

MINUTES OF EVERETT PORT COMMISSION WORK SESSION  
October 5, 2010

PRESENT: Michael F. Hoffmann President  
Mark Wolken Vice President  
Troy McClelland Secretary  
John Mohr Executive Director  
Karen Clements Chief Fin. Officer  
Brad Cattle Port Attorney

CALL TO ORDER: Commission President Michael Hoffmann called the meeting to order at 5:00 p.m.

1. EXECUTIVE DIRECTOR'S REPORT

**North Marina Redevelopment Plan**

Executive Director John Mohr reported that Everett Maritime has filed a motion to dismiss its Chapter 11 bankruptcy and convert it to a Chapter 7 bankruptcy. A hearing on the motion is scheduled for October 6, 2010.

John Mohr also reported that Port staff is in the process of pulling together information regarding the North Marina Redevelopment for presentation to the Commission during the January 2011 meetings.

2. CHIEF ADMINISTRATIVE OFFICER'S REPORT

John Mohr reported that Chief Administrative Officer Jerry Heller was out on medical leave. He is expected to return the first part of November 2010.

**Cleanup Consultant Contract Process**

Erik Gerking, Environmental Cleanup Administrator, presented a single consultant contracting process to be used for long-term consultant contracting on environmental cleanup projects to ensure appropriate cost and contract due diligence.

Gerking said the process was developed based on information gathered from other domestic and foreign public agencies that encounter similar contracting concerns associated with long term cleanup projects. Staff is requesting approval of the proposed single consultant contracting process which is attached hereto as part of the record.

Commissioner Mark Wolken moved to approve the single consultant contracting process for long-term environmental cleanup projects as presented. Commissioner Troy McClelland seconded the motion. A vote was called for:

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

Motion carried.

**Cleanup Consultant Contract Peer Review – Ameron Hulbert**

Erik Gerking reported that staff is seeking Commission approval for the scope of a peer review to be utilized for the pending Ameron-Hulbert consultant contract. The Port of Everett is currently under an Agreed Order with the Department of Ecology (DOE) for completing a Remedial Investigation and Feasibility Study (RI/FS) and Draft Cleanup Action Plan (DCAP) for the Ameron Hulbert site. A final remedial investigation work plan is now in place for this project. The Port's current consultant has developed a scope of work and budget for implementing the first phase of the work plan. As part of the due diligence process for cleanup consultant contracts, the Port will be contracting with an independent consultant to review (peer review) the prime consultant's proposed scope of work and budget to evaluate whether the proposed scope and budget are appropriate for the regulatory requirements of the project and consistent with what would be

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expected from other qualified consultants practicing in this region. Attached as part of the record is the scope of peer review for the Ameron/Hulbert Remedial Investigation Implementation.

Erik Gerking asked the Commission to approve the scope of the peer review for the pending Ameron/Hulbert consultant contract.

Commissioner Troy McClelland moved that the scope of the peer review for the pending Ameron/Hulbert consultant contract be approved. Commissioner Mark Wolken seconded the motion. A vote was called for:

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

Motion carried.

3. CHIEF FINANCE OFFICER'S REPORT

**2010 Liability Insurance Renewal**

Chief Finance Officer Karen Clements reported that the Port's 2010 liability insurance renewal reflects a 7 percent reduction in its premium.

4. PRESENTATION OF 2011 CONSOLIDATED BUDGET

Executive Director John Mohr reported that 2011 is a very tight budget year. The Consolidated Budget for 2011 reflects cuts in expenses, programs and capital projects, as well as a reduction in staffing and furlough days.

Senior Accountant Bob Marion presented the 2011 Consolidated Budget which is attached hereto as part of the record.

Richard Cook, Marina tenant, recommended that the Port not increase moorage rates and to consider lowering the rates in 2011.

George Schmidt, citizen, asked if Everett Shipyard costs under the Puget Sound Initiative are included in the budget. Mr. Schmidt also inquired how the Port determines the market value of compensation and benefit programs for management.

