

Port of Seattle Commissioners
June 26, 2018

Hello, Again! Seems this is getting to be a regular event. We met a few months back when I spoke to you concerning the Port of Seattle condition of sale that required the Salmon Bay Marina evict all liveboards with a mere 30 -day notification. You graciously reviewed the matter and quickly advised that liveboard moorage would continue, and Port of Seattle leases would be offered "with conditions". As always – the Devil is in the Detail – and the worst fears of the primary stake holders have now been realized.

You are aware from my previous testimony that availability of liveboard moorage in the Greater Seattle area is non- existent. Marina owners will take your name and number and put you on a two-year waiting list, but it is pleasantry only.

Just last week the liveboard owners of Salmon Bay Marina were presented the new Port of Seattle lease agreement which shockingly bears a required date for signature of July 1, 2018. The primary offending condition glaringly appears in bold type "NON-TRANSFERABLE". When questioned concerning this condition the Port of Seattle representative advised only that "It came from above" and "It was our decision".

It seems you have placed the liveboard owners in an extremely untenable situation:

1. Refuse to sign the lease and face eviction within 30 days – with nowhere to go, or,
2. Sign the lease and accept the reality of an equity value of zero, as no one in their right mind would buy a liveboard with no place to put it

Virtually every liveboard tenant at the Salmon Bay Marina obtained their moorage slip via transfer from purchase. This is common practice in privately operated marina and is the primary reason liveboard moorage almost never becomes available. It is almost always passed on to a purchaser.

It is my assumption that "NON-TRANSFERABLE" in the proposed lease for Salmon Bay liveboard tenants was intended to facilitate eventual elimination through attrition. I further understand that there has been a revision in your policy and that you now intend to maintain, and possibly consider expansion of this type of affordable housing. If this is true there does not appear any valid reason to not eliminate this onerous provision from your lease.

Finally, the Port of Seattle proposed lease was presented for review a mere week ago. Please do the right thing and extend the required signature date until September 1, 2018. As of this date I am not aware of a single liveboard tenant that has actually received a lease from the Port of Seattle.

Thank you for allowing me to comment.

Respectfully,

Jerry Effenberger
Resident (Part Time)
Salmon Bay Marina