

PORT COMMISSION OF THE PORT OF EDMONDS
MINUTES OF REGULAR MEETING

May 10, 2010

COMMISSIONERS PRESENT

Mary Lou Block, President
Jim Orvis, Vice President
Fred Gouge, Secretary
Bruce Faires
Marianne Zagorski

STAFF PRESENT

Bob McChesney, Executive Director
Marla Kempf, Deputy Director
Tina Drennan, Finance Manager

OTHERS PRESENT

Karin Noyes, Recorder
Theresa Ocfemia, Student Rep

CALL TO ORDER

Commission President Block called the regular meeting to order at 6:00 p.m.

EXECUTIVE SESSION

The Commission met in an executive session at 6:00 p.m. to discuss pending litigation with Port Attorneys. No decisions were made and no action was taken. The executive session was adjourned at 6:55 p.m. Those in attendance were Mary Lou block, Jim Orvis, Fred Gouge, Bruce Faires, Marianne Zagorski, Bob McChesney, Marla Kempf and Tina Drennan. The executive session was adjourned at 6:55 p.m.

The Commission reconvened at 7:00 p.m.

PLEDGE OF ALLEGIANCE

All those in attendance participated in the Pledge of Allegiance to the American Flag.

CONSENT AGENDA

Item C (Minutes of May 5, 2010 Harbor Square Redevelopment Special Meeting Minutes) was pulled from the consent agenda.

COMMISSIONER ZAGORSKI MOVED THAT THE REMAINDER OF THE CONSENT AGENDA BE APPROVED TO INCLUDE THE FOLLOWING ITEMS:

A. APPROVAL OF AGENDA AS AMENDED.

- B. APPROVAL OF NOVEMBER 30, 2009 COMMISSION MEETING MINUTES.**
- D. APPROVAL OF CHECK NUMBERS 5556 – 5560 IN THE AMOUNT OF \$628.69 FOR TENANT REFUNDS.**
- E. APPROVAL OF CHECK NUMBERS 69627 THROUGH 69642 INCLUDING DIRECT DEPOSITS D00675 THROUGH 300691 IN THE AMOUNT OF \$40,192.32 FOR PAYROLL.**
- F. APPROVAL OF CHECK NUMBERS 69644 THROUGH 69648 IN THE AMOUNT OF \$28,007.16 FOR PAYROLL.**
- G. APPROVAL OF CHECK NUMBERS 69649 THROUGH 69701 IN THE AMOUNT OF \$61,022.69 FOR ACCOUNTS PAYABLE.**
- H. APPROVAL OF CHECK NUMBERS 69702 THROUGH 69704 IN THE AMOUNT OF \$1,101.95 FOR ACCOUNTS PAYABLE.**
- I. APPROVAL OF CHECK NUMBERS 11214 THROUGH 11225 IN THE AMOUNT OF \$34,224.32 FOR HARBOR SQUARE ACCOUNTS PAYABLE.**
- J. APPROVAL OF CHECK NUMBER 11226 IN THE AMOUNT OF \$479.18 FOR HARBOR SQUARE ACCOUNTS PAYABLE.**
- K. AUTHORIZATION FOR EXECUTIVE DIRECTOR TO WRITE OFF \$3,215.88 AND SEND ACCOUNT TO COLLECTIONS**

COMMISSIONER FAIRES SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

APPROVAL OF MAY 5, 2010 HARBOR SQUARE REDEVELOPMENT SPECIAL MEETING MINUTES (ITEM C ON THE CONSENT AGENDA)

COMMISSIONER ZAGORSKI MOVED THAT THE MINUTES OF MAY 5, 2010 BE APPROVED AS AMENDED. COMMISSIONER FAIRES SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

PUBLIC COMMENTS

Paul Vezetinski said he attended a recent Edmonds City Council Meeting, as well as the Port Commission's special Harbor Square Redevelopment meeting on May 5th. He said he was present at this meeting to learn more about how the Commission meetings are structured and discuss ideas and opportunities to solicit more citizen participation. He noted that public comments are scheduled at the beginning of each Commission meeting before the public has had an opportunity to hear the staff's presentation and the Commission's discussion. Commissioner Block agreed that the general public comment period is scheduled at the beginning of each meeting and offers a time for citizens to comment on items that are not scheduled on the evening's agenda. However, the public is also invited to comment on each of the agenda items.