Bob Marion responded that, in conformance with Government Accounting Standards Board Ruling No. 49, environmental remediation costs are recorded as expenses in year end 2008, with future remediation costs appearing as a liability in the balance sheet. John Mohr said that the Port collects comparative data regarding compensation and benefits from the American Association of Port Authorities (AAPA) and the Washington Public Ports Association (WPPA). The Port bases its benchmarks on ports of relative size, such as the ports of Bellingham and Vancouver.

The Consolidated Budget was presented for review and consideration by the Commission and Port staff will be asking for approval at the October 19, 2010 Commission meeting.

5. PROPERTIES REPORT

**Baywood Property City Comprehensive Plan Designation**

Properties Manager Steve Hager provided an update on the Baywood City Comprehensive Plan Designation. Jeld-Wen and the Port have submitted an application to the City of Everett to amend the City's Comprehensive Plan designation of the Jeld-Wen property running along West Marine View Drive and the Port's adjacent property to the north, Baywood. This submittal was driven by Jeld-Wen and in response to their revised long-term commitment to industrial uses on their site. This is not a zoning change, but only submitted to bring the comprehensive plan into compliance with the zoning.

Both sites are currently zoned waterfront commercial. There are no plans for the property at this time. John Mohr commented that this report is provided to the Commission as information.

6. PROJECTS UPDATE

**Pier 3 Pile Repairs 2010 – Contract Award**

Project Manager Poli Luis reported that pile repairs installing cathodic protection on existing steel piles will minimize the corrosion action on the piles extending the life and use at Pier 3. The Commission previously authorized a request for bids at the August 3, 2010 Commission meeting. A total of five bids were received with Ballard Diving and Salvage having the low bid in the amount of \$301,811.98, including Washington State Sales Tax (WSST). The engineer's estimate was in the amount of \$496,270.32.

Staff requested that the Commission authorize award of the contract to Ballard Diving and Salvage in the amount of \$301,811.98

Commissioner Mark Wolken moved to award the contract to Ballard Diving and Salvage in the amount of \$301,811.98, including WSST. Commissioner Troy McClelland seconded the motion. A vote was called for:

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

Motion carried.

**Mt. Baker Terminal Crane Contract Closeout**

Port attorney Brad Cattle presented the Mt. Baker Terminal Crane Contract closeout to the Commission. In January 2007, the Commission authorized the purchase of the rail mounted gantry crane at the Mt. Baker Terminal. A notice to proceed was given to Morris Material Handling in February 2007, and the contract had an original delivery date of December 21, 2007. Change Order Number 1 was entered into that extended the date for the delivery of the crane to December 31, 2007. On April 29, 2008, substantial completion was issued which was 120 days late. In the contract there was a provision for liquidated damages. On December 31, 2008, a demand letter was sent to Morris Material Handling's bonding company demanding that the remaining punch list items to be completed to get from substantial completion to final completion be accomplished by the bonding company. On August 14, 2009, an agreement was entered into with Morris Material Handling entitled Final Completion of Satellite Barge Transfer Rail Mounted Gantry Crane which identified six categories of items for completion by November 20, 2009, or Morris Material Handling would have to pay \$3,000 per day as deferred consideration for suspending claim against performance bond up to a maximum amount of \$50,000. Completion was achieved of all of the six categories of items within the time period except one item, the hoist gear realignment. On August 12, 2010, the final punch list item - the hoist gear realignment - was accomplished by the Port after the appropriate notice to proceed was issued that the Port was going to accomplish the work because Morris Material Handling had failed to do so. On September 13, 2010, the engineer who was the independent engineer identified in the final contract completion agreement, and selected by Morris Material Handling and the Port, certified the hoist gear realignment. At this point, Final completion was achieved.

The total contract price was \$2,979,888 plus Washington State Sales Tax. Morris Material Handling has submitted a final progress payment request of \$647,231.67. Against that amount are offsets that have accumulated during the course of this long-standing contract. The total offsets are in the amount of \$320,000. After deducting the amount of these offsets, the balance owed to Morris Material Handling under the contract is in the amount of \$327,231.67.

