

PORT OF PORT TOWNSEND

AGENDA COVER SHEET

MEETING DATE	August 14, 2024
AGENDA ITEM	<input type="checkbox"/> Consent <input type="checkbox"/> 1 st Reading <input type="checkbox"/> 2 nd Reading <input checked="" type="checkbox"/> Regular Business <input type="checkbox"/> Informational
AGENDA TITLE	VII. B. Harbormaster Report
STAFF LEAD	Kristian Ferrero, Harbormaster
REQUESTED	<input checked="" type="checkbox"/> Information <input type="checkbox"/> Motion/Action <input type="checkbox"/> Discussion
ATTACHMENTS	<ol style="list-style-type: none"> 1. Informational Memo 2. 75T/300t Haul-out counts and occupancy 3. Boat Haven Transient Counts and Long-Term Tenancy Occupancy 4. Point Hudson Parking, Transient R/V and Vessel Counts By Year

PORT OF PORT TOWNSEND

INFORMATIONAL MEMO

DATE: 8/14/2024
TO: Port Commission
FROM: Kristian Ferrero, Harbormaster
SUBJECT: Harbormaster Report

BACKGROUND

Operational Data compiled from 2017 to present

DISCUSSION

Boatyard:

Haulout counts remain strong but overall length of stay in the yards remains short. The quick turnarounds are resulting in a decrease in yard/shipyard storage and represented by an overall lower occupancy. If previous years' trends in flow stay true, we would expect August to remain low until the end of the month/beginning of September and then pick up again as the commercial fleets return and the recreational boating season closes. There are currently 34 vessels scheduled for that time and growing.

Boat Haven:

Permanent occupancy fell slightly to 91% but remains overall stable. Waitlist assignments will happen, for a second round this year, in the second half of September. This round will bring the long-term assignments up to around 97-99% as we head into the Fall/Winter season. Nightly moorage did see an increase with summer traffic but remains low overall. Part of this is an increase in the number of guest monthly assignments due to the length of stays exceeding 7-10 days. This length makes it more economical for guests to pay for a month rather than our current nightly rate.

Point Hudson:

Nightly RV and Nightly Moorage continued to climb but are still below the average pace of the years previous by about 400 RV nights and 390 nights in the marina. A portion of the lost marina nights can be attributed to the marina closure through January and February. A large variance from average came from those same months in the RV park although the cold temperatures in January were an influencing factor. Overall, the demand for nightly recreational activity this year has seemed to decrease at our facilities as we have seen lower than average counts for most months to date. No construction this Fall/Winter should lead to increased numbers on both sides.

FISCAL IMPACT

None.

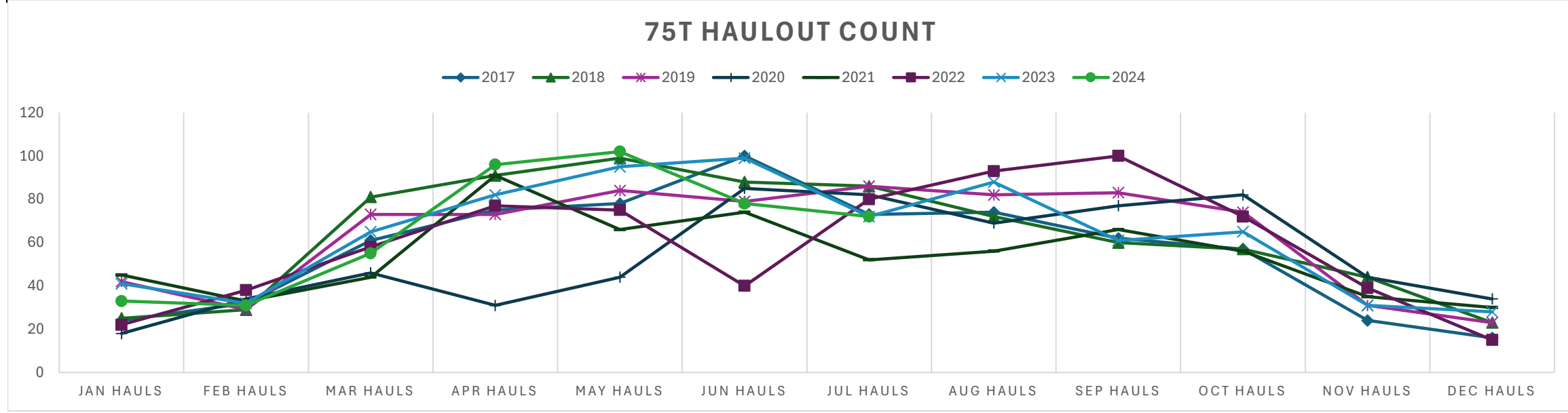
RECOMMENDATION

For discussion, no recommendation.

