



Port of EVERETT

Winter 2021

# PORTSIDE

SEEKING PARTNER FOR  
WEYERHAEUSER MUSE p.4

CLEANED UP MILL SITE TO  
BECOME MARITIME HUB p.9

WATERFRONT WORKERS  
GIVE BACK p.14

## MODERNIZED SOUTH TERMINAL COMPLETE

\$57M project now ready to support next generation of cargo, aid in regional economic recovery p. 8





# Message from the CEO

The year 2020 will go down in the history books as a year of a global health crisis, complicated by social, economic and political unrest. Any one of these challenges in a given year would be trying, but 2020 was the perfect storm. Amid all the challenges and economic hardship brought on by the COVID-19 pandemic, I'm proud at what the Port team accomplished this past year, guided by the strong, strategic vision of your Port Commission.



**Lisa Lefeber**  
Port CEO

While operating at modified services levels, the Port kept all essential functions, including our international shipping terminals, open for business. We brought the \$57 million South Terminal modernization project to the finish line to create a new full-service shipping terminal (see page 8) and oversaw completion of the extensive interim cleanup action at the former Kimberly-Clark mill site by the previous property owner as a requirement of the Port's Purchase and Sale Agreement (see page 9). We signed a handful of new retail and office leases at Waterfront Place triggering design on two new multi-tenant buildings, and, despite a catastrophic four-alarm fire in July 2020, we saw major progress on the Waterfront Place Apartments and helped partners expedite rebuilding efforts (see pages 4-5).

As we navigate into the New Year, I see signs of hope at the arrival of the COVID-19 vaccine, and I am optimistic about the prosperous future of the Port District. Know that your Port remains laser-focused on economic development projects to spur recovery and restore jobs. Our \$61 million 2021 budget keeps key capital projects moving forward, while avoiding layoffs and backfilling some vacant positions. We look forward to breaking ground on the new Norton Terminal to support cargo diversification and a strategic seaport designation, making history with the grand opening of the first-ever housing at the waterfront, building two new retail pads at Fisherman's Harbor, facilitating the return of jobs and public access to the Bay Wood site and breaching the dike to complete our new 353 acre Blue Heron Slough Wetland Mitigation Bank. With all this exciting work in the pipeline, the future looks bright!

## Your Port Commission



**David Simpson**  
District 1



**Tom Stiger**  
District 2



**Glen Bachman**  
District 3



### COMMISSION MEETINGS

**PLEASE NOTE:** Due to COVID-19, Port Commission meetings are currently being held virtually via the Zoom video conferencing platform at noon the first and second Tuesday of each month. To attend a Port Commission meeting via Zoom, please e-mail [emilyh@portofeverett.com](mailto:emilyh@portofeverett.com) by 11:00 a.m. on the date of the scheduled meeting and you will be provided the Zoom login information via e-mail. Once in-person meetings can resume per Washington State and Snohomish County guidance, a notice will be published on the Port's website.

### PORT SIDE TEAM

This issue of the Port Side was written and produced by the Port's Public Affairs Department and printed by DCG ONE.

**Cover image:** An aerial view of the Port of Everett's working waterfront, with the international seaport, including the recently modernized South Terminal.

### PORT OF EVERETT

1205 Craftsman Way; Suite 200  
PO Box 538, Everett, WA 98206  
Ph: (425) 259-3164

E-mail: [publicaffairs@portofeverett.com](mailto:publicaffairs@portofeverett.com)

Web: [www.portofeverett.com](http://www.portofeverett.com)

### CONNECT WITH US!



@portofeverett | #portofeverett

## In This Issue

### Port Highlights, Impact 03

2020 Port highlight reel; Economic Impact Study of the Port

### Waterfront Place 04

Weyerhaeuser Muse partnership opportunity; Waterfront Place retail/office leases, housing update, new waterfront bridge connection

### Marina News 06

New marine office tenants; new Mukilteo fishing and guest moorage dock; Jetty Landing & Boat Launch restroom

### Seaport 08

Upgraded South Terminal open for business, K-C upland cleanup complete, Maritime Industrial Expansion underway

### Environment 10

Why cleanups matter; Blue Heron Slough & Bay Wood updates

### Real Estate 12

New Mukilteo Ferry Terminal opens; industry recognition

### Community 14

Waterfront workforce, community give back

### Employee Recognition 15

Long-time Port employees celebrate service years, recent retirements

2020

## Highlight Reel

Amid the challenges of the ongoing COVID-19 pandemic, the Port of Everett continued to keep up momentum of its key strategic initiatives. Here is a snapshot of some of the key successes of 2020.

Formalized partnership with cities of Arlington & Marysville in development of the Cascade Industrial Center to grow jobs & tax base



Secured 8+ new leases at Waterfront Place

Affirmed Port's Strong Aa2 Limited Tax General Obligation (LTGO) bond rating and sold \$2.6M in LTGO bonds



Implemented Climate Change Strategy & published Sustainability Report

Inked new pulp export agreement & took on new breakbulk cargo at the Seaport



Enhanced outreach with launch of Commissioner Corner program and new Port website



Completed \$57M South Terminal Modernization to support next generation of shipping & position region for economic recovery

**\$57M**

Secured lease with commercial & U.S. Coast Guard certified shipyard - Everett Ship Repair



Supported Port tenant COVID-19 impacts with rent relief & \$25K in economic grants

Sold final parcels at Riverside Business Park; completed transfer of public infrastructure to City of Everett



Hosted COVID-compliant events, including drive-in movies, book walk, holiday fun



Kicked off \$2.3M Baywood Shoreline Restoration to be covered with 90% Ecology grant

**CLEAN AIR.  
CLEAN LAND.  
CLEAN WATER.**

Launched DockWA online booking system for visiting boaters



Awarded \$17.75M BUILD grant and reached 60% design on new maritime hub at former K-C mill site

**BUILD**

Completed final phase of \$30M Central Marina Improvements



Earned 5+ industry awards & recognitions for seaport, real estate and community outreach

Secured a new kayak rental program at the marina



Added new 55-ton Travellift and expanded boat storage capacity to meet demand



Expedited cleanup of former K-C mill site; 14K+ dump trucks of contaminated material removed

**14K+**



**100%**

Secured 100% funding for \$8.6M Mill A cleanup required investigations and studies

Completed 75% of the Blue Heron Slough Mitigation Bank dike construction



Received a total of \$30M in grants & loans designated to support strategic initiatives



## ECONOMIC IMPACT REPORT

In September 2020, results of the 2019 *Economic Impact of the Port of Everett* were in. The independent study by Martin Associates found that since the last study conducted in 2014, the number of direct, induced and indirect jobs supported by Port operations grew by nearly 4,095, bringing the job total to 39,225\*. The report also identified that the overall economic value of the Port grew from \$6.9 billion in 2014 to \$7.9 billion in 2019.

View full report @ [portofeverett.com/EconomicImpact](http://portofeverett.com/EconomicImpact)

\*The 2019 economic impact study of the Port of Everett was conducted prior to the COVID-19 pandemic. These unexpected impacts have been severe and far reaching, and while we are yet to know the full economic picture, this report provides a benchmark as the Port focuses on local and regional economic recovery.