Port staff is asking the Commission to authorize the Executive Director to close out the contract with Morris Material Handling with appropriate contractual offsets for purchase of the Rail Mounted Gantry Crane for Mt. Baker Terminal.

Commissioner Mark Wolken moved to authorize the Executive Director to close out the contract with Morris Material Handling with the appropriate contractual offsets for the purchase of the Rail Mounted Gantry Crane for Mt. Baker Terminal. Commissioner Troy McClelland seconded the motion. A vote was called for:

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

Motion carried.

7. COMMISSIONER COMMENTS

Commissioner McClelland said he appreciates the upfront work by staff on the budget given the current economy.

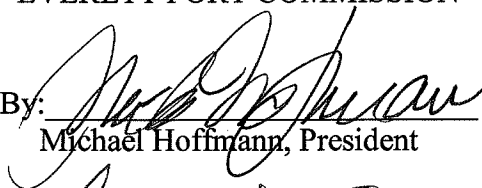
8. CITIZEN COMMENTS

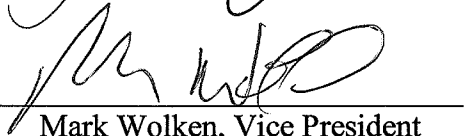
Citizen George Schmidt raised questions regarding the Collins Building deconstruction project. The Commission directed staff to review the contractor's process and report back to the Commission.


There was no Executive Session.

THE WORK SESSION WAS ADJOURNED at 6:47 p.m.

APPROVED: THIS 9<sup>th</sup> day of November 2010. EVERETT PORT COMMISSION

By:   
Michael Hoffmann, President

  
Mark Wolken, Vice President

  
Troy McClelland, Secretary

# Proposed Cleanup Consultant Contracting Process

## Purpose

Provide process for long-term consultant contracting on environmental cleanup projects ensuring appropriate cost and contract due diligence. This process is for projects expected to be greater than \$200k.

## Initial Contract

1. Obtain Commission approval for project and consultant selection process
2. Use competitive solicitation process to select consultant for entire project
3. Obtain Commission approval to award the contract for initial project phase

## Subsequent Project Phases

1. Define each subsequent project phase based upon the regulatory requirements
2. If Port is satisfied with the consultant's prior performance, the Port may opt to request that the consultant prepare a scope of work and budget for the next project phase.
3. Consultant prepares scope of work and budget for next project phase

## Consultant Contract Due Diligence

1. Peer Review Process
  - a. Scope of work and budget are reviewed by a separate consultant (peer) to evaluate whether proposed scope and budget are appropriate for the regulatory requirements of the project and consistent with what would be expected from other qualified consultants practicing in this region.
  - b. Obtain commission approval for the scope of each peer review.
2. Government Agency Rate Comparison
  - a. Compare consultant labor rates established for other government agency projects (e.g., Port of Seattle, Port of Anacortes, King County, etc.).

## Commission

Staff will present the contract modification for each project phase to the Commission for approval following a successful due diligence and negotiation process.

## **SCOPE OF PEER REVIEW AMERON/HULBERT REMEDIAL INVESTIGATION IMPLEMENTATION**

The Port is seeking a Consultant with the expertise to review scopes of work and associated budgets prepared by the Port's prime consultants for formal MTCA cleanup projects. The purpose of the review is to evaluate whether the proposed scope of work is consistent with the regulatory requirements of the project and whether the proposed budget is consistent with the scope of work and with what would be expected from other qualified consultants practicing in the area. By providing these services to the Port, the peer review consultant would not be precluded from proposing on future Port projects.

Peer review services are needed in the immediate future for the North Marina Ameron Hulbert Site. For this peer review task, the Port is providing, as Attachment A, the RI/FS Work Plan, The Access and Cooperation Agreement (with the PLPs group) and the consultant's scope of work and budget to execute the first phase of the work plan.

