

Public Comments for Port Commission Meeting on 1/27/21

From: Bertram Levy <bertramlevymusic@gmail.com>

Sent: Tuesday, January 26, 2021 10:16 AM

To: Pam Petranek <Pam@portofpt.com>; Peter Hanke <petehanke@gmail.com>; Bill Putney <bill@portofpt.com>; Eron Berg <Eron@portofpt.com>; Eric Toews <eric@portofpt.com>

Subject: the yard office

Dear Commissioners

It comes to my attention that there will be a discussion of building an improved space for the yard office during the Wednesday's meeting

I agree that during busy times, the office is chaotic but many of the problems are as much organizational as about the use of space. Cramming administration and service in the same space is problematic.

Location: The location for yard customer service is excellent and should be preserved.

However, cramming the desks of Kristian and Terry is unnecessary. In addition, the location and function of the man cave for the lift crew needs to be examined.

The overall principle: building any more structures until a thorough study of the organization of the boat haven properties is counterproductive.

In addition, spaces are becoming available at the yacht brokerage and Skookum building and offer an opportunity for a change in the allocation of space. In addition the administration building is the most wasteful use of space (2 conference rooms, huge reception, etc.), and even the basic question of whether administration should move next door (as suggested by Eron) needs scrutiny.

A simple solution:

Add a simple second story on the lift operators man cave for Terry and Kristian similar to what Joe did at BUMS. That preserves the same footprint - can be built easily by maintenance. It allows the service personnel to have expanded space and allows time to see where the Port is going.

Respectfully,

Bertram Levy

From: bob@admiralshipsupply.com <bob@admiralshipsupply.com>

Sent: Tuesday, January 26, 2021 8:26 PM

To: Karen Erickson <karen@portofpt.com>

Cc: Pam Petranek <Pam@portofpt.com>; Bill Putney <bill@portofpt.com>; Pete Hanke <phanke@portofpt.com>

Subject: Public Comment January 27 2021 - Port Retail Lease Rates

Dear Commissioners,

I am writing to bring attention to the continued use of the 2018 Kidder Mathews study to determine retail lease rates. The study completed in 2018 proposed square foot lease rates of between \$1.00 to 1.20 per foot for the Port's various retail spaces. The retail rental portion of the study used comparison examples including the complex that houses O'Reilly Auto, Subway and various other locations located on Sims Way.

I maintain that the age, condition, and location on highly trafficked thoroughfares of the examples used in the report are quite different than that of my facility. Tenants in those buildings do not have to deal with the Port's unique issues such as industrial noise, paint fumes and dust. I doubt I would have to use a leaf blower several times a year to remove the dust from my inventory if I was located in the sample property comparisons. My original lease was determined using rates closer to the light industrial category. The 2018 study lists these rates as between \$.50 to \$.65 per foot. I believe the actual fair market retail lease rate is closer to the study's light industrial rate findings.

I request that at some point in the near future the Port hire a professional third Party evaluator to prepare a study that uses updated and accurate information provided by the current administration and staff. The 2018 study included numerous errors which were detailed by many members of the marine trades at the time of the release. The contentious climate of Port politics at the time did not allow a thorough discussion of the studies flaws. A new study would also reflect the unprecedented market conditions produced by the pandemic. There are many empty retail store fronts currently in Port Townsend, it would be interesting to know how much they are being listed at.

Sincerely,

Robert Frank, President
Admiral Ship Supply II Inc.

Port of Port Townsend

1.27.21

Comment: Patricia Jones

Good evening. Thank you for the opportunity to comment. My name is Patricia Jones, and my family has resided and used Port facilities at Quilcene since 1972. Our primary use is recreational use – the swimming beach, Yacht club activities, boat ramp, the bay for fishing, crabbing, and shrimping, and recreational use (water skiing, kayaking, sailing). I am commenting on the planning process for the Port facilities at Quilcene.

I would like to thank and comment Port Commissioners and staff who have engaged the Quilcene community in the past years to help develop an equitable plan for South County. I especially would like to thank Pam Petranak and Bill Putney, who have been willing and ready to meet with community and Port facility users. Most recently, thanks to Executive Director Eron Berg.

The Port facilities at Quilcene are more than the Herb Beck Marina. The planning document does not make the full extent of the properties and facilities clear: the planning documents going forward should include a complete description of the Port property, including swimming beach, both boat launches, the marina, the bathrooms, leases, bathroom, camping area, and associated income and uses. The potential use of the IDC should be considered and included. The history of the facility should be included – Quilcene has the designation “pearl of the peninsula” for a reason. Local community members have compiled the history of over 100 year use of the facility.

The memo and recommendations do not reflect the past community planning efforts and their tremendous volunteer body of work. The Port should build on the community efforts, and not duplicate. Our community is proud of our area and have invested many hours to be a good partner in development. There was also a planning process for local sewer system. There is no mention of this effort and need in the planning memo.

The staff memo suggested there is \$50,000 allocated for the survey process. This does not seem to be a reasonable use of Port resources. Planning funds should be expended on technical analysis of the full site, problems, alternatives for development, and a report of the full investment over the period of the levy. The Port should make public portions of the March 23 2020 Appraisal Report that would help in this process.

The Port should include full law and policy information that governs the Port, as well as full budget information in the planning materials, and generally on the Port web portal. The Port should include a retrospective of investments County wide for the past levy funds and capital funds, as well as future plans, in a side by side report so the public can see the actual investments county wide.

The minutes indicate that the proposed timeline in the staff memo has been adjusted. The timeline should be adjusted to balance the timeline for actual community involvement while making sure that Port investments in Quilcene are included in the current and upcoming budget cycles.

Ad Hoc committee – the Commissioners should not hand pick an “Ad Hoc” Committee; there should be a discussion of the community engagement techniques, groups of stakeholders to engage, and ensure that business, corporate, fishers, and boaters, marina users, and recreational users, community businesses and services, are key components.

Financial priorities beyond the float:

- Launch area (repair)
- Dredging
- Public bathrooms upkeep
- Harbor master

Thank you.