**39,224**

Jobs are supported by Port activity

**\$7.9B**

Economic value supported in the region

**\$4.7B**

Total personal income/local consumption

**\$433.4M**

State & Local Taxes Generated

- ✓ 14,961 Direct Jobs
- ✓ 19,873 Induced Jobs
- ✓ 4,390 Indirect Jobs

- ✓ \$4.9B of Direct Business Revenue
- ✓ \$3.0B of Re-Spending of Direct & Local Consumption

- ✓ \$1.4B: Direct personal income, average salary = \$96,800
- ✓ \$3.0B: Re-Spending/Local Consumption
- ✓ \$184.4M: Indirect Income

- ✓ \$233.8M State Level Taxes
- ✓ \$199.6M Local Level Taxes



**4,095 JOBS**

Grew direct, induced and indirect jobs by nearly 4,095 from 2014



**\$1B VALUE**

Grew overall economic value of the Port from \$6.9B in 2014 to \$7.9B in 2019



# Port Seeks New Ideas for 97-Year Old Weyerhaeuser Building

The Port of Everett has issued a Request for Information (RFI) to solicit business ideas and concepts for the adaptive reuse of the historic Weyerhaeuser Building in Boxcar Park on the Everett waterfront. The 1923 building has a vast history, and it's the Port's intention to put this building back into public use as a unique community gathering space. To make this happen, the Port is seeking a public-private or public-public partnership to invest in and execute on this vision. The Port has invested more than \$3 million into the exterior improvements and a new premiere waterfront location.

Business submittals are due by March 1, 2021 and the information gathered as part of the RFI process will be used to inform the next steps, including selection of a business partner and concept that support the overall vision for the building and Waterfront Place development. Building tours will be available upon request for businesses interested in this investment opportunity. E-mail [publicaffairs@portofeverett.com](mailto:publicaffairs@portofeverett.com) to schedule a tour.

**View Request for Information & Submittal Process @ [portofeverett.com/WeyerhaeuserRFI](https://portofeverett.com/WeyerhaeuserRFI)**

## First Lease for New Restaurant, Retail Pads Coming to Fisherman's Harbor

In August 2020, the Port of Everett executed a lease with South Fork Baking Company, LLC for its new South Fork Bakery, securing the first of six new retail spaces to be built next year within the Fisherman's Harbor district of the Port's 65-acre, mixed-use Waterfront Place development. The lease supports a 10-year base term commitment with one, 5-year extension option, and includes 1,200 square feet of new waterfront retail frontage and use of shared indoor/outdoor patio space at one of up to three new retail/restaurant concept buildings currently in design. The Port intends to move into construction on the building pads in 2021.

"As a person who grew up in the Everett area and has deep roots in recreation and fishing there, I am so excited to watch the development at the Port and for the chance to become a part of the community there," said Katherine Hillmann, Owner-Operator of South Fork Baking Company. "My top priority is to make South Fork Baking Company a space where everyone feels welcome to stay a while. I hope that the bakery will become a life-long staple for those who visit the Port!"

South Fork Baking Company will serve a variety of baked goods and light bites made fresh daily from quality ingredients. Product mix will include light fare featuring locally produced foods, pastry, cookies, and decorated cakes. Cake decorating and pastry skills classes will also be offered at this space.

The bakery is to be located at the south end of the approximately 5,200 square foot retail building slated for development site A8 in Fisherman's Harbor, adjacent to the new 142-room Hotel Indigo and coming 266-unit Waterfront Place Apartments (see page 5). The Port is currently at 60-percent conceptual design for the two-suite structure anticipated to break ground in 2021 with opening as early as 2022.



Building design by architectural firm Cushing Terrell creates an open-air, timber-theme concept that pays tribute to the site's historic mill town roots and features cascading windows, patio seating overlooking the surrounding Fisherman's Harbor promenade and an outdoor fireplace at the north end.

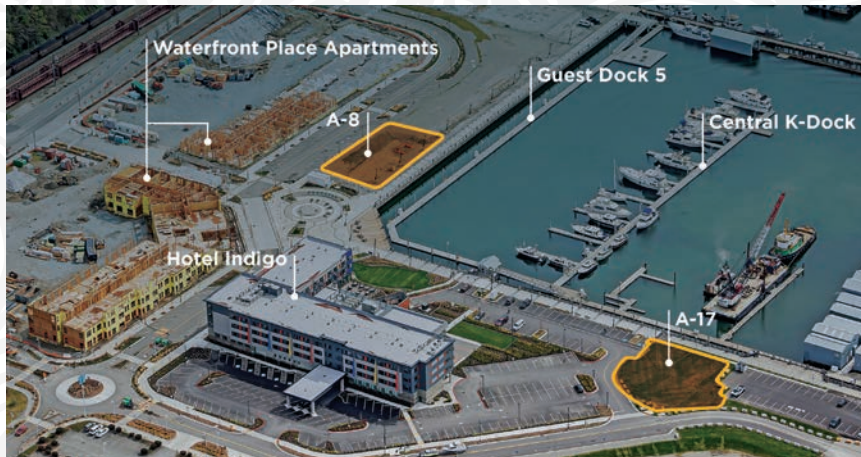


### **MORE TO COME!**

The Port continues to pursue a variety of quality restaurants and retailers for the available retail pads at Waterfront Place. The project envisions up to 60,000 square feet of retail.



## Port Inks Three New Office Leases, Triggers Construction of New Building



The Port of Everett has executed three new leases with marine-service providers Bellingham Yacht Sales, Freedom Boat Club and Waterline Boats to site their respective Everett-based operations at a new commercial office building in Fisherman's Harbor.

The deals collectively secure 1,200 square feet of new waterfront office space — about 400 square feet per tenant — and triggers the Port to move forward with construction design and an anticipated 2021 construction commencement for a multi-purpose building west of Hotel Indigo at parcel A17 (see above; highlighted in orange).

Each lease includes adjacent moorage opportunity at the Port's new Central K-Dock to accommodate display moorage for brokerage and boat share vessels. The balance of the building is set to house public restrooms and shower/changing facilities for the Central Docks and Pacific Rim Plaza. A new public open space to the south of the building will feature outdoor patio-style seating overlooking the marina.

Construction is anticipated to begin by mid-2021, with business openings anticipated mid-to-late 2022.

***Meet the marine-businesses!  
Continued on pages 6 & 7***

## Grand Avenue Bridge Adds Waterfront Connection



Have you made use of the new waterfront connection? In August 2020, the City of Everett opened its Grand Avenue Park Bridge for public use. The new, highly-anticipated 283-foot-long bridge provides a walkable connection between Grand Avenue Park and the Port of Everett waterfront. Access the bridge from the park or on the waterfront side (just north of Lombardi's restaurant). The bridge is wheelchair (and even bicycle) accessible and features several observation points along the way to stop and enjoy the views of the Marina and Puget Sound. We look forward to watching the community make use of this new amenity that the City and Port have been working to make a reality for more than 15 years!

## First Residential Units to Open Mid-2021

Multi-family housing developer team Sea-Level Properties and Gracorp continue full-steam ahead on construction of their new two-building Waterfront Place Apartments at Fisherman's Harbor. The project, which brings housing to the waterfront for the first time in Everett's history, is set to deliver 266 units with a variety of spacious and stylish studio, one-, two- and three-bedroom floor plans and a mix of amenities.

The project's north building — *The Sawyer at Waterfront Place* — remains on target for a spring 2021 opening. Crews are currently completing finishing touches, including interior finishes, exterior lighting, and landscaping. From the name to its design, this building focuses on wood elements and pays tribute to the site's milltown roots. Building features include a two-level elegant lobby with fireplace, speakeasy bar and game room, a rooftop club room with media center, a fitness center and yoga room, secure bike storage with repair center and more.

The project's south building — *The Carling at Waterfront Place* — is back under construction following the catastrophic four-alarm fire that set the building ablaze in July 2020. Following the conclusion by fire investigators deeming the cause of the fire accidental with no criminal activity suspected, crews quickly got back to work to remove fire debris and begin rebuilding from the foundation up. The building is now slated to open in 2022.