The Port believes the peer review could result in two scenarios:


- A) The peer determines that the scope of work and budget is reasonable and is consistent with the project and regulatory requirements, or
- B) The scope of work and budget are not reasonable and/or are not consistent with the project regulatory requirements. In the case of scenario "B," the port would expect the peer to identify the elements that are not reasonable, and/or are not consistent with the regulatory requirements, and provide their own detailed cost estimate of these elements for comparison purposes. This may result in further discussions and meetings to rectify the differences.

Consultant's proposal should provide two estimated costs, one for evaluating Scenario A and one for evaluating Scenario B. The deliverable for Scenario A may consist of a short letter to the Port stating Consultant's professional opinion. The deliverable for Scenario B may consist of a letter stating Consultant's professional opinion along with the elements described in "B" above.

**EVERETT PORT COMMISSION  
WORK SESSION AGENDA ITEM  
COVER SHEET**

**Project/Subject Title:** Presentation of 2011  
Consolidated Budget

**Initialed by:**  
**Department Head:**  
**Executive Director:**

  
\_\_\_\_\_  
\_\_\_\_\_  
FOR JMM

**Physical Location:** Administration  
Port of Everett

**Originating Dept.:** Finance  
**Contact Person:** Karen Clements  
**Phone Number:** 425-388-0608

**FOR COMMISSION AGENDA OF:** October 5, 2010

**Attachments for Work Session Packet (please identify):**

Total Pages for -  
2011 Operating Budget  
2011 Capital Budget and 2011 – 2015 Capital Improvement Plan  
Budget Schedule  
Notice of Public Hearing

**Expenditure Required:** \$ \_\_\_\_\_ **Account/CIP:** N/A  
**Amount Budgeted:** \$ \_\_\_\_\_  
**Additional Required:** \$ \_\_\_\_\_

**Summary Statement of Presentation:**

**The Consolidated Budget for 2011 will be given as a Power Point Presentation.**

**At the October 12, 2010 Commission Regular Meeting the 2011 Preliminary Budget will be presented.**

**At the October 19, 2010 Special Commission Meeting there will be a Public Hearing on the 2011 Budget and Tax Levy, and the Commission will be requested to approve the Resolutions related to the 2011 Budget and Tax Levy.**

**Port of Everett**  
2011 Operating Budget

Exhibit "A"

	<b>2009 Actual</b>	<b>2010 Budget</b>	<b>2010 Year End</b>	<b>2011 Budget</b>
<b>Operating Revenue</b>				
Marine Terminal *	13,486,790	13,507,518	13,198,400	<b>14,411,900</b>
Marina	7,677,840	8,035,300	7,883,350	<b>7,823,980</b>
Security	104,836	100,000	100,000	<b>125,000</b>
Property Management	1,689,043	1,544,625	1,545,963	<b>1,734,898</b>
<b>Total</b>	<b>22,958,509</b>	<b>23,187,443</b>	<b>22,727,713</b>	<b>24,095,778</b>
<b>Expenses</b>				
Salary	5,962,460	5,947,535	6,083,044	<b>6,062,578</b>
Benefits	2,732,319	2,777,181	2,771,597	<b>2,908,064</b>
Outside Services	3,992,595	3,869,972	4,261,554	<b>3,797,496</b>
Supplies	735,884	757,590	725,851	<b>776,227</b>
Equipment Rentals	421,278	253,000	310,272	<b>318,716</b>
Facility Rentals	107,017	109,200	110,590	<b>114,500</b>
General & Administrative	998,852	1,278,393	1,180,225	<b>1,222,250</b>
Utilities	1,200,169	1,264,410	1,231,250	<b>1,237,405</b>
Other	344,931	248,650	332,104	<b>307,270</b>
<b>Total Expenses</b>	<b>16,495,505</b>	<b>16,505,932</b>	<b>17,006,488</b>	<b>16,744,507</b>
Income Before Depreciation	6,463,005	6,681,511	5,721,225	<b>7,351,271</b>
Depreciation	5,058,659	6,314,040	6,396,979	<b>6,890,094</b>
<b>Operating Income</b>	<b>1,404,345</b>	<b>367,471</b>	<b>(675,754)</b>	<b>461,177</b>
<b>Non-Operating Revenue</b>				
Interest Revenue	156,749	100,000	70,000	<b>200,000</b>
Tax Revenue	4,108,222	4,141,000	4,141,000	<b>3,784,568</b>
Other	715,712	61,000	1,357,000	<b>62,000</b>
<b>Total Revenue</b>	<b>4,980,684</b>	<b>4,302,000</b>	<b>5,568,000</b>	<b>4,046,568</b>
<b>Expenses</b>				
Interest Expense	1,539,220	1,800,000	1,600,000	<b>1,800,000</b>
Public Access	116,439	555,501	304,212	<b>290,584</b>
Public Access Depreciation	179,131	185,854	186,117	<b>220,233</b>
Other	3,948,559	127,355	427,000	<b>152,000</b>
<b>Total Expenses</b>	<b>5,783,349</b>	<b>2,668,710</b>	<b>2,517,329</b>	<b>2,462,817</b>
<b>Total Non-Operating Income</b>	<b>(802,665)</b>	<b>1,633,290</b>	<b>3,050,671</b>	<b>1,583,751</b>
<b>Total Income</b>	<b>601,681</b>	<b>2,000,761</b>	<b>2,374,918</b>	<b>2,044,928</b>

