

From: [Karen Goschen](#)
To: [Holly Hairell](#)
Cc: [John Nutter](#)
Subject: FW: Option for a Facilities Lease of John Wayne Marina
Date: Saturday, December 15, 2018 8:56:58 PM

This email should be posted on the website.

Karen

Karen F. Goschen, Executive Director, Port of Port Angeles
Direct 360-417-3424

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From: Karen Goschen
Sent: Thursday, November 15, 2018 11:12 AM
To: Ethan Wayne (ethan@johnwayne.com); Charlie Bush (cbush@sequimwa.gov); Barry Berezowsky; Kyle Johnson (kjohnson@jamestowntribe.org)
Cc: John Nutter; Mike Nimmo; Brian Wendt
Subject: Option for a Facilities Lease of John Wayne Marina

Hi everyone,

I wanted to give everyone a heads up that I will be doing some preliminary research on a facilities lease for JWM. Commissioner Steve Burke attended a marine boat show related to the Port's development of the Marine Trades Industrial Park. While at that show he was approached by Safe Harbor Marinas who has been following the newspaper articles on Port's consideration of the transfer of John Wayne Marina to another public entity, tribe or non-profit. Safe Harbor Marinas stated they were interested in providing a proposal for a long-term facilities lease (30 to 50 years) if the Port Commission would consider that option. Steve mentioned this at our Commission meeting yesterday so I don't know if there will be a blurb in the paper on this or not.

The arrangement would provide for a third-party to operate the marina and be responsible for replacing the floats and make other facilities improvement. I will do some preliminary research on this option and bring information to the Commission at the December 11 Commission meeting for direction from the Commission as to whether they would like additional information on the lease facilities option or if they would prefer to wait until we finish exploring the transfer of JWM to a public entity, tribe or non-profit. Previously we had inquiries about a facilities lease from Bob Wise, Marsh Andersen LLC who owns Port Hadlock Marina, Home Port Marina in Hood Canal, and Eagle Harbor Marina on Bainbridge and is a marina consultant to the Port of Bremerton, and Jeff Pence, Pacific Marina Development that manages 15 marinas in California and Hawaii.

If the Port Commission decides to consider this option, I will recommend that we develop either an RFQ/RFP, that we allow for input from stakeholders before issuing it, that it will be open invitation process and it would run concurrent with our ongoing discussion on the transfer of JWM.

Here is a brief update on the status of where the Port is at on reviewing the transfer of JWM. We have met with the City of Sequim, Jamestown Tribe and John Wayne Enterprises. The City of Sequim is doing a facilities assessment and it will take at least a few months. There is range of interests and ideas with various options under discussion at the staff level. None of the options have enough information to flush out a proposal that would be ready to be shared. I will continue working individually with everyone, recognizing that at some point a joint meeting would be beneficial. At this point, ideas still need to be more fully developed before they are ready to be shared.

If you have any thoughts on this and would like to discuss, please let me know. I will be touching base with each of you on your thoughts about a facilities lease before I bring this forward to the commission, but first I need to do a little research.

Karen

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