Mr. Vezetinski thanked the Commission for conducting the special meeting regarding Harbor Square. He expressed his belief that there is great opportunity to get the citizens together to discuss the future of the downtown/waterfront area, and there are several ways to accomplish this task. For example, they could continue to hold public meetings at Harbor Square. He noted that most citizens of Edmonds do not even go to Harbor Square, and holding the public meetings on site would help draw people to the area. He suggested the Port adopt a "just one" program to encourage citizens to attend just one public meeting. He also observed that the website myedmondsnews.com is a good place to post information about potential redevelopment of Harbor Square. Perhaps they could even invite people to submit photographs of what they want the buildings at Harbor Square to look like.

Mr. Vezetinski suggested the Port should focus on improving the occupancy of the current Harbor Square space, since this would help convince the public that a new development would be successful. He questioned if the Port is taking care of their current tenants, assuring them that what the Port is doing will be positive for them. If he were a business tenant at Harbor Square, he questioned if he would want to stay if the Port is going to sell the property at some point

in the near future. He asked the Port to share what they are doing to draw more tenants and to encourage existing tenants to stay.

Mr. Vezetinski observed that the Port Commission has great insight and ability to bring the community together. They have good talent and background to offer to the process. However, he observed that there appeared to be disagreement amongst the Commissioners at the public meeting, and the comments were both positive and negative. He cautioned that the Commission must present a united effort, and he suggested this could be done with careful management by the Executive Director. He observed that from his perspective in the audience, it appeared the Commission had reached consensus that the property needed to be redeveloped. However, they did not appear to agree on why a change is necessary. He suggested it is important for the Commission to provide clear and concise information to the public to support their desire to redevelop the property.

Commissioner Faires explained that the Port is currently in the early phase of the redevelopment process. The purpose of the public meeting was to invite the community to share their insight on what might be possible, which is an important first step. Mr. Vezetinski agreed it is important to go to the citizens for ideas early in the process. He said his purpose for attending tonight's meeting was to throw out some ideas in a positive way.

Mr. Vezetinski referred to Commissioner Gouge's use of the word "slum" at the public meeting, which Roger Hertrich immediately picked up on. Commissioner Gouge said he used the word "slum" because that is how Council Member Bernheim referred to the Skippers property. He explained that the Port can only put so much money into the existing Harbor Square buildings before they are no longer feasible. At that point, there will be significant degradation of the buildings, and the Port will not be able to retain tenants. Mr. Vezetinski said vernacular is very important in how the Commission is received by the public.

Mr. Vezetinski observed that whatever is done at the Harbor Square property will directly affect what happens with the property on the other side of Dayton Street to the ferry terminal. He expressed concern that the City Council and the Port Commission have not been able to work together over the past two years. He observed that Edmonds is a gateway, and the Port has done a great job with their Destination Port of Edmonds Program. The City and Port should have a combined goal of extending the program to downtown Edmonds, encouraging people to visit the City. He also suggested that the Cities of Lynnwood and Edmonds should work more closely together given their connection with major transportation opportunities.

Mr. Vezetinski suggested that the citizens of Edmonds are disillusioned based on what they have seen from their City Council, and he does not want the Port Commission to be viewed in the same way. It seems that all the City Council Members do is banter back and forth. He questioned if perhaps the citizens of Edmonds elected the wrong people to their City Council. He observed that the Port Commission has a real opportunity to emerge a leader in moving the community forward.

Commissioner Gouge recalled that a downtown/waterfront plan effort took place a few years ago. A group of 33 individuals was formed to explore options and ideas for redevelopment of Harbor Square, as well as property to the north of Dayton Street all the way to the ferry terminal. The Port's former Executive Director, Chris Keuss, took a leadership role in this effort, and the Port providing approximately \$100,000 to hire a consultant to aid the group's effort. However, the group's recommendation was not accepted by the City Council, and nothing ever happened to move the effort forward. He pointed out that the Port Commission and staff have a good working relationship with the City of Edmonds staff, and they talk often with their Community Services/Economic Development Director and their Parks, Recreation and Cultural Services Manager. They have entered into Interlocal Agreements for programs on the waterfront in recent years.

Commissioner Orvis said he is not confident that the majority of City Council Members even read the report that was prepared by the group of 33. He explained that the Commission's current position is that they want to slowly move forward and be very deliberate. He said they no longer trust that the City Council will seriously consider any proposal the Port puts forward for Harbor Square. He summarized that the Port Commission is much more detail

oriented and budget oriented, and they work much closer together than does the Edmonds City Council. He concluded that, from a practical standpoint, the Port Commission feels they are running a business.