ATTACHMENTS

- 75T/300T Haul-out counts and occupancy.
- Boat Haven Transient counts and long-term Tenancy occupancy
- Point Hudson Parking, Transient R/V and Vessel counts by year.

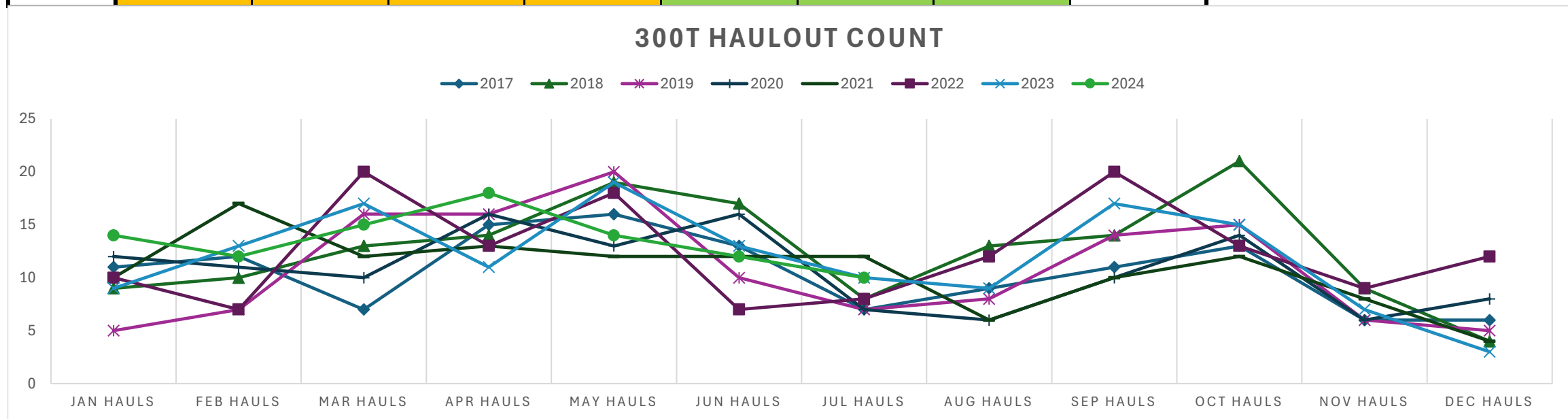
75T (Small Yard) Hauls and Occupancy																		
Year																		
	2017	2018	2019	2020	2021	2022	2023	2024										
Jan Hauls	24	25	42	18	45	22	41	33										
Feb Hauls	32	29	29	34	33	38	32	31										
Mar Hauls	61	81	73	46	44	58	65	55										
Apr Hauls	75	91	73	31	91	77	82	96										
May Hauls	78	99	84	44	66	75	95	102										
Jun Hauls	100	88	79	85	74	40	99	78										
Jul Hauls	73	86	86	82	52	80	72	72										
Aug Hauls	74	72	82	69	56	93	88											
Sep Hauls	62	60	83	77	66	100	61											
Oct Hauls	57	57	74	82	56	72	65											
Nov Hauls	24	44	31	44	35	39	31											
Dec Hauls	16	23	23	34	30	15	28											
Year Total	676	755	758	646	648	709	758	467										
Jan Occ	N/A		44	37%	82	68%	98	82%	109	86%	112	88%	126	99%	102	70%		
Feb Occ	N/A		108	90%	86	72%	109	91%	124	98%	126	99%	126	99%	111	76%		
Mar Occ	N/A		61	51%	104	87%	116	97%	127	100%	127	100%	132	104%	124	85%	120 Spots	
Apr Occ	N/A		74	62%	112	93%	98	82%	127	100%	124	98%	143	98%	130	89%	127 Spots	
May Occ	N/A		74	62%	92	77%	91	76%	126	99%	127	100%	134	92%	130	89%	146 Spots	
Jun Occ	N/A		71	59%	85	71%	90	75%	127	100%	124	98%	136	93%	128	88%		
Jul Occ	N/A		62	52%	84	70%	90	75%	118	93%	122	96%	136	93%	123	84%		
Aug Occ	N/A		61	51%	84	70%	82	68%	100	79%	124	98%	130	89%				
Sep Occ	N/A		55	46%	90	75%	88	73%	102	80%	128	101%	126	86%				
Oct Occ	N/A		66	55%	113	94%	113	94%	126	99%	130	102%	124	85%				
Nov Occ	49	41%	77	64%	112	93%	116	97%	124	98%	124	98%	117	80%				
Dec Occ	42	35%	76	63%	100	83%	116	97%	109	86%	113	89%	111	76%			N/A	



