



**PORT OF GARIBALDI
MINUTES OF SPECIAL COMMISSION MEETING
AUGUST 24, 2026**

CALL TO ORDER

Vice-President Browning called the special meeting to order at 9:02 a.m.

Commissioners present: Bob Browning, Dane Winchester, Kelly Barnett.

Staff present: Michael Saindon, Jessi Coon.

Visitors: Jeff Folkema, Loten Hooley.

PURCHASE ORDER 2026-27-061 AKS .

Saindon noted that this is a pre-dredge survey that gets loaded into the Hypac system on the dredge. Would like commissioner input in case of failure.

Motion Barnett, second by Winchester to approve Purchase Order 2026-27-061 for AKS to do a pre-dredge survey. Motion carried 3 – 0.

Discussion regarding a vote during quorum.

L-15 CRAB SHACK ENTERPRISES DBA GARIBALDI MARINA LEASE.

Winchester noted his prior discussion as far as renegotiating the lease with the dock space allowed to Garibaldi Marina, felt that this would be the time to renegotiate this portion. Barnett noted a question that would go along with Winchester's concern, regarding the electrical hookups and whether Garibaldi Marina is charged separately. Coon noted that the port does charge an annual electrical fee to Garibaldi Marina. Folkema noted he was told he had a blue sky lease. Saindon noted that no blue sky lease exists. Discussion about the docks available and tie up zones. Browning noted he'd like to see the electrical being metered. Hooley asked if the port is ready for that. Discussion about the annual charges for electricity, Hooley noted he would be willing to forego the discount for ice/fuel. Discussion about not wanting to stand in the way of the sale of the business. Winchester asked about reevaluating the lease or dock face in 5 to 10 years to match whatever methodology that the port falls on for leases or dock slip fees. Folkema noted that he

feels like the Garibaldi Marina has to police the loading ramp and launch and feels like GM gets the shaft.

Doing away with the discount, and okay with future electrical metering. Private dock – Hooley offered a 10 year lease, with 2 - 10 year options to renew. Barnett asked about a raise for no more than 50% of the value to the port of what the dock space is to the port. Saindon noted that banks will not lend to a business that only has a 10 year lease. Browning proposed a possible amendment to the lease – section 10.1 discount foregone, and a limit of 200% on the cost of the lease.

30 year with a 10 year reevaluation on the lease value of \$2,200 (RMV of 22,910) up to 200%. 10.01. Dock face as is, if power is metered amenable to metering.

Motion Browning, to approve lease with Crabshack Enterprises LLC as amended, second by Barnett. Motion Browning – Aye, Barnett - Aye, Winchester – Abstain. No opposition.

Folkema thanked the Port of Garibaldi for all the years of cooperation and being a good year.

No checks needed to be voted on. All previously approved.

ADJOURNMENT

The meeting adjourned at 9:51 a.m.

Respectfully Submitted,



Bob Browning, Vice-President

ATTEST:



Kelly Barnett, Secretary/Treasurer