

MINUTES OF EVERETT PORT COMMISSION REGULAR MEETING
May 11, 2010

PRESENT:	Michael Hoffmann	President
	Mark Wolken	Vice President
	Troy McClelland	Secretary
	John Mohr	Executive Director
	Karen Clements	Chief Finance Officer
	G. Paul Carpenter	Port Attorney

Attorney Brad Cattle was absent due to previously scheduled travel. Attorney G. Paul Carpenter of the Anderson Hunter Law Firm was present.

CALL TO ORDER: The meeting was called to order at 5:02 p.m. by Commission President Michael Hoffmann.

APPROVAL OF MINUTES:

Commissioner Mark Wolken moved to approve the Work Session Minutes of April 6, 2010, and the Regular Meeting Minutes of April 13, 2010. Commissioner Troy McClelland seconded the motion. A vote was called for:

Vote:	3-0
Yes:	Wolken, McClelland, Hoffmann
No:	None
Abstained:	None

Motion carried unanimously.

1. COMMISSION PRESIDENT'S REPORT

Collins Building Review Process

Commissioner Michael Hoffmann presented a draft of the Community Values discussion segment for the Collins Building Review Process to be held on June 5, 2010.

Tim Thompson of Thompson Smitch Consultants, the facilitator for the June 5th Collins Building Review Process, provided an overview of the draft agenda and described his role as facilitator for the day-long meeting.

2. EXECUTIVE DIRECTOR'S REPORT

Commission Structure Overview

Executive Director John Mohr reported that the second public meeting to solicit comments on the Port of Everett's governance structure will be held May 13, 2010 at the Mukilteo Water District from 6:30 – 8:00 p.m. The Commissioners have indicated that they will make a determination at the June 8, 2010 meeting as to what they will recommend for consideration by the voters. This is an opportunity for people to express their opinion to the Commission regarding a potential change in the Port of Everett's governance structure.

June Commission Meeting Schedule

Executive Director John Mohr announced that the June Commission meetings will be held on June 8 and June 15, 2010 due to the Memorial Day Holiday.

3. CHIEF FINANCE OFFICER'S REPORT

2011 Budget Schedule

Chief Finance Officer Karen Clements presented the schedule to the Commission for preparing the 2011 Operating Budget and the 2011 – 2015 Capital Improvement Projects.

Bond Rating Review

The Port has recently received investigations and rating changes with confirmations from Moody's Investors Service and Standard & Poor's, reported Karen Clements. Moody's Investors Service has been in the process of recalibrating its municipal rating scale. All municipal credits will now carry a Global Scale Rating (GSR), which will better reflect

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the underlying credit quality of a municipal issuer compared to that of a corporate issuer. Moody's reviewed the Port of Everett's General Obligation Bonds (GOB), as well as the Revenue Bonds, and rated the GOB as AA3 compared to the previous A1 rating. This rating moves the Port from "good" to "excellent."

Standard & Poor's rated the Port of Everett's 1998 Revenue Bonds and affirmed the A-underlying rating on the Revenue Bonds, which is in the "good" category.

4. OPERATIONS REPORT

Boatyard Report

Chief Operating Officer Carl Wollebek reported that the Marina, Waterfront Center and the Boatyard Facility are interconnected and depend on one another to maximize productivity and value to the community. The Port of Everett operates the largest public marina on the West Coast and its facilities are "Clean Marina" certified, with the Port having invested more than \$10 million to create a state-of-the art zero direct runoff boatyard facility. Carl Wollebek described the current travelift and boatyard operations, and the more stringent environmental standards that both private and public boatyard operators must meet, and the need for additional boatyard space.

In Snohomish County, boatyard capacity is underserved with only two facilities (Port of Everett and Port of Edmonds) to meet the demand, reported Wollebek. With the full build-out of the Waterfront Center and the completion of the proposed new boatyard, the Port anticipates generating \$1.2 million annually from these facilities. Further, the new boatyard proposal will allow the Port to provide a centralized boat repair and service area to the Port's more than 2,300 moorage holders, and guest boaters. Information from the Martin 2008 Economic Impact Study reports that permanent and visiting guest boaters support nearly 700 jobs in the community. Recreational boating activity at the Port contributes nearly \$2.7 million in local business revenue; marina activity supports \$30.7 million in total wages, salaries and local consumption expenditures; individual marina moorage holders spend \$6,000 annually on marine and boat services such as fuel, repairs and maintenance; and visiting boaters spend an average of \$220 per trip on food and lodging, entertainment, retail and transportation.

Marina Report

Interim Marina Director Scott Grindy reported that Marina cleanup day is May 15, 2010 from 9am to 12-noon beginning at Popeye's. Safe Boating week is the following week with participation by the U.S. Coast Guard at the South Marina promenade. The Tall Ships are due to arrive on May 25 and run through June 3, and tours of the boats will be offered as well as sailings. The Farmer's Market begins May 30.