***Learn more & explore leasing @  
[WaterfrontPlaceApartments.com](https://www.waterfrontplaceapartments.com)***

## Next Phase of Housing at Waterfront Place

The 65-acre Waterfront Place development calls for up to 660 housing units. The Waterfront Place Apartments at Fisherman's Harbor (above) represents the first phase, with a second phase of housing anticipated in the Millwright District, located east of the Port's Boxcar Park and the former Everett Yacht Club building. The Port anticipates issuing a Request for Proposals for the next phase of housing in 2021, with construction to begin in 2023.



# THREE MARINE BUSINESSES TO LOCATE NEAR CENTRAL DOCKS, PROVIDE SERVICES TO THE BOATING COMMUNITY

We would like to introduce three marine-focused businesses that support recreational boating with services ranging from yacht sales and services to brokerage and boat sharing. These quality businesses have opted to set down roots in a new office building to begin construction this year adjacent to the new Hotel Indigo and Central Docks commercial moorage (see page 5).



**BELLINGHAM YACHT SALES**, owned and operated by the Ouilette family for 35+ years, is a premier West Coast dealer carrying a large selection of new and pre-owned yachts including Sabre Yachts, Back Cove Yachts, and Cutwater Boats. They offer brokerage services, as well as an array of shipwright services from general maintenance, detailing and more.

The company first expanded its operation from Bellingham to the Port of Everett in 2017 locating at a temporary office in the Port's Craftsman District Boatyard in anticipation of the future buildings and dock facilities in the Port's Waterfront Place development. This new lease signifies the realization of a goal the company has had for some time. Moving from the Craftsman building to this future building overlooking the marina will give Bellingham Yachts visual access to their K-Dock moorage to best serve their customers.

"We have enjoyed expanding to the Port of Everett and this new building signifies incredible opportunity and growth to best serve our new and loyal customers," said Heather Ouilette, Co-Owner of Bellingham Yacht Sales. "Our vision of having a Sales and Service office overlooking our beautiful K-Dock moorage is coming to fruition and we couldn't be more excited."



**WATERLINE BOATS, LLC** is a full-service yacht dealership and brokerage with a statewide presence. They have offices and display docks in four locations, including Lake Union in Seattle, and they host a network of agents servicing the Puget Sound area.

While Waterline Boat agents have had a presence here in Everett for some time, this new lease secures an office and display moorage space at the Port of Everett for a five-year base term with one, five-year option.

Waterline Boats is a dealer for Kroger Express Yachts and Helmsman Trawlers and is the exclusive Washington licensee for Boatshed — the world's largest yacht brokerage group with partner offices around the globe. They specialize in trawler-style yachts, and are highly experienced in selling sailboats, motoryachts and all varieties of vessels.

"Waterline Boats is pleased to commit to being part of the Port of Everett's new Waterfront Place development," said Scott Helker, President of Waterline Boats. "We recognize the opportunity and attractive business environment that will come with growing on the Everett waterfront, and eagerly await the construction that will give us an exciting new office for yacht sales!"

**“It's great to see these quality marine businesses putting down roots at the Port of Everett, especially with the synergies they each bring to the marina and upland development. I'm particularly excited to welcome the new boat share amenity, providing an attainable option for folks that don't own a boat to be a part of this vibrant boating community.”**

**Tom Stiger | Port Commissioner**

**FREEDOM BOAT CLUB** — the world's largest members-only boat club — serves 230+ locations in the U.S., Canada and France, offering a quality boating experience to all levels of boaters from the novice to the seasoned captain. The lease agreement provides for a five-year base term with one, five-year option, and adds Port of Everett





to the list of now 12 locations in Washington State, including the Ports of Edmonds, Anacortes, Bremerton, and Poulsbo.

The company has added 100+ boats to its Washington State inventory over the past five years. Initially, they plan to bring in four boats to Everett in 2021, from fishing boats to pleasure cruisers, and will grow with demand. The one-stop-shop membership includes one-on-one training with licensed captains and covers all the maintenance, cleaning, repair, insurance and storage for available vessels.

“Freedom Boat Club is thrilled to open another club location at the Port of Everett Marina!” said Nick Hooge, President of Freedom Boat Club. “This dream has been a long time coming because of Everett’s instant access to Possession Sound, and all the quick access day trip adventures our members will enjoy exploring neighboring Islands. Freedom Boat Club is the ultimate boating lifestyle value proposition due to the unlimited access; our members get all the boats, at all the clubs for less than the cost of boat ownership. We like to say, ‘We own the boats, so you can own the water.’”

## New Mukilteo Public Access Fishing Pier, Moorage Dock Opening Soon!

Looking for a place to cast your line or tie up your boat for a quick trip to Mukilteo? In spring 2021, the Port of Everett’s upgraded Mukilteo-based public access fishing pier and guest moorage dock is set to open at its new home adjacent to the new and recently opened Mukilteo Ferry Terminal (see page 12).

This new public amenity, reconstructed in partnership with Washington State Ferries and contractor Manson Construction, offers a nearly 2,000 square foot pier for recreational purposes, including fishing, crabbing and sightseeing, and will be open daily, from dawn to dusk. Immediately to the north of the public pier, an 80-foot, ADA-compliant aluminum gangway leads out to a new, 30-foot long by 8-foot wide guest moorage dock offering 60 lineal feet of side tie moorage. Visitor moorage is available on a first come, first served basis seasonally from May – September. Moorage is available for free for up to six hours, with applicable fees assessed thereafter (electronic payment only via DockWA). No overnight moorage available.

The pier and moorage facility are a close walk to exploring nearby Edgewater Beach to the north. Beach goers may even have the chance to witness international trade in action at the Port’s neighboring Mount Baker Terminal satellite shipping facility that supports our region’s aerospace supply chain. To the south of the new public pier, enjoy access to the Mukilteo Ferry Terminal, Mukilteo’s Lighthouse Park, restaurants and more.

**NOTE: The facility was originally targeted to open in conjunction with the Mukilteo Ferry Terminal; however, unexpected COVID-19 manufacturing delays resulted in this slight delay.**



## Freedom Boat Club FAQ

### HOW MANY TIMES CAN I BOAT IN A YEAR?

Boating is unlimited!

### DOES FREEDOM BOAT CLUB OFFER TRAININGS?

Yes! Freedom Boat Club offers FREE safety trainings, including in-classroom and on-water training.

### CAN I BOAT AT OTHER FREEDOM BOAT CLUB LOCATIONS?

YES! If your membership plan includes reciprocal membership, you can boat at any Freedom Boat Club location.

### WHO CAN I BRING WITH ME ON THE BOAT?

As long as the member is present, you can bring family, friends, kids, and even your furry friend!

Learn more @ [freedomboatclub.com](https://freedomboatclub.com)

## New Restroom Coming to Jetty Landing & Boat Launch

The Port of Everett, City of Everett and Snohomish County have partnered up on an overdue overhaul of the Jetty Landing and Boat Launch restroom to better meet the needs and growing demand of this heavily used public facility.

The project — to be funded in part by a \$584,500 grant awarded by the Washington State Recreation and Conservation Office — sets out to remove the existing restroom facility added in the 1980s to serve the then six lane boat launch, as well as park and Jetty Island goers, and replace it with a modern day, modular family-style restroom. The new facility will more than double the number of restroom stalls, improve ADA accessibility, and incorporate environmentally-friendly features. Construction is anticipated to begin in fall 2021 with opening expected by spring 2022.

### DID YOU KNOW?

Today, the boat launch is the largest launch in Washington state with 13 lanes (half for launching, half for retrieval) and accommodates nearly 32,000 annual launches. This site also provides an access point for the seasonal foot ferry to Jetty Island that transports about 50,000 visitors a year. **NOTE: ferry service was canceled in 2020 due to COVID-19 impacts.**





A virtual ribbon-cutting program video was produced to commemorate this major milestone.