300T (Big Yard) Hauls and Occupancy								
	Year							
	2017	2018	2019	2020	2021	2022	2023	2024
Jan Hauls	11	9	5	12	10	10	9	14
Feb Hauls	12	10	7	11	17	7	13	12
Mar Hauls	7	13	16	10	12	20	17	15
Apr Hauls	15	14	16	16	13	13	11	18
May Hauls	16	19	20	13	12	18	19	14
Jun Hauls	13	17	10	16	12	7	13	12
Jul Hauls	7	8	7	7	12	8	10	10
Aug Hauls	9	13	8	6	6	12	9	
Sep Hauls	11	14	14	10	10	20	17	
Oct Hauls	13	21	15	14	12	13	15	
Nov Hauls	6	9	6	6	8	9	7	
Dec Hauls	6	4	5	8	4	12	3	
Year Total	126	151	129	129	128	149	143	95
Jan Occ	N/A	56%	74%	82%	74%	72%	72%	72%
Feb Occ		76%	82%	88%	76%	76%	77%	70%
Mar Occ		83%	98%	92%	74%	88%	82%	68%
Apr Occ		81%	66%	122%	62%	84%	86%	79%
May Occ		73%	67%	115%	62%	82%	85%	74%
Jun Occ		44%	80%	116%	53%	77%	75%	63%
Jul Occ		19%	48%	89%	60%	56%	61%	62%
Aug Occ		26%	41%	78%	48%	63%	85%	
Sep Occ		48%	59%	54%	57%	72%	77%	
Oct Occ		76%	72%	65%	79%	75%	88%	
Nov Occ		36%	96%	65%	70%	74%	79%	80%
Dec Occ		30%	86%	61%	85%	67%	68%	61%

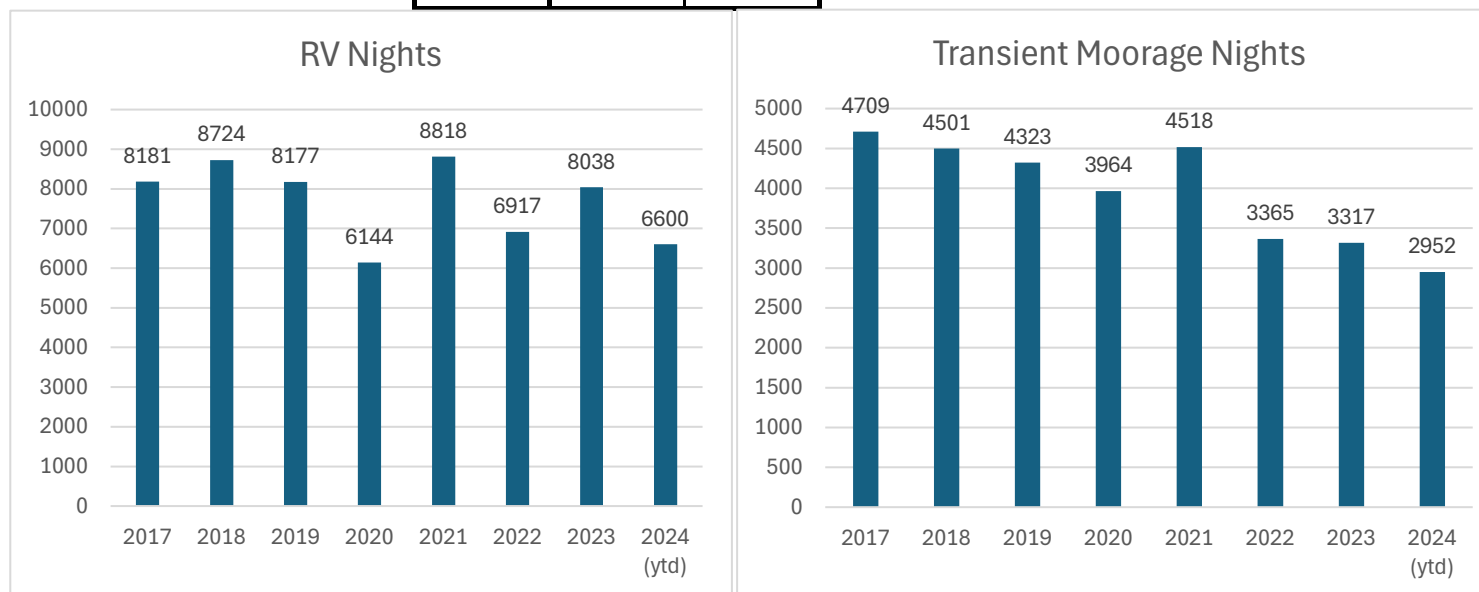
Shipyards, 22 spaces occupiable by only 300T Vessels

