

PORT COMMISSION REGULAR BUSINESS MEETING – Wednesday, December 10, 2025

The Port of Port Townsend Commission met for a regular business session at the Point Hudson Pavilion Building, 355 Hudson Street, Port Townsend, and also online via Zoom.

Present: Commissioner Petranek and Hasse (virtually). Commissioner Hanke (excused)
Executive Director Eron Berg
Director of Finance and Administration Connie Anderson
Harbormaster Kristian Ferrero
Capital Projects Manager Dave Nakagawara
Lease and Contracts Administrator Heron Scott
Port Recorder Joanna Sanders

Via Zoom: Attorney Seth Woolsen

I. CALL TO ORDER & PLEDGE OF ALLEGIANCE (Rec. 00:00:00)

Commissioner Petranek called the meeting to order at 1:00 p.m.

II. APPROVAL OF AGENDA (Rec. 00:01:27)

There was no objection to the addition of Item C. Ratifying the Purchase of the Point Hudson Tidelands and Item D. Modification to the Yard Rate Card.

III. PUBLIC COMMENTS – GENERAL (Rec. 00:02:23)

Robert Wyland from ORCAA provided written comment regarding the future project of asbestos abatement at Point Hudson.

John Hanks from the Tri Area RC Flyers group provided written comment requesting use of a 400-foot strip next to the parking area at the Short Farm for flying electric planes by their 83-member club.

Bruce Tipton, neighbor of the Port at Point Hudson expressed concerns about the definition of Port patrons as it relates to the cost of garbage and access to Port restrooms, garbage, and laundry facilities.

Janet Allen spoke about her concerns of the Pilot House being locked from Port garbage dumpster access and requested notification of Port cameras recording her and her customers on Port property.

Thomas Heil spoke about the impact to him of the Port's recent rate increase for his 34 ft. trimaran and requested relief as a smaller vessel in the 300-ton yard. Executive Director Berg recommended the Commission provide a phase-in period on rates for only boats currently in the yard through June 2026.

IV. CONSENT AGENDA (Rec. 00:19:20)

A. Approval of Workshop and Business Meeting Minutes from November 12, 2025, Special Meeting Minutes of November 13, and November 19-21, 2025

B. Approval & Ratification of Warrants

Warrant #071104 in the amount of \$4,116.07

Warrant #071105 through #071157 in the amount of \$206,818.95

Warrant #071158 in the amount of \$17,194.20

Warrant #071159 through #71186 in the amount of \$182,399.39

Warrant #071187 through #071190 and Electronic Payment in the total amount of \$280,972.42

Warrant #071191 through #071222 in the amount of \$425,509.06

Warrant #071223 in the amount of \$9,500.00

Warrant #071224 through #071230 and electronic payment in the amount of \$265,605.79

Warrant #071231 in the amount of \$4,560.43

Warrant #071232 in the amount of \$3,050.33

Warrant #071233 through #071283 in the amount of \$81,433.45

Electronic Debit in the amount of \$13,903.54

Electronic Debit U.S. Bank in the amount of \$67.45 and Kitsap Bank in the amount of \$20,413.60

Electronic debit in the amount of \$492.30

- C. Resolution 865-25 authorizing Executive Director to enter into a loan agreement with the Department of Commerce to fund the asbestos abatement component of the Point Hudson Weatherization Project (Brownsfield Revolving Loan Fund)
- D. Authorize the Executive Director to Accept the Completion of the Gardiner Boat Ramp Replacement Project (Project No: GR-01-002)

Unanimous approval of the Consent Agenda as written.

- V. SPECIAL PRESENTATION: Pacific Marine Expo Drawing for 75-Ton and 300-Ton Lifts (Rec. 00:21:08)

The following were the winners of the drawings: Sophia Packer for a 75-ton round trip lift and Nathan Thomas for a 300-ton round-trip lift.