\* Includes contributed capital in the amount of \$883,635 that will be received as a contribution toward the mount baker terminal facility.



2011 CIP Budget and 2011-2015 Plan

Proj #	Description	Cal.	Stat	Prior	Pre 2011 Est 6/30/2010	2011 Budget	2012 Plan	2013 Plan	2014 Plan	2015+ Plan	11-15+ Plan
<b>Marine Terminals</b>											
10-002-01	Pier 3 Pile Restoration	1	2	1	990,296	266,000	696,000	122,000	768,000	-	1,852,000
10-004-01	Marine Terminal Maintenance Dredging	1	2	2	232,945	10,000	172,500	885,000	35,000	435,000	1,537,500
10-007-01	Fender Pile Replacement	4	2	3	165,842	20,000	268,000	279,000	290,000	296,000	1,153,000
10-011-01	Terminal Stormwater Upgrades	4	6	3	250,110	-	415,000	495,000	-	-	910,000
10-013-01	Wharf and Pier Lighting Corrections, Repairs and Upgrades	4	2	4	2,445	-	155,000	-	-	-	155,000
10-014-01	Asphalt Replacement	4	2	3	971	-	475,000	910,000	1,010,000	-	2,395,000
10-015-01	Dunlap Bulkhead Reconstruction	2	2	3	276,807	-	525,000	265,000	-	-	790,000
10-017-02	Hitachi Crane Electrical Refurbishment	3	2	1	55,000	1,140,000	-	-	-	-	1,140,000
10-018-01	General and Electrical Facilities (per FCS)	3	2	1	704,019	125,000	-	-	-	-	125,000
10-019-01	Exterior Facilities (per FCS)	4	2	3	58,047	95,000	-	-	-	-	95,000
10-020-01	Utilities - Water/Sewer (per FCS)	4	2	2	119,804	155,000	-	-	-	-	155,000
10-025-01	Pacific Terminal Storm Drainage Improvements	1	2	2	19,576	5,000	225,000	-	-	-	230,000
10-027-01	Existing Rail Upgrades	4	2	1	80,000	97,000	-	-	-	-	97,000
10-999-01	Vehicle Acquisitions	4	2	1	-	-	276,000	36,000	-	-	312,000
18-001-01	South Terminal Wharf & Yard Improvements	2	2	2	665,922	-	2,040,000	1,520,000	1,520,000	91,520,000	96,600,000
18-001-02	South Terminal Wharf & Yard Improvements (Interim)	2	2	1	327,985	275,000	250,000	2,475,000	2,670,000	-	5,670,000
18-001-03	Cargo Handling Equipment	3	2	1	-	-	305,000	105,000	-	-	410,000
18-001-04	South Terminal Wharf Extension	2	2	3	128,291	-	-	-	-	-	410,000
18-004-02	Mt. Baker Terminal (RBTF)	2	2	2	28,107,219	-	1,217,500	1,257,500	-	40,930,000	40,930,000
19-006-05	TSA Grant 7a - Rail Access Recovery, Part A	4	2	1	782,770	1,110,000	-	-	-	-	2,475,000
19-008-01	FY 2007 Supplemental PSGP - Detection System Improvement	1	2	1	4,692	25,100	-	-	-	-	1,110,000
19-008-02	FY 2007 Supplemental PSGP - Small Craft Critical Infrastructure Protectio	1	2	1	23,549	335,200	-	-	-	-	335,200
19-008-03	FY 2007 Supplemental PSGP - Waterside & Swimmer Critical Infrastructu	1	2	1	21,599	369,200	-	-	-	-	369,200
19-009-01	Security Intrusion Lighting South & Hewitt Terminal with Controls	4	2	1	96,701	745,000	712,500	-	-	-	1,457,500
19-105-01	Rail Access Recovery - Part B	4	2	1	127,936	1,695,000	-	-	-	-	1,695,000
