



## PORT COMMISSION OF THE PORT OF EDMONDS

### MINUTES OF REGULAR MEETING

April 10, 2017

#### COMMISSIONERS PRESENT

Fred Gouge, President  
David Preston, Vice President  
Steve Johnston, Secretary  
Bruce Faires  
Jim Orvis

#### STAFF PRESENT

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

#### OTHERS PRESENT

Bradford Cattle, Port Attorney  
Karin Noyes, Recorder

#### CALL TO ORDER

Commission President Gouge called the regular meeting to order at 7:00 p.m.

#### PLEDGE OF ALLEGIANCE

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

#### CONSENT AGENDA

**COMMISSIONER ORVIS MOVED THAT THE CONSENT AGENDA BE APPROVED TO INCLUDE THE FOLLOWING ITEMS:**

- A. APPROVAL OF AGENDA**
- B. APPROVAL OF MARCH 27, 2017 MEETING MINUTES**
- C. APPROVAL OF PAYMENTS IN THE AMOUNT OF \$170,321.43**
- D. COMMUNICATIONS MAILER**

**COMMISSIONER FAIRES SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.**

#### PUBLIC COMMENTS

**Tom Redinger, Edmonds**, said he loves the Port's office crew. He explained that he purchased a boat at the Port's auction Saturday and he feels very blessed. When he learned that the Commissioners would be meeting this evening, he decided to attend and see how they operate. He said he loves coming to the Port and is feeling in good spirits.

#### NEW HIRE

Mr. McChesney reported that staff has completed the recruitment process for the new Property Management/Communications/Tourism Promotion position. However, he cannot announce the new hire until after

the Port has made an official offer in writing. He said staff is very happy with the process and the result. He reminded the Commission that Jan Conner is leaving Northwest Country Management, but she has agreed to continue managing the Harbor Square Business Complex on a part-time, contractual basis to help with the transitional period. He explained that the new position will bring together the property management function at Harbor Square, communications for public outreach and tourism promotion.

#### **PUGET SOUND EXPRESS/CHILKAT**

Ms. Kempf reported that the Chilkat, a whale watching vessel operated by Puget Sound Express (PSE), has been relocated to H Dock, and they spent the month of March doing trial runs in and out of the space. Although some of the captains say it's tight, there were no observed problems accessing the slip. They will be operating from H Dock for the 2017 season as per a signed agreement. The space that was vacated on D Dock will likely be leased to two smaller boats to leave options open for the Chilkat to move back next year. She reminded the Commission that PSE is planning to launch a new, larger vessel on April 15, 2018. The larger boat will not fit in the current space, and the Port has made a proposal to put them on the north side of K Dock.

Ms. Kempf said staff is also having discussions with PSE about land-side operations, as the new boat will carry more passengers. It is a shorter distance for passengers to walk from parking lot 9 to where the Chilkat is currently moored. It also will be less disruptive to the private moorage. The new vessel that is expected to be launched in 2018 will be too large for the H dock space and will likely move further north. Port staff will work with PSE to come up with a different solution for loading passengers. She concluded that PSE is very happy with the number of bookings they already have for this year. She noted that PSE carried about 6,000 passengers its first year, 11,000 its second year, and they anticipate carrying about 18,000 this year.

Commissioner Gouge commented that PSE provides a great public benefit that brings a lot of visitors to the waterfront. He commended Port staff for getting the new lease agreement signed.

#### **MARINA OPERATIONS PUBLIC RESTROOM REMODEL**

Mr. McChesney recalled that there are two existing restrooms at the Marina Operations Office, which is located under Anthony's Restaurant. Last year, the Commission authorized the installation of two new stand-alone restrooms, one with a shower facility, and the project was completed and the facility is operating well. He reviewed that, as per the Shoreline Permit for the new restrooms, the Port was required to keep a public restroom open. The existing restrooms at Marina Operations remain open, but there is no laundry facility close by. There used to be a laundry facility at Salish Crossing, which was convenient enough for tenants and guests, but it is no longer available and there is no local laundry facility. Staff is suggesting that the Port renovate the existing public restrooms at Marina Operations, using one for a restroom facility and the other for a laundry facility/storeroom. He reported that he asked Jackson Main, the architect doing the permit work for the vacant property across the street, to put together specifications and a bid package for tenant improvements for the restroom remodel.