Watch the video @ [portofeverett.com/ribboncutting](https://portofeverett.com/ribboncutting)

# CUT THAT RIBBON

## Port of Everett, Project Partners Celebrate Completion of \$57M South Terminal Modernization

On January 12, 2020, the Port of Everett and its valued project partners, celebrated the completion and official grand opening of the modernized South Terminal — a \$57 million maritime infrastructure project designed to support the next generation of larger vessels and heavier cargoes now calling Everett.

South terminal serves a vital link in the quick and efficient handling of cargo to support the aerospace logistics needs for the new 777X and other wide-body aircraft that depend on the Port's custom facilities, and creates a unique opportunity for cargo diversification to help fast track local and regional economic recovery efforts now underway.

A virtual ribbon-cutting program commemorates this momentous occasion, and includes remarks from Port officials, Senator Murray, Senator Cantwell, U.S. Congressman Larsen and representatives from the Department of Transportation's Maritime Administration,

Washington State Department of Transportation, Snohomish County and City of Everett (see video link above).

Completion of this project directly benefits our local, regional and national economies,

**“Having this modernized facility now open for business is more important than ever as our region and nation focuses on the economic recovery needs in front of us in light of this pandemic. On behalf of the Port Commission and the entire Port of Everett team, I want to thank the many project partners and supporters who have helped get us to the finish line.”**

**Port Commission President Glen Bachman**

enhances our national transportation network in support of the movement of commerce, and maintains and grows the nearly 40,000+ family-wage jobs supported by Port operations.

The project was supported by dozens of businesses, educational institutions and public agencies in our region. It was made possible thanks to \$22 million in various federal Department of Transportation grants and loans, including the TIGER and FAST LANE grant programs championed by Snohomish County's federal delegation, and the Railroad Rehabilitation & Improvement Financing (RRIF) loan program.

ty's federal delegation, and the Railroad Rehabilitation & Improvement Financing (RRIF) loan program.

## About Seaport Modernization & South Terminal

Over the past decade, the Port has invested more than \$125 million to modernize its Seaport facilities in response to 21st Century market demand and customer needs. The South Terminal is a key piece of the Port's overall Seaport Modernization efforts as it's the largest of the Port's docks by land footprint. The South Terminal dock was originally built in the 1970s by The Weyerhaeuser Company to support forest products, and in its previous state, was only able to accommodate 500 pounds per square foot (psf); modern cargo operations require a minimum of 1,000 psf.

The Port broke ground on the South Terminal wharf strengthening (phase 2) project back in 2018, and at that time, it was the largest maritime construction project underway on the U.S. West Coast. The project completed strengthening of the 700-foot South Terminal wharf, acquired and relocated two Post-Panamax container cranes from the Port of LA to the dock, and upgraded dock electrical to support future shore power to allow ships to plug in and reduce emissions. Earlier work included on-dock rail upgrades, totalling \$8 million to support the modernized facility.

### THANK YOU TO OUR VALUED PROJECT PARTNERS

Senator Patty Murray

Senator Maria Cantwell

U.S. Congressman Rick Larsen

Everett Mayor Cassie Franklin,  
City Council & staff

Snohomish County Executive  
Dave Somers,  
County Council & staff

The Tulalip Tribes

Washington State Department  
of Transportation

Department of Transportation's  
Maritime Administration

The Boeing Company

Naval Station Everett

International Longshore  
& Warehouse Union

Economic Alliance  
Snohomish County

The Port's Seaport  
Modernization team

KPFF Consulting Engineers  
& construction teams

Our many partners in  
the shipping industry



# MILLS to MARITIME

## RESTORING JOBS. STRENGTHENING ECONOMY

Located at the heart of the working waterfront, between the Port of Everett's international Seaport and Naval Station Everett, the Norton Terminal project represents the cornerstone of the Port's Mills to Maritime initiative. Work is now underway to transform the former Kimberly-Clark mill site into a new maritime hub to enhance the movement of commerce, restore jobs and position our region for economic recovery and cargo diversification, while achieving environmental stewardship.



## Port Secures \$17.75M BUILD Grant for New Maritime Facility

In September 2020, the Port of Everett was awarded a \$17.75 million U.S. Department of Transportation Better Utilizing Investment to Leverage Development (BUILD) Grant to support the creation of a new maritime facility at the former Kimberly-Clark mill site (see left) to enhance cargo movement and commerce, and to put the vacant brownfield site back into productive use to restore and grow jobs.

"This funding couldn't come more quickly to help make sure vital transportation and economic priorities for our state—like building a new cargo terminal at the Port of Everett—don't get sidelined as our communities work overtime and expend every resource to keep people safe during this pandemic. I will continue pushing in the Appropriations process to make sure programs like the BUILD program keep working like they should, and fighting to push critical federal assistance to important infrastructure projects in every corner of Washington state."

**Senator Patty Murray**

"This \$17.75 million federal investment is a huge win for the Port of Everett and Snohomish County. The project will provide new investment in the local economy and increase the port's onsite capacity by 33 acres, allowing more product to move more efficiently throughout the region and helping the port's efforts to become a strategic seaport."

**Senator Maria Cantwell**

"This is great news for businesses and workers who depend on the Port of Everett to connect local goods and services with global markets. I will continue to champion federal investment in Northwest Washington to build and sustain local projects, put people to work and boost long-term economic recovery."

**U.S. Congressman Rick Larsen**



## Kimberly-Clark Completes Major Interim Cleanup Action, New Maritime Complex to Break Ground Mid-2021

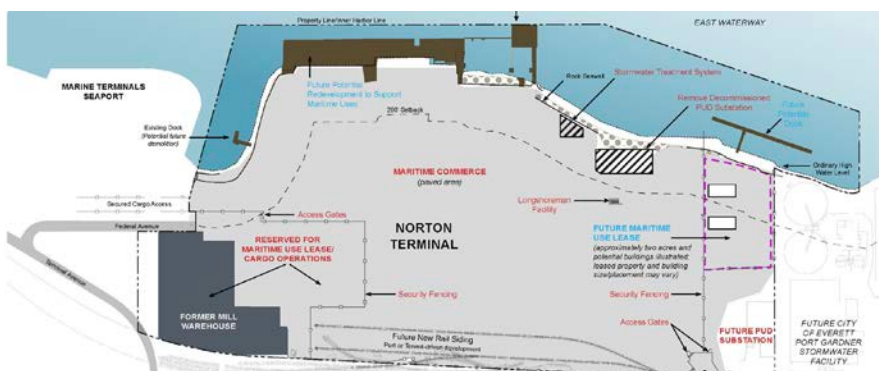
A major milestone has been reached at Everett's working waterfront with completion of a thorough upland interim cleanup action at the former Kimberly-Clark (K-C) mill site under the oversight of the Washington State Department of Ecology (Ecology) and Snohomish Health District. The previous property owner, K-C, kicked off the cleanup in early 2020 as a condition of the Port's site acquisition, which in combination with the regulatory agency requirements, expedited site remediation and the future redevelopment.

Despite a brief pause in work due to statewide pandemic shutdowns, the work was aggressively pursued and wrapped up ahead of schedule in early December 2020, and crews have since demobilized and vacated the site. Project scope included cleaning and decommissioning exposed shoreline pipes and removal of more than 200,000 tons of contaminated soil, debris and crushed material (or approximately 14,000 dump trucks). The Port provided more than 150,000 tons of clean material from our upper settling basin dredge materials to serve as the clean backfill.