Mr. Vezetinski said the Commission's comments regarding redevelopment are good, and it would be helpful if all citizens of the community could hear their thoughts. He said people are very discouraged with the current City Council. He suggested the Port attempt to work with the City Council again to move a proposal forward, but also to get the public involved. Commissioner Faires said that is exactly the Port's current strategy. However, he recognized the Port is the junior partner in the effort, and the City Council will make the final decision. The Port's job is to put the City Council in a position where they get the decision they want because their proposal has significant community support and is the right thing to do.

Mr. McChesney advised that, later on the agenda, the Commission would have a discussion about the next steps for moving the Harbor Square Redevelopment Project forward. They will specifically discuss the process for engaging the public, and Mr. Vezetinski's comments may factor into the Commission's discussion.

Mr. Vezetinski cautioned the Commission against using the term "five-story buildings" because it tends to put people on the offensive. However, he said he believes there is a way to redevelop the property with up to five stories in some locations. He suggested the Port ask the citizens to divide the property into sections, and identify those areas where greater height could be allowed. He also observed that developers tend to want to run the City. He suggested a different approach would be to first establish development parameters and identify how the community wants the site to develop, and then invite developers to work within the established parameters. Commissioner Gouge said that is exactly what the Commission plans to do. They are trying to gather input from the community to identify the development parameters and what can be built on the site before the property is offered to a private developer.

Mr. Vezetinski suggested the Port consider offering portions of the Harbor Square Buildings for the summer market to continue throughout the fall and winter. He suggested this would draw people to the area and raise the public's awareness of the property.

Commissioner Block observed that, in general, the Port Commissioners have a very good relationship. They get along well and seem to be moving in the same direction. While she recognized they also have divergent views on some things, they are working for the betterment of the Port District.

ANTHONY'S ROOF PROJECT

Mr. McChesney recalled that the roof project has been a partnership between Anthony's and the Port as required under the terms of the existing lease wherein Anthony's and the Port would share the cost of the new roof 50-50. Anthony's hired MulvannyG2 to write the initial bid specifications, which were received by the Port on September 8, 2009. The project went out for bid on September 9, 2009, and the Port received six bids that were opened on September 23, 2009. On September 28, 2009 the Commission authorized award of the contract to Meyer Brothers as the low bidder in the amount of \$216,983.00 plus Washington State sales tax. The City of Edmonds issued a building permit on October 14, 2009. As was reported to the Commission, soon after the contract was awarded and during the preconstruction meeting, it was determined the roofing specifications weren't sufficient to satisfy the roofing material supplier warranty requirements because the roof slope was less than what had previously been assumed during the design phase. In addition, the mounting brackets for the equipment screen were an impediment to properly prescribed roof drainage according to industry standards and supplier warranties.

Mr. McChesney reviewed that the contractor was directed to provide a change order proposal to address both issues. On November 9, 2009 the Commission approved Change Order 1 (\$103,910 plus sales tax) to build up insulation to achieve a proper slope, and Change Order 2 (\$25,935 plus sales tax) to modify the equipment screen mounting. The total contract amount was modified to \$347,828 plus sales tax, or \$380,871.66. He reminded the Commission that the project was delayed due to weather conditions.

Mr. McChesney reported that Anthony's has paid \$189,067.08. The project has been accepted as complete by the roofing supplier and a warranty was issued on April 5, 2010. The City of Edmonds conducted a final inspection and signed off on the project as per the permit May 6, 2010. The Port is holding approximately \$17,000 (5%) as retainage subject to receipt of lien waiver, certified payroll, Labor and Industries release, Department of Revenue release, and Employment Security release. He recommended the Commission accept the Anthony's Building Re-roof project as complete and authorize release of retainage of 5% of the contract amount subject to completion of final documentation and submittals as noted.

Mr. McChesney explained that he is asking for conditional approval because Anthony's has indicated a desire to have MulvannyG2 inspect the project. If issues are identified as part of the inspection, they will be addressed straightway. He emphasized that the warranty has been executed and the City has completed their inspection. In addition, he has been on the roof on numerous occasions, and he is satisfied with the work performed by the contractor. MulvannyG2 has not completed any inspections or managed the project. Therefore, it seems awkward that Anthony's wants them to become involved in the punch list inspection. In staff's view, it seems perfunctory and quite unnecessary. However, he recognized Anthony's has the option of completing the additional inspection at their expense. In the meantime, staff will move through the procedural process of closing the project, which takes time.