Commissioner Orvis asked if staff has considered making the restrooms single-occupancy and unisex. He noted this would be consistent with the State's current laws. Commissioner Faires agreed that a unisex approach would be a good idea. Mr. McChesney said that is one option being considered as part of the design discussion. He said the project will not likely start until October or November, after the Port's busy season. The goal is to get the design work done and the project bid so it can start in the fall. A building permit from the City of Edmonds will be required, but not a Shoreline Permit.

Commissioner Preston asked if the restrooms beneath the Administrative Office would also be remodeled. Mr. McChesney responded that staff is not planning to do anything with the two restrooms right now. However, they could be a project that is slated for 2018 or 2019. He noted that the restrooms are not utilized nearly as much as the ones at Marina Operations.

Commissioner Faires said he assumes the new laundry facility would be keyed the same way as the new restroom/shower facilities so they are only available to Port guests and tenants and not the general public. Mr. McChesney confirmed that would be the case. Commissioner Faires said he supports the project, and he noted that a laundry facility is something that has been lacking at the marina for a long time.

## **ASK A SCIENTIST EVENT – BIOLOGY AND BLUEGRASS**

Ms. Kempf reviewed that for the past 13 years, staff has been working with professors from the University of Washington, Edmonds Community College and Everett Community College to coordinate field trips for science biology and zoology students. This past year, close to 400 students participated in the field trips to see and touch the fantastic marine invertebrates living on the docks and learn about the really wonderful gardens of animals that inhabit the Port's marina.

Ms. Kempf announced that Amanda Schivell, PHD and senior lecturer for the Department of Biology at the University of Washington, contacted the Port several weeks back and requested the opportunity to host an educational program at the Port's public plaza called "Ask a Scientist: Biology and Bluegrass". The event took place on April 1<sup>st</sup>. She explained that just prior to the event, Ms. Schivell collected various animals from the marina and set up at the picnic tables in the public plaza. A bluegrass band (Grey Sky Rambles) created the setting, and a yacht club group that was staying in the guest moorage area, as well as the public, were invited to participate. Ms. Schivell and her colleagues enthusiastically shared their knowledge of every species they found in the marina. She provided pictures to illustrate the event and commented that Ms. Schivell did a great job. She summarized that the event went well, and she was pleased to see participants of all ages.

Commissioner Gouge noted that the event was not reported in *MY EDMONDS NEWS*. He suggested that Ms. Kempf forward the pictures to them. Commissioner Preston said he attended the event, and he suggested that the tables should be spread out more next time. It was a little tight for people to stand around the containers.

Commissioner Johnston asked how much involvement there was from the general public. Commissioner Preston answered that a number of people stopped by. Ms. Kempf advised that, in addition to inviting the general public, Ms. Schivell sent invitations to certain people, as well. She summarized that the event was interactive and well attended. Commissioner Johnston commented that it was a great program, and he would like to see it expanded. He offered his help to work with the sponsors.

## **EXECUTIVE DIRECTOR'S REPORT**

Mr. McChesney reported that the communications mailer is out to print, and will likely be mailed out within the next two weeks. Staff is happy with how it turned out after significant editing.

Mr. McChesney announced that he, Mr. Brown and Ms. Kempf attended the Sportsman Show in Monroe, which was sponsored by the Puget Sound Anglers Association. They provided a booth and attempted to drum up interest for the dry storage facility and public launcher. Hopefully, there will be some activity as a result of their effort, but prospects for fishing are rather bleak this year. He commented that it is important for the Port to reach out to this customer base to inform them of what the Port has to offer.

Mr. McChesney reported that staff is working with other community groups to plan for the 2017 Sea Jazz and Artist in Action Programs. They are still waiting to hear from the Port of Seattle about whether or not they will be selected for tourism grant funding.

Ms. Kempf announced that Port staff would participate in a community job fair on April 12<sup>th</sup> at Edmonds Community College. The intent is to actively recruit for four vacant positions: seasonal landscape assistant, seasonal marina attendant, security officer, and marina attendant.

## **COMMISSIONER'S COMMENTS AND COMMITTEE REPORTS**

Commissioner Preston reported that he is meeting with individuals to talk about putting together a business Facebook page in the next week. He also announced that he would attend the Snohomish County Tomorrow Breakfast meeting on April 11<sup>th</sup>.

Commissioner Preston recalled that Mr. McChesney previously indicated he would arrange to have someone talk to the Commission regarding different options for recycling. Mr. McChesney said he would work to schedule the presentation.

