

## **POTENTIAL PORT PRIORITIES - 2019: Items for Discussion**

### **PROJECT-RELATED INITIATIVES**

- Boat Haven Stormwater Compliance:
  - Investigation of effective/durable treatment alternatives (e.g., infiltration)
  - Build collaborative partnerships with the Department of Ecology
- Point Hudson Jetty:
  - Assess alternatives (including historic designation)
  - Identify “Preferred” Alternative
  - Pursue project funding, design and permitting for preferred alternative
- JCIA Runway Rehabilitation Project:
  - Final design/project bid – spring of 2019
  - Construction – spring/summer of 2019 or spring of 2020 (if possible)
- JCIA Food Processing, Storage & Distribution Facility
  - Work with EDC to identify potential grants to fund feasibility study
  - Pursue/secure grant funding
  - Initiate feasibility assessment

### **PROGRAMMATIC**

- Leasing Policy – Commission Review/Adoption
- Develop/Adopt Reserves Policy
- Comprehensive Scheme/Strategic Plan Update (i.e., to remain grant eligible)
- Coordinate with City on SMP Update (scope of potential amendments, including Point Hudson)
- House-Keeping Amendments to Port Rules, Regulations & Procedures
- Update Best Management Practices (BMPs)

### **OPERATIONAL**

- Implementation of marina software system (FSM)
- Build Net Operating Income/Revenues (strengthen the Port’s financial position)
- Lease Port Properties:
  - Fill empty spaces
  - Eliminate holdover tenancies – negotiate term leases
  - Lock in predictable revenue streams at market rates
- Review of lease portfolio – potential surplus/sale of non-performing assets
- Augment Staff Capabilities:
  - Environmental Specialist (primarily stormwater compliance focused)
  - Lease & Contracts Manager
- Executive Director Transition

## **RELATIONSHIP BUILDING**

- **Work to Rebuild Community Trust and Support:**
  - Actively listen to understand concerns of constituents and public (PTMTA, MTU, JCPA, Port tenants, etc.)
- **Cultivate/nurture/improve relationships with community partners:**
  - City of Port Townsend elected officials and key staff
  - Jefferson County elected officials and key staff
  - Northwest Maritime Center & Wooden Boat Foundation board members and staff
- **Nurture and sustain partnership relationships with regulatory agencies:**
  - Department of Ecology
  - Olympic Region Clean Air Agency