-year lease was proposed for Island Air & Island Air Ambulance, followed by three consecutive 5 year extensions. This would be a longer term than is typical based upon their level of investment in the facility along with the critical services provided to the community. This item will be an action item at a future meeting.

**B. IOSA Lease**

The commission held a discussion about the IOSA project that has required significant investment. The meeting attendees expressed their support for the project. Director Nicholson explained the next steps, including finalizing the lease form and executing it once approved. He also outlined the unique terms of the lease agreement, such as a 10-year term, no appraisal component, and no allowance for assignments or resell. The lease was designed to convert to a month-to-month term after 10 years allowing it to run indefinitely thereafter.

**C. Jensen's Marina Pier Relocation & Small Boat Center**

**Jensen Marina Rebuilding and Redevelopment Plans**

The commission discussed plans for rebuilding the Jensen Marina access pier and addressing the possible issue of tenants being stranded without power or services during the cleanup. The proposed plan includes building a new marina access pier outside the contaminated area. Also discussed was the option of using the undeveloped field on the East edge of the facility to support community small boat use. Director Nicholson asked for feedback on potential objections to the new plan and if there were any thoughts on the proposed use of the undeveloped field and beach area for small boat launch facilities. Commissioner Black supported the direction of the plan and the proposed use of the undeveloped portion of the site.

**Small Boat Access and Education Development**

Citizen David Halpern from the *San Juan Island Outrigger Club* shared his background and experience in canoe and kayaking education, and his interest in offering his insights for the development of small boat access and education in the community. He suggested the

formation of a committee to oversee this development. He also proposed the idea of creating a dynamic spot for small boat activities, which could be a draw for the whole island. The Commission suggested exploring ways to improve access, such as a deeper channel, and separating pedestrian and industrial activities. A backup plan was also proposed to expand the boatyard if the new haul out pier location at Shipyard Cove is not feasible.

#### Rebuilding Facilities and Discussing Parking Solutions

The Port Commission discussed plans to rebuild the demolished building in the undeveloped area to include better restroom facilities. It was suggested that the new facilities should be closer to the marina and consider the impact of increased distance for users. The importance of consulting with the sailing foundation and other related groups was emphasized to ensure their needs are met. Director Nicholson mentioned the possibility of securing recreational grants to support the development of youth recreation facilities and Commissioner Goodhart highlighted the need for future discussions about parking solutions, given the expected increase in traffic.

#### Staff Reports:

Port Auditor, Phyllis Johnson, reviewed Year end 2023 Capital and Operating report compared to 2023 Budget.


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

Commissioner Black spoke of his recent interaction with the Proprietor of Von Sauna, a Kirkland based cold plunge and sauna business, that is currently in the market for a new location. He mentioned he recommended they reach out to the Port.

Commissioner Marrett suggested organizing a gathering to celebrate the 20th anniversary of the Coast Salish House Post. She also recommended adding striping to the existing parking at Jackson's Beach.

#### Adjourn: 10:56 AM

  
Barbara Marrett, Commissioner

  
Graham Black, Commissioner

  
Rich Goodhart, Commissioner