

PORT COMMISSION OF PORT TOWNSEND COLLABORATION WORKSHOP

Thursday, June 29, 2017, 5:30 – 7:30 p.m.

Northwest Maritime Center, Maritime Meeting Room, 431 Water Street, Port Townsend, WA

Participants from the Port of Port Townsend:

Commissioners Pete Hanke, Brad Clinefelter and Steve Tucker
Executive Director Sam Gibboney, Communications Coordinator Kimberly Matej

Participants from the City of Port Townsend:

Council Members: Deborah Stinson, Michelle Sandoval, Catherine Robinson
City Manager David Timmons (present first hour)

Participants from the Northwest Maritime Center:

Board Members: David King, Kris Morris, Lynne Terwoerds, Peter Geerlofs, Steve Oliver, Kim Aldrich, Patrick Irwin, Mark Bunzel
Executive Director Jake Beattie

I. WELCOME & INTRODUCTIONS:

II. FACT NOT JUDGEMENT: POINT HUDSON'S PAST PLANS:

III. SNAPSHOT TODAY:

14 acres uplands, 44-48 boat slips, 700 LF guest moorage, 48 RV spaces. 1700 LF waterfront public access, 20+ tenants. Historic district, business district, MIIB, home of the Wooden Boat Festival. Recipient of a \$1M grant for replacement of failing south jetty only.

Port Director Gibboney discussed replacement costs of north and south jetties, grant money received and a funding gap for replacement of both of \$5.5M (\$2.7M gap for the south jetty alone). She briefed on bonding capacity and reminded that the jetty brings in no revenue to the Port.

(Item VII placed under Item III, as Manager Timmons needed to depart for another meeting.)

VII. ORGANIZATIONAL ROLES:

City Manager Timmons discussed City Council's role for a development strategy at Point Hudson; and, how to work collectively so that the jetty does not fail. He stated the City sets the limits and selections available to the Port. The City's role is to provide the regulatory framework, the Port's role as the property owner is to maintain the property, and the Maritime Center highlights who we are, provides history and legacy. Current focus is, "should we do it", not "how we do it".

IV. GROUP ACTIVITY:

(Participants contributed discussion to questions below)

- a. What's Different?
- b. Why Am I Here?

c. What Do I Bring?

V. SIX STRATEGIES FOR COLLABORATION:

Develop Expectations
Understand Perspectives
Understand Style
Ask Questions
Learn to Listen
Speak Clearly

VI. GROUP ACTIVITY – THE THREE MOST IMPORTANT THINGS:

(Individuals split into three groups)

Port's Top 3:

- Financial stability
- Survival of breakwater
- Economic Development

City's Top 3:

- A transparent and community-wide process
- Respect of the Historic District
- Keep Point Hudson as one of the three anchors of the City (along with Fort Worden and Howard Street)

Community's Top 3:

- Repair/maintain, financial sustainability, keep transparent
- Bring more vibrancy to Point Hudson, keep authenticity
- Maintain ongoing public access

VIII. NEXT STEPS:

Ms. Gibboney reported consulting firm Maul Foster Alonghi is conducting research interviews. Assessing conditions, costs, market assessment – uses, what we can attract, return on investments.

Alternatives will be developed and those preliminary concepts would be presented to the community in August. Ms. Gibboney added a couple public outreach forums would be scheduled – one at the Wooden Boat Festival, an Open House, followed by a formal joint meeting with City Council and the Port of Port Townsend where a development agreement would be presented, memorializing the City's regulatory role and the role of the Port as the property owner.

Ms. Gibboney reaffirmed the urgency to find how to come up with \$2.7M by January 2018 for south jetty replacement. She asked what is the community willing to do to build the jetty?

Thanks were addressed to all involved.

Workshop adjourned at 7:34 p.m.