- VI. REGULAR BUSINESS (Rec. 00:23:32)

- A. Harbormaster Report (Rec. 00:23:32)

Harbormaster Kristian Ferrero gave the staff report reflecting record haulouts of 770 in the 300-ton lift and an 82% occupancy and a strong winter in the 75-ton. Point Hudson RV reservations are down slightly (57 fewer nights) compared to the five-year average and similarly, nightly moorage is below the five-year average for the peak months. Boat Haven moorage numbers are tracking similar at 97-98%.

- B. October 2025 Year to Date Financials (Rec: 01:26:18)

Director of Finance and Administration Connie Anderson provided a detailed review of the fund summary reflecting revenues over budget and expenses under against budget projections. She also reported on grant reimbursements. The December 1 debt payoff would be reflected in year-end financials. She responded to questions about the impact on the Port budget of vacant building leases and federal reserve forecasting a reduction in interest rates.

- C. Ratify the Point Hudson Tideland Property Purchase

Executive Director Eron Berg reported speaking with Commissioners individually about the opportunity to participate in a tax foreclosure auction. The Port purchased Tideland District 8, Blocks 1 and 2 for a cost of about \$14,500. The Port looks forward to the tidelands assisting us as we engage in the ocean economy and continuing to provide good public access on the Port Townsend's waterfront.

Unanimous approval to Ratify the Acquisition of Tidelands immediately North of Point Hudson (Parcel 989714211).

- D. Modify the 2026 Yard Rate Card

Executive Director Eron Berg briefed the Commission on the rationale behind the new 300-ton minimum yard rate. This rate impacts two boats in the yard.

Unanimous approval to amend the rate card on the establishment of the minimum size in the 300-ton yard to delay it for current licensees until July 1, 2026.

- VII. STAFF COMMENTS (Rec. 01:02:34)

Director of Finance and Administration Connie Anderson reported the 2024 IDC audit is finalized. The general Port federal financial and accountability audit is still underway, and this should be done in early 2026.

Harbormaster Kristian Ferrero is winding down 2025 and getting ready for the 2026 transition.

Lease and Contracts Administrator Heron Scott reported that Jefferson County, as part of its budget cuts, will early terminate their lease of the old Commission building at Boat Haven. The building will be available for lease or rent after the end of May.

Capital Projects Manager Dave Nakagawara reported being engaged in year-end planning for next year's construction projects.

VIII. COMMISSIONER COMMENTS (Rec. 01:06:57)

Commissioner Hasse reported on her attendance at the WPPA Conference. She recognized the importance and need for the Port to work on energy independence with rising utility costs, potential power outages, and use of fracking until the expansion of nuclear energy. She was in Haida Gwaii two weeks working on sail prototypes and spoke about their similar issues and desire for self-sufficiency. She is grateful for the good reporting from the Peninsula Daily News.

Commissioner Petranek reported on the WPPA meeting and the high-quality programming and speakers. The Port of Grays Harbor winning the Port of the year award for their farm and business park activities. They are a top Port for seafood landings. She noted Washington State is 14th in the nation as the most expensive place to have a business. There were excellent speakers on electrification and demands of data centers as well as about water quality and quantity for businesses. Clint Thompson, Asa and other partners were featured on the current KPTZ *Our Working Waterfront* who worked on a boat and will soon add their sign for their 10th St. Boatworks business.

IX. NEXT PUBLIC WORKSHOP & REGULAR BUSINESS MEETING (Rec. 01:16:12)

- A. Intergovernmental Collaborative Group Special Meeting & Social Hour, Thursday, December 11, 2025 at 5 p.m., including the 24th Legislative District
- B. Friday, December 19, 2025 at 12pm Employee Recognition Luncheon at the Pavilion
- C. Workshop and Regular Business Meeting on Wednesday, January 14, 2026 at 9:30 a.m. and 1 p.m.

X. ADJOURNMENT (Rec. 02:25:20)

At 2:17 p.m., the meeting adjourned there being no further business before the Commission.

ATTEST:



 Peter W. Hanke, Secretary



 Carol L. Hasse, President



 Pamela A. Petranek, Vice President