Scott Grindy reported that Marina staff recently performed a customer service survey. The survey was sent to 2,100 permanent slip holders, and 218 slip holders responded. Highlights from the survey revealed that of utmost importance to the boating community are location and services. Port staff is in the process of going through the responses and will make recommendations to the Commission at a future meeting.

5. PROJECTS UPDATE

Rail Access Recovery Project – Pigeon Creek Public Access Trail Temporary Closure

Chief of Engineering and Planning John Klekotka reported that Port staff has not had a chance to fully engage the engineer on the Rail Access Recovery – Pigeon Creek Public Access Trail temporary closure and will report back next month with further information.

6. APPROVAL OF BILLS

For the month of April 2010, Claims Voucher Nos. 55323 - 55567, in the amount of \$2,445,775.21, Claims Wire Transfers, IRS, in the amount of \$145,422.79, Wash. St. Dept. of Revenue in the amount of \$32,926.65, Hirofumi Oshio in the amount of \$3,396.57, Union Bank of California in the amount of \$24,722.22, and Payroll Voucher Nos. 32963 - 33161, in the amount of \$359,211.15, and Payroll Wire Transfers, PMA Payroll (Longshore Labor) in the amount of \$86,949.16, with the total amount of \$3,098,403.75, were presented to the Port Commission for approval of payment by Chief Finance Officer Karen Clements.

Commissioner Troy McClelland moved to approve payment of the vouchers for the month of April 2010. Commissioner Mark Wolken seconded the motion. A vote was called for:

Vote: 3-0
Yes: McClelland, Wolken, Hoffmann
No: None
Abstained: None

Motion carried.

7. COMMISSIONER COMMENTS

There were no Commissioner comments.

8. CITIZEN COMMENTS

Valerie Steel, Everett, inquired about a hearing scheduled for today regarding the Everett Maritime Bankruptcy proceeding. Executive Director John Mohr responded that the hearing resulted in the Judge setting a date where they will listen to arguments for a Temporary Restraining Order in a complaint filed by Everett Maritime. The Judge continued the matter to June.

Valerie Steel also inquired if the Commission felt it was in the best interest of the Port and the public to move forward with Everett Maritime for future development. Attorney G. Paul Carpenter of the Anderson Hunter Law Firm said that due to the pending litigation, the Commission should not provide further comments.

THE WORK SESSION MEETING WAS RECESSED into Executive Session at 6:03 p.m. for approximately 45 minutes to discuss with legal counsel a pending litigation matter, and discuss consideration of real estate, when public knowledge could disadvantage the Port's negotiation.

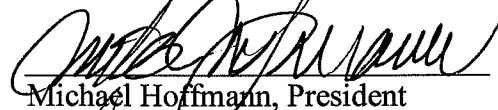
At the conclusion of the Executive Session, there were no announcements, and there was no action taken by the Commission.

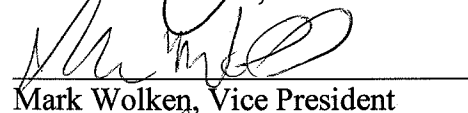
THE WORK SESSION WAS ADJOURNED at 7:05 p.m.

APPROVED: this 15th day of June 2010.

EVERETT PORT COMMISSION

By:


Michael Hoffmann, President


Mark Wolken, Vice President


Troy McClelland, Secretary




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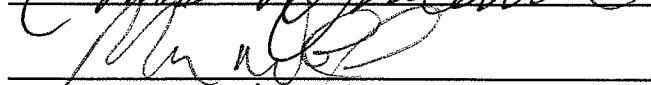
Port of Everett
Voucher Approval List
for the month of
APRIL
2010

We, the undersigned Commissioners of the Port of Everett, Snohomish County, Washington, do hereby certify the following vouchers/warrants have been certified and approved for payment this the 11th day of May, 2010:

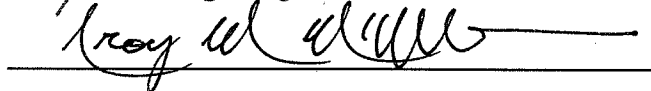
	Total
Claims Voucher Nos 55323 - 55567	\$2,445,775.21
Claims Wire Transfers:	
4/1, 4/16 Wire Transfer - IRS	\$ 145,422.79
4/23 Wire Transfer - Wa St Dept of Rev	\$ 32,926.65
4/29 Wire Transfer - Hirofumi Oshio	\$ 3,396.57
4/30 Wire Transfer - Union Bk of Calif	\$ 24,722.22
Total Claims	\$2,652,243.44
Payroll Voucher Nos. 32963 - 33161	\$ 359,211.15
Payroll Wire Transfers:	
4/6,4/13,4/20,4/27 PMA Payroll (Longshore Labor)	\$ 86,949.16
Total Payroll	\$ 446,160.31
Total Expenditures	\$ 3,098,403.75



President



Vice President



Secretary

Attest: 

Port Auditor