



Port of EVERETT

WINTER 2024

PORTSIDE

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COMMISSION MEETINGS

Port Commission meetings are held in hybrid format with an in-person and virtual option via the Zoom video conferencing platform. Meetings take place the first and second Tuesday of each month at noon at the Port of Everett's Waterfront Center, 1205 Craftsman Way, in the Blue Heron Room. The public is encouraged to participate.

PORTSIDE TEAM

This issue of the Portside was written and produced by the Port's Public Affairs Department and printed by DCG ONE. Publication sent to print early March 2024.

Cover: A collage of images taken around the Port of Everett waterfront showcasing community investment in people, opportunities, recreation, transportation and sustainability.

PORT OF EVERETT

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PORTS STAND FOR JOBS, ECONOMIC OPPORTUNITY

The Port of Everett has been an economic engine for our region for more than a century, creating and sustaining thousands of family-wage jobs and supporting a thriving economy.

Through operation of Snohomish County's only global gateway at the Port of Everett's international seaport, the largest recreational hub and public marina on the West Coast, and managing a balanced real estate portfolio, the Port has prioritized community investments that support people, create opportunity, and enhance quality of life for area residents with improvements to transportation, recreation, and the environment to deliver a healthier, livable community.

We encourage you to explore the latest Port news and happenings included throughout this publication, and to continue staying engaged and up-to-date by visiting our website, following us on social media and connecting with us at various events, meetings and public engagement opportunities throughout the year.



PORT LEADERSHIP



David Simpson
District 1
Vice President



Tom Stiger
District 2
President



Glen Bachman
District 3
Secretary



Lisa Lefeber
Executive
Director/CEO

SECRETARY OF NAVY VISITS NAVAL STATION EVERETT

On Feb. 14, Port of Everett leadership had the honor of welcoming Secretary of the Navy Carlos Del Toro during his visit to Naval Station Everett — the future home of 12 new Constellation-class frigates. The Port values its strong partnership with the U.S. Navy, and always strives to be a good neighbor and fierce advocate for Naval Station Everett and our community of sailors. The Port of Everett is one of only 18 Strategic Commercial Seaports nationwide, dedicated to supporting deployment of U.S. Armed Forces in times of need. With this designation, the Port is committed to maintaining readiness of its critical maritime facilities to meet our national defense needs.



Above (left to right): Port of Everett CEO Lisa Lefeber, Port Commissioner Glen Bachman, Secretary of the Navy Carlos Del Toro, Port Commissioner Tom Stiger and Port Commissioner David Simpson.



PORT'S \$83M BUDGET MOVES ECONOMIC DEVELOPMENT FORWARD

The Port of Everett Commission adopted an \$83 million operating and capital budget for 2024 that continues to implement the Port's Strategic Plan and overall vision of a vibrant and balanced working waterfront. The budget considers current economic factors such as historic inflation, while positioning the Port to address the significant opportunities before it to continue delivery of a balanced economic portfolio, including:

- ✔ Operation of Snohomish County's only global gateway and international Seaport
- ✔ Investment in key infrastructure that enhances our regional transportation network
- ✔ Operation of the largest public marina on the West Coast
- ✔ Management and development of 3,400 acres of property, including new mixed-use at Waterfront Place (see pgs. 6-7) and habitat sites like the 353-acre Blue Heron Slough salmon restoration (see pg. 11)
- ✔ Continuing to invest in environmental cleanup and public access to enhance quality of life across the Port District

ABOUT PORT TAXES + HOW THEY ARE USED



Ports are the **lowest taxing entities** in the County at about 0.3% of the distribution



Port District property owners **pay about \$100/year** in Port taxes (based on \$500K property value)



Port collects about **18.8 cents per \$1,000** (about \$5.9M or 6.5% of Port's 2024 budget)



Port taxes are **ONLY** used to fund capital projects, public access & environmental cleanups



Port taxes are **NOT** used to fund any Port operations, staff salaries or benefits



REINVESTING IN OUR COMMUNITY

In 2024, the Port is delivering a capital program of \$37 million that includes work on 46 projects to advance its Strategic Initiatives. The program places a high emphasis on modernizing the Seaport and greening the supply chain, continuing to build out destination mixed-use and public access infrastructure at Waterfront Place, recapitalizing and upgrading Marina facilities, exploring economic development opportunities in the Port District, including redevelopment efforts at the Mukilteo waterfront, and continuing to address legacy contamination through environmental cleanups.

DID YOU KNOW?

PORT OPERATIONS + CAPITAL INVESTMENTS SUPPORT...