While K-C's cleanup took place in 2020, the Port forged ahead with its cleanup and redevelopment planning to facilitate the Port Commission's vision of a new maritime hub to support near-term seaport operations and jobs at the site, including construction of an approximate 33-acre marine shipping terminal — now dubbed Norton Terminal.

Consistent with the Port's strategy for cleaning up its waterfront properties, the Port is implementing an integrated cleanup and redevelopment plan at this location by installing a site wide (33 acre) environmental pavement cap under an Agreed Order with the Department of Ecology that will double as a marine terminal cargo pad. The pavement cap will provide permanent environmental controls and a state-of-the-art stormwater treatment for the first time in the property's history, which in combination will serve to protect the health of the Puget Sound. The planning team, in partnership with KPFF Engineering, conducted necessary site assessments, structural analysis and geotechnical work, as well as permitting and engineering functions. The Port also sought and was awarded \$17.75 million in critical federal grant funding (see right). In January 2020, the Port Commission authorized moving the project from 60-percent to 90-percent design.

The Port expects to break ground on this work in mid-2021 and open the terminal in 2022.





- **Active Cleanup Projects**
- **Completed Cleanup Projects**

Weyerhaeuser  
Everett East

Kimberly-Clark  
Mill-A  
East Waterway

14<sup>th</sup> Street VCP  
Everett Shipyard  
ABW VCP  
Ameron-Hulbert  
Phase 1 VCP  
West End  
TC Systems

Bay Wood

# WHY CLEANUPS MATTER

Since the early-2000s, the Port of Everett and the Washington State Department of Ecology (Ecology) have invested more than \$33 million to cleanup historic contamination at the Port's waterfront property. The Port's efforts, guided by the State's Puget Sound Initiative and regulated by our partners at Ecology, represents 215 acres of waterfront now clean or under cleanup action. The Port is restoring these former mill sites into sustainable, 21<sup>st</sup> Century job producing hubs to support trade and industry at the working waterfront; and residential, hospitality and recreation at the destination waterfront. In the next few years, the Port will double its environmental cleanup investment on the waterfront.



Restores healthy land and water from our City's mill town past; Port works in partnership with legacy parties to clean up sites



Puget Sound Initiative (2006) identified 215 acres to be cleaned up, all either complete or under cleanup action now



Facilitated more than \$33M in cleanup since early 2000s; \$25M at the destination waterfront

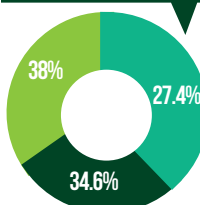


For every \$1 spent on environmental cleanup, \$7 in economic output is generated



In the next few years, the Port will double its environmental cleanup investment on the waterfront

**The Port's 2021 budget includes \$8.8M in cleanups. How is the cleanup work funded?**



● Port Operations  
● Settlement  
● Ecology

## Blue Heron Slough Update

Great progress continues to be made at the Port of Everett's Blue Heron Slough where efforts to restore 353 acres of salmon habitat in the tidelands between north Everett and south Marysville is underway. The project, which began in 2019, started grabbing attention of many I-5 travelers as a "mystery mound" began to form on the east side of the freeway. The mound represents a protective dike constructed in an effort to create various channels and tidal areas to make up critical habitat environment, and this work is now 75% complete. All other interior earth work is about 50% complete. Port partner Wildlands and contractor Dungeness remain on target to breach the old agricultural dikes in late 2021 to flood the land so salmon and other aquatic species can take up residency and reproduce in this area. Breaching the dike will complete development of the wetland, which doubles as a mitigation bank to expedite economic development in our region.

**353**   
ACRES OF SALMON HABITAT  
BEING RESTORED AT  
BLUE HERON SLOUGH





# ACTIVE CLEANUPS

## Former Weyerhaeuser Mill-A Site

In 2020/2021, the Port of Everett is working with The Weyerhaeuser Company and the Washington State Department of Ecology (Ecology) to conduct a study that will determine the range of cleanup options for Weyerhaeuser's former Mill-A site that now encompasses the Port's South and Pacific Terminal berths at the Seaport, and the surrounding bay. The contamination in review stems from former mill operations on site, and the study will present the options for cleaning it up. The cleanup options will take into account requirements of the Port's efforts to modernize its South and Pacific Terminals, which are being prepared to handle the next generation of ships and cargo (see page 8). The Port is using a unique combination of state loans and grants to fund the project to shovel ready status, including a \$4.3 million loan from Ecology — the first to be awarded in agency history, which will provide critical grant match funding as the Port pursues cost recovery from Weyerhaeuser. The Port is targeting cleanup to commence by 2024, once Ecology has decided on the final cleanup plan, the engineering design is completed, and necessary permits are in hand.

## Ameron-Hulbert

The Port is preparing to take on its final phase of cleanup in the northeast corner of Waterfront Place at the former Ameron-Hulbert industrial manufacturing site. The project sets out to remediate legacy contamination, and in turn, spur opportunity for redevelopment of the former pole manufacturing facility to support the next generation of maritime business at the site. The final phase of cleanup is supported by an Ecology remedial action grant and historic settlement funds from other responsible parties. The work is anticipated to begin in March 2021 and last approximately three weeks.

## East Waterway

Developed in the early 1900s, the East Waterway was a hub of industry at the Everett Waterfront, being the home of two major mills, the Navy, shipyards, shipping terminals, and other industrial activities. Legacy contamination stemming from the site's heavy historic uses is currently being addressed by Ecology through the formal state cleanup process under an Agreed Order. The project is currently in the beginning stages and will likely take more than a decade to complete.

## TC Systems

The Port acquired the Norton Industries property in 2019 to expand its landholdings within the Craftsman District of Waterfront Place. As part of the acquisition, the Port took on a relatively small cleanup site known as TC Systems, and the estimated costs to accomplish the cleanup were factored into the purchase price. While cleanup is not yet complete, it is well on its way, having conducted studies and two interim cleanup actions. In 2021, the Port will work with Ecology on the Remedial Investigation and Feasibility Study, to select the preferred cleanup option for the site.

## Bay Wood Shoreline Cleanup, Habitat Restoration Nears Completion

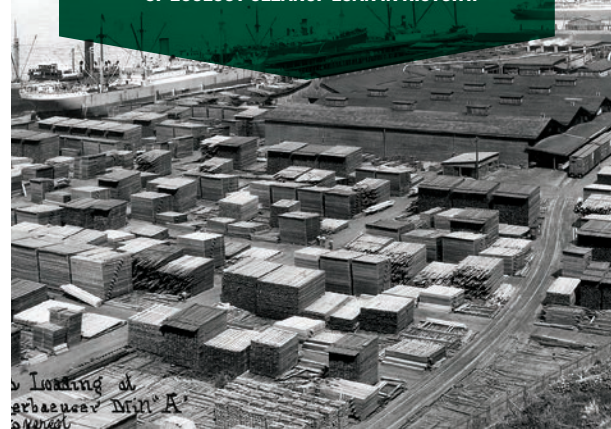
### Future Site Development to bring new jobs, public access

The Port of Everett, in partnership with the Washington State Department of Ecology (Ecology), is nearing completion on a \$2.3 million shoreline restoration and habitat enhancement project at the Port's Bay Wood property — a former waterfront mill site located at the northern end of West Marine View Drive. The work, which kicked-off in December 2020, is enhancing 1,300 linear feet (LF) of shoreline habitat, adding 2,300 LF of upland buffer habitat and plantings to create new, protected nearshore habitat for salmon and other native wildlife, and also, removing contaminated soil. This work is being done under an Agreed Order with Ecology as an interim cleanup action and habitat restoration project.