COMMISSIONER FAIRES MOVED THE COMMISSION ACCEPT THE ANTHONY'S BUILDING RE-ROOF PROJECT AS COMPLETE AND AUTHORIZE RELEASE OF FULL RETAINAGE EQUAL TO 5% CONTRACT PAYMENT HOLD BACK TO MEYER BROTHERS UPON COMPLETION OF FINAL DOCUMENTATION AND RECEIPT OF RELEASES BY L&I, DEPARTMENT OF REVENUE AND EMPLOYMENT SECURITY AND CONDITIONED UPON FINAL APPROVAL BY THE EXECUTIVE DIRECTOR. COMMISSIONER ORVIS SECONDED THE MOTION.

At the request of Mr. Vezetinski, Mr. McChesney explained that the Port's existing lease with Anthony's includes a provision that when a new roof was necessary, the parties would share the cost equally.

THE MOTION CARRIED UNANIMOUSLY.

Mr. McChesney summarized that the contractor did a good job and the Port was well served.

Commissioner Faieres asked what the Port had originally budgeted for their portion of the project. Ms. Drennan answered that they had originally budgeted \$400,000, so the project came in at approximately half of the budgeted amount.

HARBOR SQUARE REDEVELOPMENT

Mr. McChesney suggested the Commission spend some time reflecting on the special public May 5th meeting regarding the Harbor Square Redevelopment Project. Despite the background noise, a general consensus suggests the meeting went very well. The Port Commission did what they said they were going to do, and there was good attendance from a diverse group of interested people who represented a sample of the Edmonds and Woodway communities. The question now is where the Commission wants to go from here. He suggested they keep the process moving forward without delay so they can build on what they have heard from the community. He suggested they might need some additional design work, and they definitely need to develop their public outreach program.

Mr. McChesney announced that the project is right on schedule with the outline that was prepared in early 2010. The schedule anticipated that the Commission would hold a public workshop discussion in early May to engage the community. What still remains is how they want to go forward. It has been discussed that they need to keep engaging the community, and ideas were presented at the public meeting about how the Commission could go about a public outreach program, including contacting local PTA and church groups. He suggested the next step should be to conduct a design charrette in the Harbor Square Atrium and hire a professional planning and/or architectural firm to

facilitate the meeting and help stimulate the imagination and thoughts of the stakeholders and the public to get some real design ideas and move beyond the feasibility study. This would allow them to obtain more substantive comments to enable them to come up with a design concept that is more refined. The next step would be to conduct a SEPA review as a non-project action in anticipation of presenting a Comprehensive Plan amendment proposal to the Edmonds Planning Board in September or October and the City Council before the end of the year. He explained that the Comprehensive Plan amendment would be the foundation for obtaining what used to be called a contract rezone but is now called a development agreement as part of the 2011 work plan.

Commissioner Zagorski questioned when the Commission would address some of the technical issues that can have an impact on the design such as a geotechnical study to get an idea of where the water table is; how far down they would have to go, etc. She noted that the information from the geotechnical report will have a big impact on the design. Mr. McChesney explained that the main constraint for the development process, aside from wanting to be open, methodical and deliberate, will be funding. He reminded the Commission that the 2010 budget only identifies \$20,000 for the Harbor Square Redevelopment Project, and they have already spent \$2,800. If the Commission wants to engage the process further by hiring professional consultants, they will have to address the budget issues.

Commissioner Orvis cautioned against the Commission getting ahead of themselves. He reminded the Commissioners that Landau Associates has already provided extensive information about the water table at Harbor Square. For example, they already know that one-third of the property is filled with rocks down to 17 feet as a result of the environmental clean up that occurred a few years ago. In addition, they know how high the water gets in the winter. The main issue to resolve is the height limit. At the public meeting, some citizens raised questions about what the view would look like over the Harbor Square property from various locations uphill. They also discussed the idea of placing the taller buildings in such a way to provide open areas and to protect the view. One individual suggested the University of Washington has a student program that could help the Port identify the view from various locations uphill. Commissioner Gouge agreed it would be helpful to engage the services of the University of Washington students. He expressed his belief that height will be the single most difficult issue to address, and it is also the most irrational issue. He suggested the Commission must address height before they move forward with a significant amount of additional work.