- ✔ 40,000 JOBS & COUNTING
- ✔ ONE OF ONLY 18 STRATEGIC SEAPORTS NATIONWIDE
- ✔ TWO LARGEST EMPLOYERS IN SNOHOMISH COUNTY – BOEING & NAVAL STATION EVERETT
- ✔ 2ND LARGEST EXPORT CUSTOMS DISTRICT IN THE STATE WITH UP TO \$30 BILLION IN ANNUAL COMMERCE VALUE
- ✔ 3RD LARGEST CONTAINER PORT IN THE STATE
- ✔ LARGEST RECREATIONAL BOATING HUB + PUBLIC MARINA ON THE WEST COAST WITH 2,300 SLIPS
- ✔ 3,400 ACRES OF REAL ESTATE, WITH 1,500+ ACRES DEDICATED TO PUBLIC ACCESS & HABITAT
- ✔ 250+ ACRES OF ENVIRONMENTAL CLEANUP

Seaport Modernization

Modernize and "green" seaport to meet 21st century demands & opportunities; support jobs & environment (see pg. 10)

2024 Expenditures: \$5.2M

Industrial Economic Development

Expand lease portfolio & enhance underutilized real estate to support jobs

2024 Expenditures: \$700K

Taking Care of Facilities: Maintenance & Preservation

Asset replacement, maintenance & preservation across business lines

2024 Expenditures: \$4.4M

Creating a New Community at Waterfront Place

Phase new waterfront community projects, including public infrastructure & new mixed-use amenities (see pgs. 6-7)

2024 Expenditures: \$17.4M

Sustainable Marina Operations

Develop & implement a marina services plan to ensure success of marina operations & recapitalization needs

2024 Expenditures: \$7.4M

Other Projects

Equipment & security upgrades

2024 Expenditures: \$1.6M

NEW PLAYSET AT JETTY LANDING PARK HONORS HISTORIC EQUATOR VESSEL

A new ship-themed children's playset in honor of the historic *Equator* has been installed at Jetty Landing Park near the boat launch. It opened for play on Aug. 18. The playset, which offers ADA-accessible features, includes slides, deck-to-deck climbers, a porthole panel, a nautical bow, a stern climber, a pipe wall, a tower and Pacific octopus and baby orca whale climbers.



HISTORIC EQUATOR EXHIBIT COMING TO LIFE



The Port has completed the first phase of a new interpretive exhibit at its Waterfront Center to memorialize the historic *Equator*. The display features a timeline of her storied

career, historic images and a map of her many journeys across the seas. The Port will soon add to the display with a scale model of her first life as a trading schooner, vessel artifacts, a multimedia area to share more history and photos, and a commissioned sculpture by Seattle-based artist John Grade inspired by her time as a research vessel made with pieces of her salvaged timbers.

NEW STATUE COMMISSIONED FOR MARINA



Sultan-based artist Kevin Pettelle has been commissioned to sculpt a new statue for the Port of Everett waterfront. The bronze statue is inspired by a 1940s photograph of a young

girl looking out into the Everett boat harbor, which was located between Piers 1 and 2 at the Port's international Seaport at that time. The statue, to signify the evolution of boating, will be installed later this year in one of two vistas being upgraded along the Central Marina esplanade as part of the Millwright Loop Road project now underway.



2024 PORT OF EVERETT EVENTS CALENDAR

MAR. 24
MILL TOWN MARATHON

APR. 20
MARINA & JETTY ISLAND
CLEANUP DAY

APR. 27
WALK MS EVERETT

MAY 27
MEMORIAL DAY CEREMONY @
PACIFIC RIM PLAZA

JULY 5 - SEPT. 1
JETTY ISLAND DAYS

JULY & AUG.
THROWBACK THURSDAY HARBOR TOURS
WITH HISTORIC EVERETT (THURSDAYS)
JULY 11, 25, AUG. 8, 22, 29

JULY & AUG.
WORKING WATERFRONT
HARBOR TOURS (WEDNESDAYS)
JULY 17, 31, AUG. 14, 28

JULY 11 - AUG. 29
MUSIC AT THE MARINA
(THURSDAYS)

JULY 26 - AUG. 30
SAIL-IN CINEMA OUTDOOR MOVIES
(FRIDAYS)

JULY 19 + 20
ROCK THE BOAT
NIGHT 1
FEATURING MUDHONEY, SWEET WATER
NIGHT 2
CLAY WALKER & DEANA CARTER

JULY 22 - 29
TALL SHIPS
LADY WASHINGTON

AUG. 2 - 30
PUGET SOUNDS
STEEL DRUMS (FRIDAYS)

AUG. 24
WHEELS ON THE WATERFRONT
CAR SHOW

SEPT. 6-8
MUKILTEO LIGHTHOUSE FESTIVAL

SEPT. 14
SALMON FOR SOLDIERS

SEPT. 21 + 22
EVERETT COHO DERBY

OCT. 5
WALK TO END ALZHEIMER'S

MID-NOV. - EARLY-JAN.
PACIFIC ICE COMMUNITY ICE RINK

DEC. 7
HOLIDAY ON THE BAY

DEC. 8
HOLIDAY ON THE BAY 5K

**VIEW THE FULL
LINEUP OF EVENTS**

@ [PORTOFEVERETT.COM/EVENTS](https://portofeverett.com/events)

PORT OF EVERETT MARINA SLIP HOLDERS MOOR IN EVERETT FOR OVER 50 YEARS



Above: Long-time Everett slip holders Marilyn and Jack Courier out on the water.

Marilyn and Jack Courier are what we like to call “legacy boaters” — they have moored their boats at the Port of Everett Marina for 53 years.