MT 1-2008	Truck Scale	4	2	3	75,000	-	190,000	-	-	-	190,000
MT 3-2008	Longshore Lunchroom Trailer at Pacific Terminal	4	2	4	-	-	90,000	-	-	-	90,000
MT 12-2008	Hewitt Wharf Bulkhead - Corrosion Protection	4	2	3	-	-	85,000	-	-	-	85,000
MT 4-2010	S. Terminal Bulkhead Repairs	4	2	3	5,000	-	85,000	345,000	-	-	430,000
MT 1	DHS PSGP Round 10 - TWIC Center Operations Console	1	2	2	5,000	-	197,500	-	-	-	197,500
MT 2	DHS PSGP Round 11	1	2	4	-	-	745,000	-	-	-	745,000
MT 3	Pier 1 Oil/Water Separator Vault Upgrades	1	2	1	-	90,000	-	-	-	-	90,000
<b>Marine Terminal Totals</b>					<b>33,307,524</b>	<b>6,557,500</b>	<b>9,125,000</b>	<b>8,694,500</b>	<b>6,293,000</b>	<b>133,181,000</b>	<b>163,851,000</b>
<b>Marina</b>											
20-005-04	Replace Marina Guide Piles and Collars	4	4	1	45,623	145,000	150,000	150,000	150,000	-	595,000
20-021-01	East Marina Repairs - The Landing N. Wharf	4	4	3	32,007	20,000	15,000	175,000	640,000	-	850,000
20-023-01	NE Corner Marina Reconfiguration	4	4	1	30,485	95,000	750,000	-	-	9,800,000	10,645,000
20-023-02	NW Corner Marina Reconfiguration	4	4	3	-	-	470,000	5,680,000	-	-	6,150,000
20-024-01	S. Marina Covered Moorage Roof Repairs	4	4	2	5,000	-	2,815,000	2,925,000	-	3,275,000	9,015,000
20-024-02	South Marina Covered Moorage - Utility Upgrades	4	4	2	2,000	-	1,290,000	5,000	1,450,000	495,000	3,240,000
20-028-01	Float Surface Repairs	1	4	1	105,122	-	130,000	134,000	134,000	134,000	532,000
20-029-01	Fuel Dock Expansion	4	4	2	134	-	190,000	735,000	835,000	-	1,760,000
20-030-01	Upgrade Marina Flotation	4	4	1	455,970	220,000	240,000	247,500	267,500	267,500	1,242,500
20-032-01	Marina Maintenance Dredging	1	4	1	381,383	970,000	1,105,000	-	-	-	2,075,000
20-034-01	South Marina Visitor Dock Replacement	4	4	3	11,152	-	35,000	-	-	4,400,000	4,435,000
20-035-01	Marina Asphalt Repairs / Seal Coat	4	4	1	142,192	-	124,000	128,000	133,000	138,000	523,000
20-037-01	Marina Stormwater Improvements	4	6	1	62,089	-	27,500	22,500	-	-	50,000
20-038-01	Marina Master Plan	4	4	1	30,641	200,000	175,000	90,000	-	-	465,000
20-999-01	Marine Travellift Equipment	4	4	2	157	-	315,000	-	-	-	315,000
30-003-05	12th Street Marina - Collins Mitigation	3	4	1	82,018	20,000	-	-	-	-	315,000
M5-2008	Marina Signage	5	4	2	-	-	57,500	27,500	-	-	85,000
M1-2009	Travellift Dock Improvements	4	4	1	10,000	-	315,000	-	-	-	315,000
M2-2009	South Marina Gatehouses	4	4	3	-	-	50,000	175,000	195,000	-	420,000
M1-2010	Craftsman District Boatyard - Phase II	4	4	1	60,000	1,203,000	782,000	-	-	-	1,985,000
M1	Refurbish North Marina Restroom	4	4	1	-	65,000	-	-	-	-	65,000
M2	Refurbish O-Dock North Restroom	4	4	1	-	30,000	-	-	-	-	30,000
M3	Jetty Island Restroom Conversion	2	4	3	-	-	-	75,000	-	-	75,000