Commissioner Zagorski pointed out that the work done by the students from the University of Washington would only address a portion of the height issue. It will indicate that it is possible to build up to five stories on the property without impacting views at all. Commissioner Orvis agreed this would likely be the outcome, but he said it is important to demonstrate this conclusion to the public using clear graphic information. He summarized that, in Edmonds, a tremendous amount of opposition can be generated when someone mentions raising the height limits, but the Commission must have this discussion with the community at their next public meeting. Many already recognize that taller buildings at Harbor Square would not impact views from properties above, but they are concerned about setting a precedent for greater heights in the rest of the downtown/waterfront area.

Commissioner Block said she spoke with Phil Lovell, who indicated he works with a group of graduate students from the University Washington's Construction Management Program. He indicated the group would be willing to help the Port with a virtual visioning exercise to see what impacts development at Harbor Square would have on the view from various properties throughout Edmonds. Commissioner Zagorski said the Town of Woodway also hired a consultant to perform similar work related to the Point Wells property. She suggested Port staff contact them for more information on the work that was done.

Commissioner Faires acknowledged that everything that was said about height at the public meeting was true. However, the Port understands that the real question for the future of Edmonds is more complex than whether taller buildings are allowed or not. As the Commission goes forward to show the community what Harbor Square can be, they must make it clear that the questions are broader than height. For example, they should address issues such as financial feasibility, aesthetics, etc. It is important for the public to understand the need for tradeoffs as opposed to being adamantly against any change. Commissioner Block recalled Barbara Tipton's comment at the public meeting that if a greater height is allowed in one place, more open space can be provided in another. Commissioner Orvis said

this is a good example of a compromise. The buildings can be stacked to provide more open space or spread out to provide less open space. It is important for the public to visualize the advantages of accepting some tradeoffs.

Commissioner Orvis reminded the Commission of the models that were prepared by the high school groups to represent possible development solutions for the downtown/waterfront properties, including Harbor Square. He noted that when the students presented their models, no one looked at the Styrofoam boxes stacked at Harbor Square, which represented condominiums that would pay for the rest of the project. He suggested staff locate these models and put them on display once again.

Commissioner Gouge recalled that the Friends of the Edmonds Marsh and the Port Commission have all agreed the Marsh is important to Edmonds and they want to make it a great place for viewing. However, he does not want to spend a great deal of money engineering possible solutions until the Commission has a clear understanding of what the community and the Edmonds City Council will support. He suggested the Commission arrange the data they already have into storyboards and artist concepts to address view corridors, height, etc. Rather than providing another bulk analysis, he suggested it is time to let the people decide what they want the property to be, recognizing that ideas need to be economically feasible and meet the needs of the community, the marsh, etc.

Commissioner Zagorski said the Commission needs a strategy for working with the City Council that goes beyond inviting them. They were invited to the meeting last Wednesday, yet only two came for a brief period of time. The City Council needs to know what the community is saying and the ideas that are being developed. Otherwise, they could end up with a small group of vocal people who will go to the City Council to speak against a proposal that the majority of the community likes. If the City Council has not participated in the process and listened to the public comments, they may end up supporting the vocal few, once again.

Commissioner Gouge noted that the City Council Member assigned to attend Port meetings was not present at the public meeting, and no one else was appointed to attend in her place. He summarized that this is an important issue to the Port District residents and everyone who uses the facility. They must get the project right, and they cannot wait for a few people to stop the train. He noted that the public will tell them if they do not want them to move forward.

Commissioner Faires summarized that the final goal is a development agreement that is viable, and the first milestone is an amendment to the City's Comprehensive Plan. He noted it may be possible to accomplish this goal in 2010, particularly if they continue to gather momentum. He suggested they need a consultant to help them bring form to what they want to do with the Comprehensive Plan amendment in the next six months; someone to help turn the chaotic vision into a Comprehensive Plan amendment proposal.

Commissioner Orvis said he does not see the end of the year as the deadline for a Comprehensive Plan amendment proposal. He suggested they hold another public meeting to talk about the next step and get additional feedback from the public. He summarized that the only way to deal with the City Council is to start getting feedback in favor of the proposal that equals the negative feedback they will receive from a few vocal citizens. If this does not happen, it will not matter if they hire a consultant and present the most rational plan that is supported by the Planning Board. The proposal will be "dead on arrival" when it gets to the City Council if they do not obtain significant community support.