With this shoreline work being tidally dependent, project contractor Strider Construction has been working around the clock, including nights and weekends, to time the work with optimal low tides. To date, all of the low area soil cleanup and lower bank shoreline grading to set back the shoreline has been completed. Crews are now focused on upper bank grading, as well as placement of logs and native plantings along the shoreline as part of the buffer enhancement efforts.

The project is tracking for completion in spring 2021, at which time the future site developer, Latitude Development, is anticipated to execute its \$5 million Purchase and Sale Agreement to acquire the site from the Port and begin construction by summer 2021. Plans include an approximately \$30 million light industrial complex that restores jobs to the vacant site for the first time in nearly 30 years. This creates a new job hub to support up to 300 direct (on-site) jobs, 1,000 indirect (off-site) jobs and returns the property to city tax rolls, generating an estimated \$330,000 a year in state and local taxes. Development also brings public access to the site for the first time in its history, with a new nature trail along the cleaned-up shoreline.

THE PORT OF EVERETT HAS SECURED **100%** OF THE FUNDING NECESSARY TO SUPPORT THE **\$8.6M** IN REQUIRED CLEANUP STUDIES AND INVESTIGATIONS FOR MILL A, INCLUDING THE **FIRST-EVER** DEPARTMENT OF ECOLOGY CLEANUP LOAN IN HISTORY.



**Above:** An image of construction underway at the Bay Wood site in January 2021. **Below:** a conceptual image of the future light-manufacturing building to be constructed by Latitude Development to support up to 300 on-site jobs.





## NEW MUKILTEO FERRY TERMINAL OPENS FOR USE AT THE FORMER MUKILTEO TANK FARM SITE

On December 29, 2020 — *an exciting and momentous day more than two decades in the making* — Washington State Ferries, project partners and the community celebrated the grand opening of the new and improved Mukilteo Ferry Terminal.

The Port of Everett is proud to have worked alongside Senator Patty Murray, Senator Maria Cantwell, Congressman Rick Larsen and many community partners including the Tulalip Tribes, City of Mukilteo, City of Everett, Washington State Ferries, Sound Transit and Community Transit to lead in the nearly 15 year effort to secure the property transfer of the 20-acre former Mukilteo Tank Farm from the U.S. Air Force to the Port of Everett to facilitate this new multi-modal transportation hub and waterfront public access.



**Above:** A photo taken of the new Mukilteo Ferry Terminal following its grand opening in late-December 2020. **Below:** A 1989 overhead image of the former Mukilteo Tank Farm that the Port acquired from the U.S. Air Force to support today's new ferry terminal location.

### DID YOU KNOW?

In 1920, 100 years ago, the Port of Everett built Mukilteo's first ferry landing for boats running between there and the town of Clinton on Whidbey Island to the west. Ferries are later run there by the Puget Sound Navigation Company (the Black Ball Line) and eventually, in 1951, by the Washington State Ferries system, which still provides service to the area today. The ferry terminal, while rebuilt many times over, is now sited on the former Mukilteo Tank Farm site, a now decommissioned (and cleaned up) fuel tank site — first built by the U.S. Air Force in 1950. This site was officially transferred to the Port of Everett from the U.S. Air Force in 2013, after nearly 15 years of effort to secure the property for today's new multi-modal transportation hub and waterfront access for the community.



### Battuello Recognized AS 2020 Puget Sound Business Journal Commercial Real Estate 'Community Champion'



On October 6, 2020, the Port's Chief of Business and Economic Development Terrie Battuello was honored by Puget Sound Business Journal with the 2020 Community Champion Award.

"My work as an economic developer for the last 31 years is rewarding in and of itself, but to be recognized among the Puget Sound's CRE giants is humbling," Battuello said. "This regional recognition is due in large part to the small but mighty Port team making history on the Everett waterfront. Through imagination and dogged persistence, the Port's far-sighted vision is now being implemented. I take pride in anticipating future residents looking back approvingly long after we are gone at this incredible and indelible undertaking."

Battuello leads the charge on two major redevelopment efforts at the Port, including the recent redevelopment of Riverside Business Park, an 85-acre, 600,000 square foot (sf) light industrial development now supporting 700+ jobs, and Waterfront Place, a 1.5 million sf mixed-use development bringing housing, hospitality, retail and office to the waterfront. Both projects have transformed underutilized sites that once supported Everett's booming wood product mill presence into sustainable, 21<sup>st</sup> century job centers to support future growth of the area and greater Puget Sound. For the last three years, Battuello has served as port-city liaison to the Cascade Industrial Center (CIC), a 4,000 acre industrially zoned economic center where she is supporting CIC marketing, recruitment and the Arlington Airport Master Plan project and has initiated a Business Retention and Recruitment effort.

### Port of Everett Earns International Excellence in Economic Development Award for Riverside Business Park

The Port of Everett's Riverside Business Park redevelopment earned international recognition in October 2020 as the recipient of an *Excellence in Economic Development* (Gold) Award from the International Economic Development Council (IEDC) in the category of Real Estate Redevelopment and Reuse.

The IEDC award program recognizes the world's best economic development programs and partnerships, marketing materials, and the year's most influential leaders; 35 award categories honor organizations and individuals for their efforts in creating positive change in urban, suburban, and rural communities. Awards are judged by a diverse panel of economic and community developers from around the world, following a nomination process held earlier this year. IEDC received over 500 submissions from four countries.

This award follows additional industry recognition for the same project from July 2020, when the Port earned the *2020 Outstanding Job Creator Award* from the Washington Public Ports Association (WPPA), an organization that represents the 75 public port districts throughout Washington State.

1915



2019







## Parking Update

### Notice of Updated Policies & Rates

As of May 1, 2021, full implementation of the Port of Everett's comprehensive waterfront Parking Management Program (PMP) will be complete, replacing the existing seasonal parking fee structure implemented back in 2010. The new program balances the unique parking demands for a variety of site users from waterfront visitors and boaters to business patrons and special event attendees, and provides consistency in parking rates and permit structure site wide.

The PMP provides free visitor parking for up to two (2) hours a day year-round in designated visitor lots, with the exception of Special Event Parking, and incorporates a pay-to-park program thereafter. The free period includes parking at Jetty Landing Park, which was historically \$3. New cashless pay options include convenient web pay, mobile application and text in, as well as walk-up card pay at kiosks. Additionally, new long-term parking options have been established for visitors needing to park longer (not to exceed 29 days).

#### VISITOR PARKING RATES

<b>0-2 Hours</b>	<b>FREE</b>
<b>2-4 Hours</b>	<b>\$2</b>
<b>4-10 Hours</b>	<b>\$5</b>
<b>10-24 Hours</b>	<b>\$10</b>
<b>Special Events</b>	<b>\$5*</b>
<b>(*For up to 4 hours, may vary based on event)</b>	

Digital parking permits will be authorized for business employees, marina slipholders, marine mobile operators, boat club members and boat launch pass holders for use in designated lots. The Port's on-site parking operator, LAZ Parking, will monitor and enforce all parking zones and types using license plate reader and online pay monitoring technology.

Efforts to improve the waterfront parking experience have been underway since 2018, in consultation with previous and current parking management firms Diamond Parking and LAZ Parking, as well as industry expert, Walker Parking. Program implementation was phased over a three-year period while the Port worked to better understand site parking habits and needs, and incorporate community and stakeholder input, including optimizing parking zones, clarifying directional signage, improving ADA parking and facilitating convenient pay options to best support the needs of all site users.