Shipyards, 46 spaces occupiable by both 75T and 300T Vessels



Boat Haven Permanents Assigned/Occupancy, Transient Nights Sold and Assignments from the Waitlist												
	2017	2018	2019	2020	2021		2022		2023		2024	
Jan	N/A	N/A	N/A	N/A	267	89%	277	93%	302	101%	279	93%
Feb					268	90%	276	92%	281	94%	286	96%
Mar					266	89%	277	93%	279	93%	279	93%
Apr					273	91%	280	94%	274	92%	281	94%
May					278	93%	275	92%	279	93%	283	95%
Jun					285	95%	277	93%	274	92%	277	93%
Jul					271	91%	274	92%	270	90%	272	91%
Aug					274	92%	270	90%	265	89%		
Sep					279	93%	289	97%	284	95%		
Oct					278	93%	290	97%	282	94%		
Nov					279	93%	289	97%	285	95%		
Dec					281	94%	294	98%	283	95%		
Total Transient Nights Billed (ytd)	4436	3985	5301	4297	5297		5088		5273		2136	
Waitlist Assignments	N/A	N/A	N/A	N/A	19		6		17		18	
Slips Currently Up for Assignment	0											

2024 Transient Nights			ParkMobile Days			Point Hudson Annual Nights Billed		
	RV	Moorage		Landfall	Back 40		RV Nights	Moorage Nights
Jan	0	0	Jan	0	0	2017	8181	4709
Feb	4686	984	Feb	0	0	2018	8724	4501
Mar	5143	1199	Mar	85	10	2019	8177	4323
Apr	5466	1469	Apr	147	32	2020	6144	3964
May	6033	1975	May	267	89	2021	8818	4518
Jun	6344	2412	Jun	328	307	2022	6917	3365
Jul	6600	2952	Jul	380	407	2023	8038	3317
Aug			Aug			2024 (ytd)	6600	2952
Sep			Sep					
Oct			Oct					
Nov			Nov					
Dec			Dec					
			TOTAL	1207	845			



Nightly RV

Year	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec	Total
2015	304	291	244	652	955	1036	1202	1287	1072	771	403	269	8486
2016	286	281	392	634	806	963	1256	1276	1137	645	492	293	8461
2017	211	253	349	491	833	1015	1368	1314	1022	770	312	243	8181
2018	204	294	430	498	868	1258	1396	1369	1001	828	352	226	8724
2019	225	96	389	552	843	1098	1312	1307	928	788	419	220	8177
2020	205	246	213	0	0	418	1156	1215	1167	858	374	292	6144
2021	220	251	477	693	906	1223	1381	1301	1112	821	360	169	8914
2022	180	371	454	596	736	1000	1194	1242	416	507	353	146	7195
2023	145	257	534	669	878	1183	1402	1300	768	517	309	206	8168
2024	78	207	384	640	791	994	1255	1201	674	271	78	27	6600
Variance	-144	-55	-25	42	-62	-103	-59	-99	-258	-435	-297	-195	-1688
Average (w/o 2020)	222	262	409	598	853	1097	1314	1300	932	706	375	222	8288

Nightly Moorage

Year	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec	Total
2015	83	104	101	163	619	537	1018	1033	958	221	73	60	4970
2016	70	92	56	235	594	706	1015	1026	950	122	51	44	4961
2017	25	60	65	138	540	729	1131	990	839	99	48	45	4709
2018	27	28	104	154	489	703	1013	1019	683	123	96	62	4501
2019	37	33	88	198	504	590	995	1011	609	127	65	66	4323
2020	22	64	72	10	17	502	1093	1051	747	235	85	66	3964
2021	65	52	64	159	488	753	1038	1005	697	119	54	24	4518
2022	31	29	57	155	550	647	886	863	147	0	0	0	3365
2023	2	37	84	204	481	606	963	779	161	0	0	0	3317
2024	0	0	86	200	397	551	927	661	123	7	0	0	2952
Variance	-43	-54	9	24	-136	-108	-80	-305	-508	-94	-48	-38	-1381
Average (w/o 2020)	43	54	77	176	533	659	1007	966	631	101	48	38	4333