

**From:** [Eron Berg](#)  
**To:** [Joanna Sanders](#)  
**Subject:** Fwd: Comments on proposed land lease rate increases for Jefferson County International Airport  
**Date:** Thursday, October 12, 2023 10:26:49 AM  
**Attachments:** [image003.png](#)

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**From:** gary.l@ramtasc.com <gary.l@ramtasc.com>  
**Sent:** Thursday, October 12, 2023 8:56:29 AM  
**To:** Pete Hanke <phanke@portofpt.com>; Eron Berg <Eron@portofpt.com>  
**Subject:** FW: Comments on proposed land lease rate increases for Jefferson County International Airport

Pete & Eron: I looked at the written comments on the Port's website and didn't see mine. I emailed them to [publiccomments@portofpt.com](mailto:publiccomments@portofpt.com). Is that still a good email address? If not, it should be deleted from the Port's contact references. Also, if it isn't too late, I'd like these comments to be added to the packet for yesterday's meeting. I originally sent these out on Monday of this week.

Thanks,



Gary Lanthrum, Maule MX7-180C  
[glanthrum@gmail.com](mailto:glanthrum@gmail.com)  
(703) 629-3134

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**From:** gary.l@ramtasc.com <gary.l@ramtasc.com>  
**Sent:** Monday, October 9, 2023 12:59 PM  
**To:** 'publiccomments@portofpt.com' <publiccomments@portofpt.com>  
**Subject:** Comments on proposed land lease rate increases for Jefferson County International Airport

Port of Port Townsend: I have a comment on the Port's proposed \$0.08/square foot land lease rate proposed for property at Jefferson County International Airport. If enacted as proposed, that rate would represent a 38% increase over the \$.058/square foot monthly cost we are currently paying for the H Hangar group. When added on top of the CPI increase, that seems to be an egregious step

increase in a single year. Our contract (Lease Agreement) states that the land lease rate will increase by the CPI each year. The contract goes on to say that: *“The rental rate shall be adjusted every three years to the prevailing Port rate formally approved by the Port Commission for all **comparable Port Property**.”* Since the Port of Port Townsend does not have any property comparable to the airport property, the only way to establish rates for “comparable Port property” is by comparison to land lease rates at other airports managed by Port authorities. The last time the Port of Port Townsend did a market survey of other land lease rates at comparable airports managed by Port authorities was in 2001. Prior to establishing a new rate based on comparable Port property, it is incumbent on the Port of Port Townsend to conduct a new survey of lease rates at other comparable Port managed airport properties. Some examples might include the Port of Friday Harbor, the Port of Orcas Island in Eastsound, the Port of Port Angeles, the Port of Bremerton, the Port of Anacortes, the Port of Arlington and the Port of Bellingham. A good practice when establishing a lease rate based on market surveys is to throw out the highest and lowest lease rates and average the rest to establish a baseline. When making adjustments from the baseline for the lease rate at Jefferson County International Airport more work is needed. You also need to compare the Port provided infrastructure and facilities at these other airports to the facilities the Port of Port Townsend makes available to the pilots and other lease holders here. Is there a pilot lounge at the other airports? Is approved aviation fuel available at a reasonable price? Is there a perimeter fence to keep wildlife off the runway? How do other amenities and safety features compare between airports? Anacortes has pilot facilities with flush toilets available 24/7, they have avgas available for \$6.29/gallon (a dollar/gallon cheaper than JCIA), they have a perimeter fence that keeps wildlife off the runway and yet feedback I’ve gotten from pilots there is that their land lease rate is **LESS** that our current rate, let alone the proposed rate increase.

I understand that the Port would like revenue from the airport to at least cover the Port’s operating and maintenance costs at this facility. I would strongly recommend that the Port make some visible efforts to market additional space on the airport to commercial entities first. All other Port Authorities in the region market their airport property at the Northwest Aviation Conference and Trade Show each February. Those Port Authorities actively pursue additional tenants to grow their revenue base, but the Port of Port Townsend is conspicuously absent. Raising rental rates on existing tenants without providing comparable infrastructure and amenities to those offered at other airports is untenable. Sadly, unlike a boat owner that can just untie their vessel and move to a more reasonably priced marina if moorage gets too expensive here, I actually invested considerable personal resources in buying my hangar building. My investment adds to the value of the airport, and yet the Port of PT seems intent on short changing me in terms of infrastructure it provides at the airport while seeking to raise my land lease rates unreasonably. I urge to Port of Port Townsend to conduct a market survey of other airport land lease rates, consider the amenities provided at those airports and set the land lease rates here accordingly.



Gary Lanthrum, President  
Jefferson County Pilots Assn  
[glanthrum@gmail.com](mailto:glanthrum@gmail.com)  
(703) 629-3134

## Joanna Sanders

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**From:** Todd Hansen <todd.kristian.hansen@gmail.com>  
**Sent:** Wednesday, October 11, 2023 12:19 PM  
**To:** Public Comments  
**Cc:** Carol Hasse; Pam Petranek; Pete Hanke; Eron Berg  
**Subject:** Hangar rate increases - Jefferson County Airport

Dear Commissioners,

I am a concerned hangar owner at Jefferson County airport, Hangar L-5, and, I think \$.08 per sq foot per month is too high a percentage rate increase for the airport land leases to impose in 1 year. On average, this represents about a 36% increase for hangar owners. I suggest that \$.065/square foot rate would be a more appropriate step increase. This is still a 10% rate increase (on average). This would significantly increase the revenue collected by the port without unreasonably impacting hangar owners and tenants as well.

Regards,

Todd K Hansen  
206-455-3622

## Joanna Sanders

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**From:** REED HANSEN <rehansen@aol.com>  
**Sent:** Wednesday, October 11, 2023 1:06 PM  
**To:** Public Comments  
**Subject:** Hangar rate increases - Jefferson County Airport

Dear Commissioners:

I am a concerned hangar owner at Jefferson County Airport (0S9), Hangar G-2. In particular, I am concerned that the proposed rate increase of \$0.08 per sq ft per month reflects too high a percentage rate increase over the current rate. On average, this represents a 36 percent increase for hangar owners. I suggest that a \$0.065 per sq ft per month would be a more appropriate step increase. This would still reflect a 10 percent increase on average and would significantly increase the revenue collected by the Port without unduly impacting hangar owners and tenants.

Thank you for your consideration of my comments.

Sincerely,

Reed E. Hansen  
Hangar G-2 Owner

Sent from my iPad