

PORT COMMISSION REGULAR BUSINESS MEETING – Wednesday, February 11, 2026

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: Commissioners Hanke, Hasse and Petranek
Executive Director Eron Berg
Deputy Director Eric Toews
Director of Finance and Administration Connie Anderson
Director of Capital Projects and Port Engineer Matt Klontz
Capital Projects Manager Dave Nakagawara
Capital Projects Administrator Natalie Toews
Harbormaster Kristian Ferrero
Port Recorder Joanna Sanders
Lease and Contracts Administrator Heron Scott
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. SPECIAL PRESENTATION (Rec. 00:03:00)

Executive Director Eron Berg recognized Bertram Levy for 50 years as a moorage patron. Bertram talked about his time in Port Townsend and vessels he owned (Able, Fancy and Murrelet). He noted real power has always come from the community and he wants to ensure the community continues to support the maritime culture. Commissioner Petranek spoke about his leadership of the moorage tenant's union.

III. APPROVAL OF AGENDA (Rec. 00:03:15)

There were no changes.

IV. PUBLIC COMMENTS – GENERAL (Rec. 00:08:00)

None

V. CONSENT AGENDA (Rec. 00:09:00)

A. Approval of Business Meeting Minutes from January 14, 2026 Meeting Minutes and Minutes of the Special business meeting of February 5-6, 2026

B. Approval & Ratification of Warrants

Warrant #071453 through #071457 and electronic payments in the total amount of \$155,730.20

Warrant #071458 through #071478 in the amount of \$120,562.16

Warrant #071479 through #071509 in the amount of \$288,408.81

Electronic Debit in the amount of \$5,569.99

Warrant #071510 through #071537 in the amount of \$53,288.60

Warrant #071538 through #071545 and electronic payment in the total amount of \$281,183.55

Warrant #071546 in the total amount of \$3,641.47

Electronic Debit in the amount of \$43,638.63

Electronic Debit in the amount of \$16,414.07

Electronic Debit in the amount of \$492.30

C. Resolution 870-26 Authorizing Sale of Vessel – Journey (Cadman)

Unanimous approval of the Consent Agenda as written.

VI. SECOND READING - None

VII. FIRST READING - None

VIII. REGULAR BUSINESS (Rec. 00:07:30)

A. Quarterly Capital Project Update (Rec. 00:07:35)

Director of Capital Projects and Port Engineer Matt Klontz led the project review. He and the Capital Projects team responded to questions and facilitated additional discussion on the following projects: Boat Haven Main Breakwater, Sims Gateway, Stormwater Treatment, yard

electrical upgrades, Puget Sound to Pacific Trail, Point Hudson, Sail Loft Building, Mariners' Memorial, JCIA projects, Quilcene, Short's Farm, and FEMA projects.

B. Harbormaster Report (Rec. 01:01:24)

Harbormaster Kristian Ferrero reviewed the written report covering the 75T and 300T haulouts, Point Hudson Nightly RV and Nightly Moorage, as well as Boat Haven Moorage.

C. December Year to Date 2025 Financials (Rec. 01:06:50)

Director of Finance and Administration Connie Anderson provided a detailed review of the December year-to-date financial report. Operational revenues ended at 101% of budget. Discussion ensued about the significant cost increases in City utilities, including garbage.

IX. STAFF COMMENTS (Rec. 01:38:33)

Executive Director Eron Berg reported on the WPPA Port and Maritime Day in Olympia. The State is facing significant challenges with pressure on the capital budget to support the operating budget.

Deputy Director Eric Toews reported on the status of the JCIA Airport Light Industrial Park binding site plan. The Port filed an appeal in Kitsap County Superior Court under the Land Use Petition Act. It is hopeful a settlement can be negotiated.

Director of Finance and Administration Connie Anderson announced that the 2024 state audit is complete and becomes the 26th in a row of clean Port audits. A payroll insurance audit will begin from 2018 to present.

Harbormaster Kristian Ferrero reported a major hydraulic oil fuel spill of 20-50 gallons on the Boat Haven linear dock. Staff attended the Seattle Boat Show last week. The Port assumed control of the Powercat that has been floating in front of the Waterfront Hotel. It is in Port custody for disposal. Global Diving helped with the demolition of four derelict vessels over the last four months.

Lease and Contracts Administrator Heron Scott announced the old Commission Bldg. will be available for lease June 1. Nomura Building and US Customs spaces remain open. As of March 1, the PTYC building will be available for lease. City permitting is underway in order to lease space to Karen Stillwell for a mobile sauna operation at Point Hudson. The operating agreement for the duplex is being finalized and furnishings are being purchased. The Port completed a walkthrough of the Jochem building and will take possession of that building as of November 1. The transfer of Nomura Building space from Skookum to Jefferson Healthcare will occur on April 1.

X. COMMISSIONER COMMENTS (Rec. 02:05:24)

Commissioner Hasse reported that Mark Osias of the Washington State Association of Counties said the top issue among counties across the country is food security. The Climate Action Committee (CAC) continues to work on the climate element of their workplan. She requested time with Eric Toews on how the Port is contributing to the accomplishment of CAC goals. Similar data is being sought from county, city, and PUD. The MRC is now meeting at the Pavilion each month. On April 2, the Washington Maritime Heritage Area Trust will hold a partner meeting to include maritime business such as Pete Langley, Amber Healey, and the Port in order to hold focus group discussions to minimize impacts of derelict vessels. The WPPA Port and Maritime days in Olympia were sobering in many ways.

Commissioner Hanke expressed concern about the success of the ICG if there is not better county and city support.

Commissioner Petranek recommended adding to the economic development discussion the question of whether we are competing versus collaborating with our fellow jurisdictions. She wants to see the Port working to save more parts from vessels before disposal. Eron Berg and Kristian Ferrero responded reviewing the complex issue and timing involved in the fair and equitable distribution of recovered materials. At the EDC Board Meeting, there was discussion of the question whether the EDC should take the lead in establishing a Chamber of Commerce. She also reported that KPTZ's *Our Working Waterfront* will feature the 73-foot wooden vessel Argonaut II owned by a young entrepreneur Nicholas Verrochi.

XI. PUBLIC COMMENT - None

XII. NEXT PUBLIC WORKSHOP & REGULAR BUSINESS MEETING (Rec. 02:11:45)

Wednesday, February 19, 2026 intergovernmental collaborative group meeting at 5pm

Wednesday, February 25 at 9 am Commission Retreat

Wednesday, March 11 regular workshop and business meeting.

XIII. EXECUTIVE SESSION (Rec. 02:11:45)

At 3:15, Commissioner Petranek announced the Commission would go into Executive Session for the purpose of a reviewing the Performance of a Public Employee pursuant to RCW42.30.110(1)(g). The estimated time from 3:20 to 3:35 p.m. with no expected decisions.

At 3:35 p.m. Commission Petranek extended the session for five minutes until 3:40 p.m.

At 3:40 p.m., the Commission came back into open session.

XIV. ADJOURNMENT (Rec. 02:12:00)

At 3:42 p.m., the meeting adjourned there being no further business before the Commission.

ATTEST:



Carol L. Hasse, Secretary