Commissioner Gouge reminded Commissioner Preston that they need to meet together to review the Port's current website and identify potential updates.

Commissioner Faires recalled that, at their last meeting, the Commission entertained a presentation from representatives of the Waterfront Festival, and it was mentioned that Salish Sea Expedition expressed a desire to participate if there is a space to moor their vessel. Ms. Kempf reported that the Port has notified Salish Sea Expedition that there is space for their boat to moor during the festival. They also invited them to participate in the Port's August event. Port staff invited Washington State Parks to bring its safety boat "Walter" to the festival, as well.

Commissioner Orvis announced that he would attend the Economic Alliance Snohomish County's State of the Station (Navy Station Everett) address.

Commissioner Orvis commented that wine growers in the State have created a fabulous, interactive website to promote tourism to the numerous wineries. He said it is no wonder they are not interested in forming a Tourism Bureau, because they have already done the work. Wine is the State's tourism business, and they do not really need to reinvent the wheel. He suggested that the \$500,000 allocated by the State should be used to create a coordinated program.

Commissioner Johnston reported that the Communications Committee met last week to chart a way forward for the communications plan and more permanent outreach to the community.

Commissioner Gouge reported that he and Commissioner Orvis attended the State of the County address, where County Executive Dave Somers gave an excellent presentation. Mr. Somers said it is very important to understand that the County is growing, with approximately 10,000 new residents over the past year. The projection of 200,000 new residents by 2040 seems to be an accurate target, and communities will need to find housing for everyone. Mr. Somers also reported that the County is dealing with a heroin epidemic with no clear solution for addressing the problem at this time. Commissioner Gouge advised that, following the address, he and Commissioner Orvis had a discussion with a commercial broker from Colliers International about the Port's anticipated redevelopment of the property adjacent to the workyard. The broker indicated a desire to help the Port market the property, and he agreed to show him the property and describe the obligations and restrictions currently in place. Mr. McChesney advised that, once the Port receives the Shoreline Permit, the intent is to aggressively market the site using the expertise and creativity of the brokerage community. Commissioner Orvis agreed that Mr. Somer's presentation was excellent, succinct and informative.

Commissioner Gouge advised that he would also attend the Economic Alliance Snohomish County's State of the Station (Navy Station Everett) address.

Mr. McChesney invited Dave Olsen, representative from Anthony's Restaurant, to provide an update on how business is going. Mr. Olsen advised that business is very dependent on the weather, so it could be better. They are not currently matching up to some of the numbers, but better weather should get them back on track. He said he is excited to be the general manager of Anthony's in Edmonds again.

Commissioner Gouge commented that, hopefully, the whale watching business will bring in additional customers. Commissioner Faires agreed and said it would be interesting to know how many of Anthony's customers are those who came to the marina to go out on the Chilkat Express. Mr. Olsen said he is unable to provide this information now, but building a relationship with PSE is on his agenda. He noted that the Anthony's in Everett certainly benefits from the whale watching activities that take place there.

Council Member Teitzel reported that he and his wife recently went out on the Chilkat Express. It was a nice day, and they were able to get close to the gray whales. It was a good experience and a good program.

Council Member Teitzel announced that, after many months of discussion and debate, the Edmonds City Council finally voted on the final element of the Shoreline Master Program (SMP), and he shared a copy of the approved document with Mr. McChesney and Commissioner Gouge. The City Council responded to the Department of Ecology (DOE) in a letter last week, and they are now waiting for DOE approval. The proposal on the table offers a way forward through a site-specific study to buffer average based on a conditional-use permit. Commissioner Faires commented that, as far as the Port is concerned, the way forward is “what you see is what you get” for a really long time. He said it would be difficult to entice a developer to be seriously interested in the property given the difficult circumstances.

Commissioner Gouge asked when the Port Commission would provide a presentation to the Edmonds Economic Development Commission (EDC). Commissioner Faires said the EDC has requested a presentation from the Port about successful stories between cities and ports. They are also interested in learning what ports can do relative to economic development that cities cannot. He advised that the EDC is under no illusion about the present state of affairs between the Port and City, but they are truly interested in learning what ports can do. He expects there will also be discussion about how to make it work in the Edmonds community to the benefit of the constituents.

### **ADJOURNMENT**

The Commission meeting was adjourned at 7:40 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'SJ', with a long horizontal flourish extending to the right.

Steve Johnston  
Port Commission Secretary