M4	12th Street J-Dock Restroom	4	4	2	-	-	67,500	-	-	-	67,500
<b>Marina Totals</b>					<b>1,455,974</b>	<b>2,968,000</b>	<b>9,103,500</b>	<b>10,569,500</b>	<b>3,804,500</b>	<b>18,509,500</b>	<b>44,955,000</b>
<b>Properties &amp; Development</b>											
30-002-03	Bay Wood Redevelopment	4	3	2	9,042	5,000	70,000	1,500,000	-	-	1,575,000
30-003-03	NMRP Construction Management	4	3	1	2,918,566	175,000	-	-	-	-	175,000
30-003-09	NMRP PH 3 - Site Civil	4	3	4	10,361,317	-	345,000	8,879,000	18,373,000	35,192,684	62,789,684
30-003-16	Waterfront Center	2	3	1	10,339,811	110,000	-	-	-	-	110,000
30-003-21	Collins Building	1	3	1	665,836	25,000	-	-	-	-	25,000
30-003-26	Relocate Maintenance Shop Building	3	3	4	5,009	-	-	28,000	922,000	-	950,000
30-005-01	Mukilteo Tank Farm	4	3	3	671,076	40,000	20,000	-	-	-	60,000
30-013-01	North Marina Redevelopment Area Interpretive Program	1	3	1	71,395	120,000	120,000	180,000	-	-	420,000
38-001-01	Weyerhaeuser Building Capital Improvements	2	3	3	280,856	-	314,000	-	-	-	314,000
50-001-99	Blue Heron Slough Mitigation Bank	2	6	1	299,931	135,000	70,000	-	-	-	205,000
PD1	Riverside Business Park - Natural Gas Service Improvements	4	3	3	-	-	300,000	-	-	-	300,000
PD2	Waterfront Center Tenant Improvements	2	3	2	-	140,000	110,000	-	-	-	250,000
PD3	Master Signage Program	4	7	3	-	5,000	95,000	-	-	-	100,000
PD4	North Marina Redevelopment - Master Plan 2011	TBD	3	TBD	6,500	42,500	-	-	-	-	42,500
<b>Properties and Development Totals</b>					<b>25,629,338</b>	<b>797,500</b>	<b>1,444,000</b>	<b>10,587,000</b>	<b>19,295,000</b>	<b>35,192,684</b>	<b>67,316,184</b>
<b>Public Access</b>											
50-005-01	Jetty Island Upgrades	4	7	4	33,980	5,000	163,000	255,000	210,000	-	633,000
50-006-01	Marine Park Improvements	4	7	4	8,665	-	5,000	310,000	585,000	1,240,000	2,140,000
50-007-01	Minor Re-Alignment of Lower Settling Basin	4	7	1	393,726	132,000	1,468,000	-	-	-	1,600,000
PA-2008	Boat Launch - Rebuild Lane 13 Dock	4	4	3	5,000	-	120,000	410,000	-	-	530,000
PA1	Marine Park Restroom Refurbishment	4	7	4	-	-	60,000	-	-	-	60,000
PA2	Asphalt Repairs Parking and Ramp Areas	4	7	3	-	-	50,000	-	-	-	50,000
PA3	Picnic Shelter	5	7	4	-	-	-	60,000	-	-	60,000
<b>Public Access Totals</b>					<b>441,371</b>	<b>137,000</b>	<b>1,866,000</b>	<b>1,035,000</b>	<b>795,000</b>	<b>1,240,000</b>	<b>5,073,000</b>
<b>Administration</b>											
40-006-01	Vehicle Acquisitions	4	6	4	19,527	-	26,000	30,000	-	-	56,000
<b>Administration Totals</b>					<b>19,527</b>	<b>-</b>	<b>26,000</b>	<b>30,000</b>	<b>-</b>	<b>-</b>	<b>56,000</b>
<b>Total CIPs - Gross</b>					<b>60,853,734</b>	<b>10,460,000</b>	<b>21,564,500</b>	<b>30,916,000</b>	<b>30,187,500</b>	<b>188,123,184</b>	<b>281,251,184</b>

