

PORT COMMISSION REGULAR BUSINESS MEETING – Wednesday, September 9, 2026

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

Present: Commissioners Hanke, Hasse (Virtual) and Petranek
Executive Director Eron Berg
Deputy Director Eric Toews
Director of Finance and Administration Connie Anderson
Director of Capital Projects and Port Engineer Dave Nakagawara
Harbormaster Kristian Ferrero
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 1:10 p.m.

II. APPROVAL OF AGENDA (Rec. 00:01:10)

There were no changes.

III. SPECIAL PRESENTATION: (Rec. 00:01:36)

Deputy Director Eric Toews, the Commission, and other staff recognized the good work on their anniversaries celebrated for Chad Tichgelaar ten years and Ty Taylor five years.

IV. PUBLIC COMMENTS – GENERAL (Rec. 00:05:34)

There were none.

V. CONSENT AGENDA (Rec. 00:06:30)

- A. Approval of Workshop and Business Meeting Minutes from August 12, 2026
- B. Approval & Ratification of Warrants
- C. Write Off Register
- D. Resolution 883-26 Authorizing Cancellation of Warrants
- E. Authorization Marine Resources Consultants, Point Hudson Building Lease
- F. Authorization of Scow Bay Boats, Boat Haven Ground Lease
- G. Authorization Haven Boatworks, Boat Haven Building and Land Lease
- H. Authorization to Execute Boat Haven Building Lease Termination Agreement with Pete's Marine Metal
- I. Authorization Marine Craft Services, Boat Haven Building Lease
- J. Resolution 884-26 Delegating Authority to the Executive Director to Finalize, Execute and Implement a Cultural Resources Management Plan for the Port's Boat Haven Property
- K. Approval of Port of Port Townsend v. Jefferson County - Settlement Agreement & Stipulated Order Correcting Hearing Examiner's Errors on Land Use Petition Act Appeal

Unanimous approval of the Consent Agenda as written.

VI. SECOND READING – None

VII. FIRST READING – None

VIII. REGULAR BUSINESS (Rec. 00:11:45)

A. Harbormaster Report (Rec. 00:11:49)

Harbormaster Kristian Ferrero presented the report noting a slight increase in boat traffic with 85% occupancy in the 75-ton and 67% in the 300-ton. There is also more optimism in August numbers at Point Hudson. There was a brief discussion about more advertising and a free haulout drawing at the Classic Boat Festival.

B. July Year to Date 2026 Financials (Rec. 00:25:34)

Director of Finance and Administration Connie Anderson led the staff presentation and facilitated discussion of her memorandum. Staff further explained that Duplex revenues

would be reflected under Point Hudson once the agreement for operations is finalized. Extra time was spent explaining the liquid cash reserve as a line of credit to cover operational and capital expenses.

C. 2nd Draft Proposed Rates and Fees (Rec. 00:54:10)

Director of Finance and Administration Connie Anderson summarized changes since the Commission discussed rates in August. Under Boat Haven, staff reviewed a new rate for garbage and the institution of a 10-bag punch card and changes to garbage disposal. Recycling would still be available next to the large containers. Discussion occurred about deleting the non-active commercial rate and instead allowing a fish ticket to qualify a boat. Previously, the definition meant leaving for two months. The active fleet is now about 20-30 boats. The Commission continued to be in support of a haulout cancellation fee.

D. 1st Draft of 2027 Preliminary Operating Budget (Rec. 01:52:52)

Director of Finance and Administration Connie Anderson reviewed the sources and uses of cash showing a three-year comparison and led a budget discussion following her staff memorandum.

IX. STAFF COMMENTS (Rec. 02:05:00)

Executive Director Eron Berg announced a Port-organized Jefferson County Ag. Summit. He reviewed a reconfiguration and shift of wherry parking to the Boat Haven flag pole adding space to accommodate mast-up sailboat parking as a revenue generator. A crab zoea parklet will include native plantings. Boat Geeks will assist the Port with digital marketing for Boat Yard, RV park, and guest moorage. Separately, a marketing postcard will promote the boat yard travelifts. The airport fuel operation sold 7,300 gallons to date.

Deputy Director Eric Toews reported four responses are being reviewed following RFPs for an airport fuel supplier. Four. He and Heron are also finalizing an RFP process for the Short's Farm.

Director of Finance and Administration Connie Anderson reminded the state audit is underway. Federal and financial audits are scheduled to be complete by the end of the month.

Harbormaster Kristian Ferrero reported there is a final push on plans for the Wooden Boat Festival.

Director of Capital Projects and Port Engineer Dave Nakagawara introduced new Capital Projects Engineer Katie Scriver. She has a mechanical engineering degree.

X. COMMISSIONER COMMENTS (Rec. 02:23:25)

Commissioner Hasse reported cruising up north for a couple of months. A reunion will be held at the Northwest Maritime Center on September 20 with the group that came to Point Hudson with the vessels Odyle and Moclips and started a wooden boat shop and had a large role in beginning the Wooden Boat Festival.

Commissioner Petranek announced that next week on the morning of the Boat Yard BBQ, Mystic College students will be touring the Boatyard. Haven Boatworks responded on a public bid for work on the Carlisle II run by Kitsap Transit. She attended an EDC meeting and they are focused on Port Hadlock and have hired a new graduate from WWU to help on Hadlock development. Recompete is a big focus and a larger funder. Derek Kilmer was instrumental in generating \$35Million coming onto the Peninsula for jobs creation. She is advocating for public EDC meetings to be more welcoming to local business talent.

XI. PUBLIC COMMENT (Rec. 02:32:00)

There were none.

XII. EXECUTIVE SESSION (Rec. 02:58:42) - none

XIII. NEXT PUBLIC WORKSHOP & REGULAR BUSINESS MEETING (Rec. 02:58:48)

Friday through Sunday, September 11-13, 2026 Wooden Boat Festival 2026 (potential quorum)
Thursday, September 17, 2026 Port Boat Yard BBQ (potential quorum)
Sunday, September 20, 2026 Short's Farm Tour (potential quorum)
Friday, October 2, 2026 Special Port Commission Meeting – EDC Team Jefferson “Our Economic Future: an Evening with Timothy Egan”

Wednesday, October 14, 2026 Regular Workshop and Business meeting

XIV. ADJOURNMENT (Rec. 03:00:15)

At 3:37 p.m., the meeting adjourned there being no further business before the Commission.

ATTEST:



Carol L. Hasse, Secretary