Commissioner Block said she and Denny Derickson talked at the public meeting about the need to identify who they anticipate will want to live in the proposed residential units. He suggested the Commission visit the artist housing facility that is located right behind the Monte Cristo Hotel in Everett. She recalled that Edmonds prides itself in being an artist community so this would be a good audience to target. They need to think about what size the units should be and what income level and groups they want to target.

Commissioner Faires said his experience is that the City Council will likely support a Comprehensive Plan amendment if they gather enough positive momentum. However, that will be the easy part because it will not

necessarily commit them to anything. The more difficult part will be obtaining their approval of a proposed development agreement that is within the context of the approved master plan. For that, they will need significant public support.

Commissioner Gouge suggested the Commission pursue a Comprehensive Plan amendment this year, and hold a few more open houses. He cautioned that they must take small steps. Commissioner Orvis agreed they need to bring the process along slowly to gain trust and momentum. They need to influence the community to provide a wide variety of ideas. They need to stress the importance of being willing to respect each others' opinions and work together to compromise. In Edmonds, this will require tiny steps.

Mr. McChesney agreed to contact the student group at the University of Washington regarding the potential view analysis. He would also locate the models that were prepared a few years ago by high school students. He would report back to the Commission at their next meeting.

Commissioner Faires stressed the need for an additional public meeting prior to the summer months. However, the meeting needs to be different than the last one. The Commission agreed that another public meeting should be held in late June.

Paul Vezetinski said he knows the City Council has beaten the Port Commission up in the past. However, wouldn't it be great for the City Council to look back and see that the Port Commission was better able to get people together to move the project forward. He agreed that roof height is not really that important if people really understand the facts. Although he recognized the Commission must address the issue of height, he suggested that at their next public meeting, they avoid mention of five-story buildings.

Mr. Vezetinski questioned if the existing Harbor Square Buildings are really sinking, as was mentioned at the public meeting. Commissioner Faires answered that there has been some settling, but it is not pervasive. Commissioner Orvis noted the Port has spent a lot of money addressing the problem in three buildings. He pointed out that with responsible construction, this issue can be addressed for future development. He noted that the foundation of the existing buildings is similar to a single-family home, but the buildings are much heavier.

Mr. Vezetinski said he knows there are good people in Edmonds who want to provide their input, but they do not like to stand up at public meetings. He suggested the Port provide a way for these individuals to submit their comments in writing. He also suggested the Port seek volunteers to offer their professional expertise to help them move the project along. Commissioner Faires pointed out that the professional skills required to help the Port prepare a Comprehensive Plan amendment is not something a volunteer can do. Mr. Vezetinski concurred, but volunteer help could be used to draw out concepts to include in the Comprehensive Plan.

Mr. Vezetinski said he recently visited the Port's website and found that a few letters were submitted to the Port regarding the Harbor Square property in 2009, but the website does not have any more recent public comments. Mr. McChesney advised that these comments were the result of a public meeting that was held in November of 2009. The website is updated when new information is available, but they have not received any additional comments. They were hoping the outcome of the last public meeting would be comments to the webpage for staff to respond to.

Mr. Vezetinski said there appears to be a trust issue amongst the community and their elected officials that needs to be addressed. Commissioner Gouge said the Commission has been trying to solicit public comments, but they have not received many. Mr. Vezetinski said the Port has another opportunity to gain momentum, and they should continue to look for opportunities to engage the public such as articles in the local newspapers and the myedmondsnews.com website.

Mr. McChesney summarized that the Commission is in favor of moving forward, but they want to do so incrementally. They want to proceed with a view analysis by a group of students at the University of Washington, and they asked staff to locate the models that were prepared earlier by the high school students. At their next meeting,

the Commission could identify a date and specific topics for the next public meeting. While they can certainly proceed without a consultant for the time being, he cautioned that at some point in the near future they need to develop design proposals. Commissioner Zagorski suggested the next public meeting be held on a Saturday afternoon instead of on a weekday evening. The Commission agreed that the meetings should be held at various times.

EXECUTIVE DIRECTOR'S REPORT

Mr. McChesney reported that the trees along the south side of the Administration Building have been removed. They will be replaced with large containers and plantings at a cost of about \$4,157. Commissioner Block said she would like to talk to Ms. Eckholt about what she plans to place in the containers. She said she would like to have some trees included. Ms. Drennan advised that Ms Eckholt is proposing some trees of a variety that do not grow large.