2010	Commission Meetings (bold)	Activity
May - June		Departments meet with E & P re CIP's
30-Jun-10		Departments Turn in CIP Projects
July		CIP's Reviewed by Engineering and Planning (final)
26-Jul-10	9 AM - 2 PM	Dept. CIP Presentations - Internal
26-Jul-10		Dir. receive June/2nd Qtr Fin. Reports and begin analysis for Qtrly Report and budget prep.
30-Jul-10		CIP presentations - Directors review power point slides
August		Dept. prepare 2011 Operating Budget est. Rev/Exp
<b>10-Aug-10</b>	<b>Commission Regular Meeting</b>	<b>Review Capital Improvement Plan 2011 - 2015</b>
25-Aug-10		Departments Turn in Rev/Exp Budgets
Sep 1 - 10		Dir. Mtgs. With John and Karen, reviewing 2011 Operating Budget Proposals, including any CIP revisions/carry forwards from 2010
27-Sep-10		Review Consolidated Budget
<b>5-Oct-10</b>	<b>Commission Workshop</b>	<b>Present Consolidated Budget</b>
<b>12-Oct-10</b>	<b>Commission Regular Meeting</b>	<b>Preliminary Budget to Commission</b>
9-Oct-10		Publish 1st Notice of Preliminary Budget & Public Hearing, Including Tax Levy
16-Oct-10		Publish 2nd Notice of Preliminary Budget & Public Hearing, Including Tax Levy
<b>19-Oct-10</b>	<b>Special Commission Meeting</b>	<b>Commission Budget &amp; Tax Levy Public Hrg</b>
<b>19-Oct-10</b>	<b>Special Commission Meeting</b>	<b>Final Budget &amp; Tax Levy Resolution Adoption</b>
24-Nov-10		File Budget & Tax Levy with Snohomish Co.

PORT OF EVERETT  
NOTICE OF PUBLIC HEARING  
2011 Budget and Tax Levy  
October 19, 2010

Notice is hereby given that a preliminary budget for the Port of Everett for the year 2011 has been prepared and placed on file in the office of the Port District at 2911 Bond Street, Everett, Washington, and a copy of said budget may be obtained by any Port of Everett District taxpayer at the aforementioned address. The Port Commission of the Port of Everett will meet on the 19th day of October, 2010 at 5:00 p.m. in the Port Commission Meeting Room of the Port District Administration offices at 2911 Bond Street, Suite 109, Everett, Washington for the purpose of conducting a Public Hearing to fix and adopt the 2011 Budget. The Hearing will include a review of revenue sources and expenditures for the Port District's 2011 budget, including a proposed property tax levy for the year 2011. Any person may submit comments on the preliminary budget in writing to the above address prior to or at the Hearing or in person at the Hearing.

Dated this 9th day of October, 2010.

Troy McClelland, Secretary  
Port of Everett Commission

Publish:       October 9, 2010  
                  and October 16, 2010