

MINUTES OF EVERETT PORT COMMISSION WORK SESSION  
March 6, 2012

PRESENT:

Troy McClelland	President
Michael Hoffmann	Vice President
Tom Stiger	Secretary
John Mohr	Executive Director
Karen Clements	Chief Fin. Officer
Brad Cattle	Port Attorney

CALL TO ORDER: Commissioner Troy McClelland called the meeting to order at 5:00 p.m.

CONSENT AGENDA FOR MARCH 6, 2012:

- Marine Terminal Facilities Agreement

Commissioner Michael Hoffmann moved to approve the Consent Agenda of March 6, 2012. Commissioner Tom Stiger seconded the motion. A vote was called for:

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

Motion carried.

1. EXECUTIVE DIRECTOR'S REPORT

Executive Director John Mohr reported that Chief Administrative Officer Les Reardanz is out on military leave and will be back in the office on March 12, 2012.

**Commission Retreat**

The Commission Retreat will be held on March 27 and 28, 2012 in the Blue Heron Conference Room from 8:30am to 5:00pm or until business has been concluded. On March 28, there will be an Executive Session to discuss a property matter.

Commissioner McClelland suggested a 9:00am start to accommodate some early morning meeting conflicts. The Commission concurred.

**Washington D.C.**

During the week of March 19 – 22, several Port Staff members, and Commissioner McClelland, will be traveling to Washington D.C. to participate in the American Association of Port Authorities (AAPA) Spring conference, and also in meetings with the Congressional Delegation to discuss the relocation of the downstream settling basin and the transfer of the Mukilteo Tank Farm which are two major priorities for the Port.

2. EVERETT SHIPYARD SITE: BUILDING DEMOLITION AND SITE PREPARATION – REQUEST TO SOLICIT BIDS
- Erik Gerking of Engineering & Planning reported that in preparation for the pending environmental cleanup of the Everett Shipyard Site and to prepare the greater Gateway District area for redevelopment, the existing buildings must be demolished. These structures include the former Everett Shipyard Buildings, the former Everett Engineering Buildings and the former Fish Processing Building. The Port must demolish these buildings to allow for the Department of Ecology directed cleanup. If budget allows, the former Mall Building and former Scuttlebutt Building may also be demolished to prepare the site for redevelopment. The Port has an engineer's estimate of \$890,000 for the base bid buildings, and for the additive bid it would be \$360,000. Under the base bid, two of the Everett Engineering Buildings are grant reimbursable through Ecology. Due to the current economic climate, Staff expects to see bids that are lower than the engineer's estimate. There is an efficiency gained by including the Mall

Building and former Scuttlebutt Building into this project because there will already be a contractor on site and mobilized. If the Mall Building and Scuttlebutt Building are demolished at a later date, the Port would have to pay for the mobilization and demobilization of the contractor, and staff time to bring another contract to bid and to bring the contractor under contract. Staff will bring the matter back before the Commission with the bid results.

The scope of the project is for abating regulated building materials, demolishing and recycling the materials of the buildings, and demolishing floor slabs. All of the concrete generated from this project will be ground on site and stored for future site use as structural fill in order to gain value out of the material.

The proposed demolition schedule begins with the bid phase occurring between March / April 2012, and then demolition should occur between May/July 2012 if approved. The Port has the permits necessary to demolish the designated buildings and Port Staff is working with Reid Middleton and Argus Pacific to finalize the plans and specs. Erik Gerking asked the Commission to authorize Staff to solicit public works bids for the demolition and site preparation work.

The environmental cleanup portion of the engineering project schedule for the Everett Shipyard and greater Gateway District site includes a third party peer review. The purpose of the peer review is to have an independent verification of the cost estimate to ensure the estimate is appropriate and consistent with general costs in this region. Next week, Staff will bring forward the scope of the peer review for the engineering contract to the Commission for review and consideration.

Commissioner Michael Hoffmann moved to approve the call for public works bids for the demolition and site preparation work for the former Everett Shipyard site and greater Gateway District. Commissioner Tom Stiger seconded the motion. A vote was called for:

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

Motion carried.

#### **Commission President's Report**

Commissioner McClelland reported that he was in Olympia last week for various meetings and in preparation for the budget hearings and noted that very good work was done by Port Staff on behalf of the Port of Everett. Ports in each of the budgets did well in that their strategic needs appeared to be thought through and included in each of the budgets. Commissioner McClelland thanked Port Staff for their hard work.

#### **Citizen Comments**

There were no citizen comments.

THE WORK SESSION MEETING WAS RECESSED into Executive Session at 5:23 pm for approximately 1 hour to discuss with legal counsel the sale of a parcel of Port property for which public discussion could disadvantage the Port's negotiations, and to consider the negotiations concerning three pieces of real property which may be leased when public discussions would disadvantage the Port.

At 6:30 p.m., Port attorney Brad Cattle announced that the Executive Session would be extended by approximately 20 minutes.

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

THE WORK SESSION was adjourned at 6:50 p.m.

APPROVED this 10<sup>th</sup> day of April, 2012.

EVERETT PORT COMMISSION

By:   
Troy McClelland, President

  
Michael Hoffmann, Vice President

  
Tom Stiger, Secretary