

## MINUTES OF EVERETT PORT COMMISSION WORK SESSION

June 9, 2009

### PRESENT:

Michael F. Hoffmann  
Constance M. Niva  
John Mohr  
Brad Cattle

Vice President  
Secretary  
Executive Director  
Port Attorney

Commissioner Phil Bannan and Chief Financial Officer Karen Clements were absent due to previously scheduled travel.

**CALL TO ORDER:** Commissioner Michael Hoffmann called the meeting to order at 9:01 a.m.

### 1. CHIEF ADMINISTRATIVE OFFICER'S REPORT 12<sup>th</sup> St. Marina Memorandum of Agreement – Deconstruction of Collins Building

Jerry Heller, Chief Administrative Officer, reported that related to the deconstruction of the Collins Building, the Port filed the final Mitigation Strategy with the Corps of Engineers on May 15, 2009, which was completed after the public comments were received from the Open House on May 6<sup>th</sup>, and after the Consultation process had been concluded with the consulting parties.

The Port is now moving forward with the mitigation activities, particularly with regard to the photographic documentation of the building, and also with the Laser 3D video of the building. The Port's Mitigation Strategy provides for the use of the windows and other elements of the building by interested parties, including cities and historic agencies. The Port has already received inquiries and a request from the City of Mukilteo for use of some of the windows.

Next week, Port staff will present to the Commission a resolution that ratifies the Mitigation Plan that was presented to the Corps of Engineers last month. The resolution authorizes the implementation of that plan; authorizes the deconstruction of the building; and the contracting efforts that are necessary in order to deconstruct the building. As part of that process, a consultant has been hired by the Port as part of the mitigation strategy in order to plan appropriately as the deconstruction occurs for the preservation of the historic elements of the building.

The costs of the deconstruction efforts are not known at this point, but Port staff is in the process of researching that element. Port Staff plans to move forward with this process at next week's meeting.

Commissioner Niva mentioned there was an article recently in the Puget Sound Business Journal regarding contractor's top bids. Green River Community College's bids came in for construction 30 percent less; and PSRC Redmond commented that their bids came in 30 percent less on a road construction project. Connie Niva inquired if at next week meeting, a maximum allowable cost for deconstruction could be identified. The sooner the Port goes out for bids, more benefits may be realized in terms of cost reductions.

Director of Properties Larry Crawford said he would have some cost figures by next week's commission meeting. Jerry Heller said that if Larry Crawford is able to come back next week with the maximum cost, that information could be included in the resolution as well.

David Mascarenas, Everett, said he didn't understand what the hurry was to tear down the Collins Building. Now that Maritime Trust has declared

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bankruptcy, and it would appear that they wouldn't get financing, there shouldn't be any rush to tear down the building.

Connie Niva said that the Collins Casket Building is not part of the Maritime Trust redevelopment project. It is part of the boatyard project within the Craftsman District.

Kevin Stoltz from Mukilteo inquired about the City of Mukilteo's interest in the windows of the Collins Building. Jerry Heller responded that the Port had inquiries from the Mayor and the City Manager about the windows for the greenhouse area in the community garden. John Mohr reported that he had received an expression of interest by Mayor Marine, who expressed interest in the windows orally, and then sent a follow up email expressing the same for use of the windows in the community garden facilities.

Jerry Heller said that Port staff would move forward with the presentation of the resolution at the next meeting. There are copies of the final mitigation strategy available for the public.

The following items within the Work Session were action items:

## 2. PROJECTS UPDATE

### Pier 3 Pile Repairs – Request for Bids

Chief of Engineering & Planning John Klekotka reported that structural piling supporting Pier 3 require repairs in order to maintain the pier in a serviceable condition, and periodic performance of the repairs is required to be performed by the Port under the Port's contract with Lehigh Cement. Piles were last repaired in 2002/2003, and in the current round of repairs, Port staff recommends the jacketing of 10 prestressed concrete piles, and 8 steel pipe piles.

John Klekotka said permits have been applied for and received from the Washington State Dept. of Fish & Wildlife and the Corps of Engineers. Port Staff is working with KPFF, the Port's project engineer, to finalize the design, and Staff currently is seeking authority from the Port Commission to solicit public works bids for the pier repair work.

John Klekotka requested that the Commission approve the solicitation of bids for the Pier 3 Pile Repairs – 2009 project.

Commissioner Connie Niva moved to authorize Staff to solicit bids for the Pier 3 Pile Repairs – 2009 project. Commissioner Hoffmann seconded the motion. A vote was called for:

Vote:	2-0
Yes:	Hoffmann, Niva
No:	None
Abstained:	None
Absent:	Bannan

Motion carried.

### West Marine View Drive Roadway, Pedestrian/Bicycle Corridor Improvements - Memorandum of Agreement with City of Everett

John Klekotka reported that, as part of the overall North Marina Redevelopment / Port Gardner Wharf project, the Port had intended to construct sidewalk, curb and gutter, landscaping, and traffic control improvements along the project's frontage on West Marine View Drive, from 16<sup>th</sup> Street to 11<sup>th</sup> Street. DEA Engineers performed design of the improvements in 2006, and the project was shelved until further activity on the redevelopment warranted implementation. With the availability of ARRA funds earlier this year, Port staff received a grant of \$1.9 million for this project.

To assist with the implementation of the project, the City of Everett has offered to act as lead agency which entails contracting for construction of the project, monitoring the construction contract, and applying for funding reimbursement from the federal government. A Memorandum of Agreement (MOA) has been drafted memorializing this activity between the two entities, and Port Staff is seeking authority from the Port Commission to authorize the Executive Director to execute the Memorandum of Agreement, subject to some minor fine-tuning by legal counsel.

There have been some minor modifications to the plans and specs currently being worked on by David Evans & Associates. Because of the amount of funding received and other City work, the project will be extended to 10<sup>th</sup> Street, rather than stop at 11<sup>th</sup> Street. The project begins at the ADA dock at The Landing, and extends to 10<sup>th</sup> Street. Port Staff is confident that the entire project will be completed for the \$1.9 million.

The City's schedule is going out to bid in July, and award of the project in September. Work would begin in October and run through April of next year.

Commissioner Connie Niva moved to authorize the Executive Director to execute the MOA with the City of Everett for the West Marine View Drive roadway, pedestrian, and bicycle corridor improvement project substantially in the form as presented. Commissioner Michael Hoffmann seconded the motion. A vote was called for:

Vote:	2-0
Yes:	Hoffmann, Niva
No:	None
Abstained:	None
Absent:	Bannan

Motion carried.

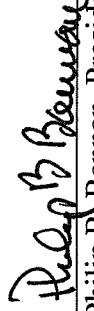
Commissioner Hoffmann commented that this project would be very beneficial in terms of public access. It is an area of the waterfront that has needed to be cleaned up for a very long time.


THE WORK SESSION WAS RECESSED into Executive Session at 10:07 a.m. for approximately one hour to discuss with legal counsel issues pertaining to a pending litigation matter, a matter involving potential litigation, the performance of a pending real estate contract; and the possible sale of parcels of Port property, public discussion of which could disadvantage the Port's negotiations. At the conclusion of the Executive Session, there will not be action taken by the Commission and there will not be any announcement. The Commission meeting will be adjourned at the conclusion of the Executive Session.

THE WORK SESSION WAS ADJOURNED with no further action at 11:10 a.m.

APPROVED: THIS 14<sup>th</sup> day of July 2009. EVERETT PORT COMMISSION

By:

  
Philip B. Bannan, President

  
Michael Hoffmann, Vice President

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Constance M. Niva, Secretary