**LEARN MORE & VIEW FAQs @**  
**[PORTOFEVERETT.COM/PARKING](http://PORTOFEVERETT.COM/PARKING)**



## Port Briefs & Updates



### COMMISSION ADOPTS \$61 MILLION BUDGET

The Port Commission adopted a \$61 million 2021 operating and capital budget that continues to implement the Port's Strategic Plan and overall vision of a vibrant and balanced working waterfront. The 2021 budget and financing plan take into account anticipated financial impacts resulting from the on-going COVID-19 pandemic, most significantly the anticipated loss of revenues as a result of the reduction in aerospace production and associated cargo movements at the Seaport. It does so while positioning the Port to undertake key capital initiatives to help with economic recovery and avoid layoffs or staff reductions at the Port. The 2021 budget includes a one year operating and capital budget, and a five-year capital budget forecast with a three-year funding plan. The plan includes 74 projects that advance the Port's Strategic Initiatives, placing a high emphasis on continued Seaport modernization efforts, maritime industrial expansion to put the former Kimberly-Clark mill site back into job producing use with development of a new marine cargo terminal, and furthering the creation of a new mixed-use waterfront community at Waterfront Place. [See full budget details in the Port's 2021 Citizen Budget Guide @ portofeverett.com/budget.](http://portofeverett.com/budget)



### PORT LAUNCHES NEW USER-FRIENDLY WEBSITE

The Port of Everett recently launched a new and improved website in response to overwhelming community and stakeholder feedback during the Port's 2018/2019 Strategic Plan outreach seeking an enhanced Port website. The redesigned site, hosted by Revize Website Design, modernizes site functionality and streamlines key information for the variety of site users from Port District residents and waterfront visitors to shipping customers and boaters. New features include easy navigation and quick link icons, smart search, directory listings, automatic language translation and enhanced ADA options to create a better user experience. [We would love your feedback. If you have comments or questions, please e-mail us at publicaffairs@portofeverett.com.](mailto:publicaffairs@portofeverett.com)



### ACCESSIBILITY PLANNING NOW UNDERWAY

The Port has begun development of its Americans with Disabilities Act (ADA) Transition Plan, a document that will formalize the Port's plan to ensure its facilities, programs, and administrative practices remain in ADA compliance. This plan will assist the Port in identifying barriers to accessibility and to develop barrier removal prioritization solutions that will facilitate the opportunity of access to all individuals within the Port's transportation network, selected recreational facilities and identified policies and procedures. This effort will be phased across multiple years. [We want to hear from you! Provide feedback via online survey and/or join us at the upcoming ADA workshop set for February 18, 2021. Learn more @ portofeverett.com/ADATransitionPlan.](http://portofeverett.com/ADATransitionPlan)



### NEW EMPLOYEE TRAINING AT THE PORT OF EVERETT HELPS PREVENT HUMAN TRAFFICKING

The Port of Everett has announced a new partnership with the Seattle-based nonprofit organization, Businesses Ending Slavery and Trafficking (BEST), to provide employees at the Port with an important new human trafficking awareness training, *Ports to Freedom*. This new training, specifically designed and delivered to the maritime industry, helps ports educate their employees to support the prevention and identification of human trafficking in the industry. The Port of Everett is the second Washington state port to join in this new nationwide training effort, that also includes the Port of Seattle.

"While I'm happy to report we haven't had a specific incident here in Everett that led us to implement this new training program, we recognize that identification and prevention is a collective effort," Port of Everett CEO, Lisa Lefebvre said. "As an active seaport that serves a critical link in our regional, national and global transportation networks, it's important to do what we can to support these crucial efforts underway to end human trafficking in the maritime industry." [Learn more about this training partnership at portofeverett.com/BESTpartnership.](http://portofeverett.com/BESTpartnership)



## Port Workers, Community Give Back This Holiday Season

In these ever-challenging times, our waterfront workforce and community members step up to help neighbors in need — from using their talents to create care packages for children and seniors to coordinating holiday food drives and toy donations. Here's the scoop!



### Maritime Workforce Pays it Forward in Toys, Food

Members of the International Longshore and Warehouse Union (ILWU) Local 32 — the labor union representing the maritime dock workers at the Port of Everett — made significant contributions in the community over the recent holiday season. In November and December 2020, the group's members donated more than 250 wrapped gifts supporting a total of 52 children from 21 families in need through a new Christmas program with Hawthorne Elementary. The group also donated 140 turkeys and hams to a number of local charities and nonprofits in the community.



### Port Staff, Community Give Back at Holiday on the Bay

With community support and the volunteerism of Port staff members, the Port of Everett was able to facilitate collection of more than 200 new, unwrapped toys for the local Marine Toys for Tots Foundation and more than 180 non-perishable food items in partnership with Engage Everett for Volunteers of America. The toy and food collection took place as part of the Port's modified Holiday on the Bay event that provided a variety of virtual and socially distant fun on Dec. 5, 2020. The event also included free drive in movies, waterfront restaurant specials and food trucks, distribution of free take-home holiday craft kits in partnership with Imagine Children's Museum, a lighted boat parade, virtual book readings with Everett Public Library and more!

### Seattle Children's Hospital Patient Care Packages

Last fall, a number of Port employees used their time and creativity to create care packages for patients at Seattle Children's Hospital in Everett as one of the Port's employee-driven quarterly charity drives. In all, Port staff made and donated 25 fleece blankets, six flannel blanket sets for newborns and infants using incubators, 45 finger puppets for children to use after blood draws or finger pokes, 20 pom pom toys, 100 craft kits (pony bead kits, coloring kits, etc.), and 40 handmade greeting cards with hand painted watercolor drawings.



### 'Stocking' Up On Cheer

In December 2020, a group of Port employees helped spread some holiday cheer by volunteering their time and talents to create and assemble 50 handmade greeting cards and 50 handmade stockings stuffed full of goodies for delivery to the residents at South Pointe Senior Living Center in Everett.

## Spreading Holiday Cheer!



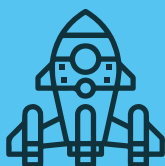
50

**Handmade  
Stockings**



90

**Handmade  
Greeting Cards**



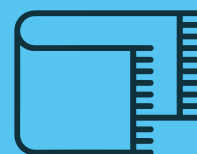
450+

**Toys Collected for  
Children in Need**



140

**turkeys/hams &  
180+ shelf stable  
food items collected**



76

**Blankets & Finger  
Puppets Made for  
Children's Hospital**



# CHEERS TO FORTY YEARS!



**Chris Kadet** came to the Port as a seasonal worker in 1978 working the fuel dock, performing maintenance work, and helping launch boats with the crane that was once located at the 14<sup>th</sup> Street Dock, where the Pacific Rim Plaza is now located. Kadet became a Marina Maintenance Apprentice full time in November 1980, and quickly acquired the skills to become a full fledged journeyman. Kadet is an excellent equip-

ment and Travelift operator, as well as a welder. Kadet has seen many changes at the marina in his tenure, including the expansion from what was once the 14<sup>th</sup> Street Yacht Basin (now Central Docks), to adding both the South and North Marinas. His experience and knowledge have helped the Port build and maintain its facilities throughout the years. Chris is a valuable asset to the marina team. Congrats Chris!



**Carolyn Diedrich** has risen through the ranks of the Port Administration team over her 40 years at the Port, and currently serves in the Finance Department as the Assistant Controller. Carolyn is responsible for accounting activities across the organization, internal audits and fixed assets. Her many roles at the Port have included receptionist, accounts payable, payroll,

HR specialist, records manager, tax auditor liaison, as well as the notorious "other duties as assigned." Carolyn is an important sounding board within the finance team, providing feedback on proposed changes and new initiatives. Her experience, knowledge of the organization and relationships allow valuable insight. She has been part of nearly all major accounting initiatives, ranging from conversion to new accounting systems, changing banks, and working on the Health Benefits Committee. Carolyn is a great asset to the Port team and we look forward to many more years of benefiting from her experience. Congrats Carolyn!