Mr. McChesney said he has met with Friends of the Edmonds Marsh, and they have asked for an opportunity to provide a presentation to the Commission on May 24th. He said the group has been helpful, and he has stressed the Port's desire to promote the idea that Harbor Square redevelopment would not be incompatible with the Marsh, and in fact, the Marsh could be improved.

Commissioner Zagorski said it has been her understanding during her past six years as a Commissioner that extending the walkway around the marsh would be harmful. Now some members of Friends of the Edmonds Marsh have indicated that this is wrong. She suggested it is important for the Port to hear from both sides. Mr. McChesney explained that Friends of the Edmonds Marsh have a pro bono consultant, Pentec Environmental, working with them to collect scientific advice.

Commissioner Orvis said it would be nice if Friends of the Edmonds Marsh could obtain sufficient funding to extend the daylighting of Willow Creek as part of the track expansion. Commissioner Block said she recently spoke with Terry Finn of BNSF at the Cascade Land Conservancy breakfast about whether his group would be interested in participating in a daylighting project. He indicated they would not make any financial contribution, but they may provide some technical assistance.

Ms. Kempf reported that the Port has hired their seasonal staff, and three individuals will start this week. The four remaining seasonal employees are not able to start until sometime in June. She further reported that Marina and Dry Storage operating hours will change on June 1st to 7 a.m. to 7 p.m. seven days a week.

Commissioner Block said a tenant asked her why his gate key did not work for the restroom facility. Ms. Kempf advised that the key should provide access to the restrooms. If not the tenant should exchange it.

COMMISSIONER COMMENTS AND COMMITTEE REPORTS

Commissioner Faires reported on his attendance at two meetings of the Technology Subcommittee of the Edmonds Citizens Economic Development Commission (CEDC). The topic of discussion was fiber optics and the City's pending business plan. More specifically, he raised the issue of extending the fiber optics to Harbor Square. He noted that the required work could be done in a short time frame and would not need to wait until the site is redeveloped. Hopefully, by the next Commission meeting he will be able to quantify what the costs will be and the type of relationship that will be necessary with the City.

Commissioner Orvis reported that he attended the South Snohomish County Cities meeting. He suggested that unless something changes soon, he would not recommend the Port continue to participate in 2011. He noted that the smaller cities like the organization because it enables them to hear about what is going on, but there is not really anything being done. He said he did learn that the City of Brier has space in their City Hall Building that they loan out for retreats.

Commissioner Orvis said he recently spoke with a gentleman who indicated that he may be interested in constructing a building in Edmonds within the next five to fifteen years.

Commissioner Orvis announced that he and Commissioner Faires would attend the WPPA Spring Meeting starting tomorrow. One topic of discussion would be the option of the WPPA purchasing the building they are currently located in, and he said he plans to support the purchase. He noted that the building is located just five minutes away from the capital. The remainder of the Commission concurred.

Commissioner Gouge announced that he and Mr. McChesney attended a steering committee meeting of the group Imagine Edmonds. This group really wants to offer support to the CEDC as a partner. The group consists of private citizens who are trying to build momentum in the City to reach civility. Mr. McChesney said a member of the group, Craig Stewart, visited with him last week, and he invited him to make a presentation before the Edmonds Rotary Club. Commissioner Gouge questioned how the Port could support the group in their effort to become sanctioned by the City. He summarized that the dynamics are there and the players know what they want to do, but they need help. Commissioner Zagorski said the CEDC is interested in working with the group, and they have been invited to speak before the Strategic Planning and Visioning Subcommittee.

Commissioner Gouge reported that either he or Commissioner Block would attend the General Assembly Meeting of the Puget Sound Regional Council (PSRC). Unfortunately, the City of Edmonds has decided not to send a representative to the table. They do not have representation on the Snohomish County Economic Development Commission, either. He said the Commission takes their responsibility to represent the community very seriously, and they want to be a regional player. Mr. Vezetinski pointed out that Edmonds is a huge regional player, given the transportation opportunities that exist in the City.

Commissioner Block explained that the Port is an associate member of the PSRC, and they do not have the ability to vote on the 2040 Plan. Edmonds could be a regular member and have a vote, but they have chosen not to participate. However, when the EIS for the draft 2040 Plan was made available to the public, the City and the Port collaborated on their response.

ADJOURNMENT

The meeting was adjourned at 8:45 p.m.

Respectfully submitted,

Fred Gouge
Port Commission Secretary