**Jim Weber** celebrated 40 years at the Port of Everett Marina on June 1, 2020 with 44 overall years including his time as a seasonal when he started working at 16 years old. In his tenure, Weber has supported many roles in the Marina Operations Division before moving into his current position as Marina Operations Director. There is no one better suited

to support the continued transition of Port facilities from an industrial feel to a destination waterfront. When Weber started at the Port, the entire Marina was known as the 14<sup>th</sup> Street Yacht Basin, (now Central Docks). These South, Central and North marinas, along with the Craftsman District Boatyard, Waterfront Center, and many other developments were all just future dreams and plans. Weber has seen these dreams become a reality. He has been an instrumental piece to creating signature events on the waterfront too, including Sail-In Cinema and Wheels on the Waterfront. Congrats Jim!

## Recent Port Staff Retirements

**Kay Adams, Marina Maintenance Journeyman,**  
10/16/1992 – 10/31/2020



Long-time employee Kay Adams retired in October 2020 after nearly three decades of dedicated public service at the Port of Everett Marina. Adams joined the Port in 1992 as a

Marina Maintenance Helper, and during that time, spent her evenings taking courses in Arc Welding and Carpentry to gain the skills necessary to become a journeyman. This dream was realized in 2001, when Adams became the first female journeyman in Port history. Adams closes out her career serving in this role for the last 19 years. As a Journeyman, Adams has acquired many skills and has helped maintain all aspects of the Marina's in-water and upland facilities.

**Jim Burgess, Marine Terminals Maintenance Journeyman,**  
7/1/1996 – 9/11/2020



After 24 years, long-time employee Jim Burgess headed off to enjoy his retirement. Burgess came to the Port in July 1996 as a mechanic in the Marine Terminals division.

During his time at the Port he facilitated the maintenance and care of the Marine Terminals rolling stock, including service trucks, steam cleaners, semis and more. He even fixed an odd flat every now and then. Burgess will be remembered for his friendly disposition daily and willingness to help coworkers in any need, especially a dead vehicle battery.

**Willie Watson, Project Manager**  
8/24/2015 – 10/15/2020



Willie Watson came to the Port in 2015 from the heavy lift industry. During his time at the Port, Watson was the Port's construction manager for the Central Marina Improvements Phases 2 through 4, which built new docks

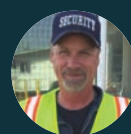
and reconfigured private boathouses. Watson also managed construction for bulkhead reconstruction and infrastructure in the Fisherman's Harbor district of Waterfront Place. He utilized his heavy lift knowledge to manage the relocation of the historic Weyerhaeuser Building, the cargo transit shed at South Terminal, and the two, 100-foot gauge container cranes by barge from the Port of LA. The Port will miss Watson's world-class knowledge, his excellent project management skills, but most of all his witty and friendly disposition.

## CELEBRATING SERVICE



**Brian Franklin**  
30 Years

Brian Franklin has served 30 years at the Port supporting the Marine Terminals Maintenance division. When Franklin first came to the team people were immediately impressed with his work ethic and his welding and construction skills. Franklin is a master fabricator. During his tenure at the Port, Franklin served for a number of years as the Local ILWU 32 Shop Steward for his group. Franklin became the Terminal's Crane Lead in 2006 and in 2020, Franklin was promoted from Lead to Foreman and has had the responsibility of the two new 100-foot gauge container cranes the Port acquired in 2019. He is a true jack of all trades! Congrats Brian!



**Dan Major**  
25 Years

Dan Major has served the Port for 25 years and has been a vital team member of the Security Division. Dan is a consistent smiling face as you enter the Marine Terminals, and is courageous and takes his job seriously. Major has served as the Local ILWU 32 Shop Steward for his group for 20 years, a position he takes great pride in.

## Employee Milestones

### 20 years

John Klekotka

### 15 years

Lisa Lefebber  
JJ Burgess  
Vince Mardesich  
Dave Sheldon

### 5 years

GaWon Kim  
Scott Sullivan  
Laura Gurley  
Alexis Dean  
Megan Kellington  
Froi Imadhay  
Ken Scott



# Climate Change Strategy

The Port of Everett through its progressive environmental programs, is implementing a climate change strategy (CCS). The purpose of the CCS is to articulate how the Port plans to ensure a resilient waterfront considering the anticipated physical and economic effects associated with a changing climate, and identify the Port's plans to participate in the global efforts to reduce greenhouse gases.

The strategy identifies a two-pronged approach, 1) Port Resilience — Climate Change Adaptation, and 2) Greenhouse Gas Emissions Reduction — Mitigation of Climate Change. There are 16 action categories that are specifically tailored to address climate change as it relates to the Port of Everett. This strategy will be reviewed and updated annually, or as new information is available. This version of the CCS was set forth in 2020.

## Port Resilience: *Climate Change Adaptation*

The Port is making efforts to adapt to a changing climate. The Intergovernmental Panel on Climate Change (IPCC) defines adaptation as: 'the process of adjustment to actual or expected climate and its effects. In human systems, adaptation seeks to moderate or avoid harm or exploit beneficial opportunities.'

### Regulatory Compliance & Engagement

Continue to track and comply with all current rules and regulations

### Plan for Sea Level Rise

Implement into Port's development and long-term management of facilities and properties

### Climate Change Vulnerability Assessment

Conduct in coordination with other owners and operators of other waterfront facilities

### Plan for Increased Sedimentation

Assess the Snohomish River navigation channel, marinas and terminal berth areas

### Waterfront Resilience Communication Coordination

Coordinate with the Everett waterfront users to ensure awareness of climate change risks and adaptation considerations

### Business Risk Awareness & Planning

Build an economy that is resilient to the physical, regulatory, and economic effects of a changing climate

### Resilient Economy

Factor in climate resilience when recruiting businesses to Port properties

### Adaptation Funding

Assist with adaptation, and integrate measures into infrastructure grant proposals

## Greenhouse Gas Emissions Reduction: *Mitigation of Climate Change*

The Port is making efforts to participate in the global effort to reduce greenhouse gas (GHG) emissions with the goal of reducing the effects of climate change. According to the IPCC, 'Mitigation is a human intervention to reduce the sources or enhance the sinks of greenhouse gases.'

### Regulatory Compliance & Engagement

Continue to track and comply with all current rules and regulations

### Air Emissions Study (PSMAEI)

Continue to participate in the Puget Sound Maritime Air Emissions Inventory (PSMAEI)

### Green Purchasing

Strive to acquire appropriate vehicle technology with the lowest GHG emissions as financially feasible

### Leverage Actions of Partners

Strive to communicate with partners on a coordinated effort to reduce GHG emissions (e.g., cargo ships, PUD, City of Everett, etc.)

### Commute Trip Reduction

Encourage employees to find alternatives to driving alone to work, and offer remote working options as appropriate

### Mixed Use Development

Continue development of the Waterfront Place Central mixed-use development

### Wetland Carbon Sinks

Continue efforts to protect and create carbon sinks on Port properties (e.g., Blue Heron Slough, Union Slough, Bay Wood Shoreline, etc.)

### Mitigation Funding

Assist with GHG mitigation planning and implementation efforts

**“As a responsible steward of our vast shoreline, keeping a pulse on the changing climate and continuing to make meaningful strides in the areas of adaptation and mitigation will help to ensure a sustainable Port District into the future.”**

Port Commissioner  
**David Simpson**



View a digital copy of the Port of Everett's  
**Environmental Stewardship & Sustainability Report** detailing our  
environmental commitment and robust portfolio of stewardship  
and sustainability programs that support clean air, clean land  
and clean water initiatives at the waterfront.

VISIT [PORTOFEVERETT.COM/SUSTAINABILITY](https://portofeverett.com/sustainability)