Since 1971, the Everett couple has docked their powerboat at the Central Docks, though it hasn't been the same boat all this time. Two of their boats in five decades have been named *White Frog*.

The Couriers might take off from Everett for a visit to Poulsbo or Port Ludlow for the weekend or take a trip to British Columbia and Alaska for months at a time. Over the years, they've gone fishing, crabbing, water skiing, swimming and beachcombing, but

most times they're just happy to anchor out in a bay.

Boating has become a family affair. Their son and daughter have been boating all their lives. In fact, their son, Jim, has moored his boat at the Port since 1998. Now the Couriers' grandkids are enjoying their time on the water too.

Why stay at the Port of Everett for more than 50 years? Not only do the Couriers enjoy the amenities, they also appreciate the customer service and friendships built over the years with Marina Office and Operations staff.

“The Port of Everett staff have enjoyed seeing Jack and Marilyn down here at the Marina,” said Jeff Lindhout, Chief of Marina Operations for the Port. “I always smile when Jack reminds me of his monthly moorage rate 53 years ago. Thank you, Jack and Marilyn, for your many years of moorage with us.”

EVERETT YACHT CLUB'S NEW CLUBHOUSE SAILS TO COMPLETION



After much anticipation, the Everett Yacht Club (EYC) moved into its new clubhouse near Anthony's Woodfire Grill this winter. In 2021, EYC leased the Port's former Marina Office building in Marina Village and invested over \$1 million to renovate it into a clubhouse.

The new multi-story clubhouse at 1720 West Marine View Drive has indoor and outdoor spaces for member meetings, classes and events. It features a kitchen, bar and elevator, plus convenient access to the Port's nearby Commodore Plaza and South Marina facilities.

This is the fourth clubhouse for the Everett Yacht Club, which formed in 1907. The club was originally located on an offshore float at Camp No. 1 south of Weyerhaeuser Mill A (now the Port's South Terminal). That float was moved between Piers 1 and 2 at the Port of Everett Seaport in 1927, when recreational boating was sited there.

A clubhouse was built also in 1931 west of the Great Northern Railway Depot. In 1968, the club relocated to a new two-story building on 14th Street.

That previous space, near the Port's Boxcar Park, is in a state of disrepair. It is programmed for demolition to make way for a new hospitality/restaurant concept in Phase 3 of the Port's Waterfront Place development.



CENTRAL MARINA DREDGING COMPLETE

This winter, the Port of Everett completed maintenance dredging in the Central Marina. Port contractor American Construction Co. removed about 4,000 cubic yards — or about 400 dump truck loads — of clean material by clamshell dredge. The \$360,000 marina investment addressed extreme sedimentation that was causing navigational challenges at low tide.



MARINA FUEL TANKS REPLACED, DOCK REBUILD UP NEXT

A \$9.8 million project to upgrade the Port of Everett's aging Marina Fuel Dock is halfway done. In the first phase, Port contractor Glacier Environmental Services installed two new 30,000-gallon underground tanks — one for diesel, the other for gas. The Port has awarded a \$7.8 million contract to American Construction Co. for the second phase beginning this summer to relocate and rebuild the fuel dock. The dock is a critical asset not only supporting thousands of recreational boaters and commercial users each year, but it also fuels national defense, regularly serving U.S. Navy and Coast Guard assets. Additionally, City of Everett Police and Fire, Snohomish County Sheriffs and tribal partners fuel their vessels here to support critical emergency response in the area.



YOU'RE INVITED! The new Everett Yacht Club grand opening and membership drive is scheduled for March 30 from 1-4 p.m. at 1720 West Marine View Drive.

Visit everettyachtclub.com for more information.

Waterfront Place At Work



The Port of Everett's Waterfront Place is more than the destination waterfront of Everett and greater Snohomish County — it is a major job creator, too.

While the Port's international Seaport at Everett's south waterfront is the economic workhorse of the region, supporting 40,000 jobs and contributing \$433 million in state and local taxes, the Port's real estate venture to the north, which is creating a new waterfront community where people can live, work, play and thrive, packs its own economic punch.

Situated at the heart of the largest public marina on the West Coast, Waterfront Place is the largest of the Port's commercial projects. This public-private development is adding 1.5 million sq. ft. of new mixed-use amenities to the County, including a variety of fine and casual dining, hotels, residential, local shops, marine sales and services, parks, plazas and trails, recreation, events and more.

The project is not only adding fun for locals and creating a tourism draw with 1.3+ million visits per year, it's also creating local jobs and driving new economic output.

To date, the Port's infrastructure investment has facilitated nearly \$400 million in private investment here to bring what was once an environmentally-impaired, former mill site to today's reality of delivering this community-led vision.

In the last year alone, eight establishments opened at four new sites, including Bellingham Yacht Sales, the Asian-fusion Fisherman Jack's restaurant, Freedom Boat Club, The Muse Whiskey and Coffee in the renovated historic Weyerhaeuser Building (see pg. 14), Sound 2 Summit

JOBS AT THE WATERFRONT

Here's a look at jobs supported at Waterfront Place:

900
Direct Jobs in 2019

520
Induced & Indirect Jobs in 2019

150+
Direct Jobs Added in 2023

2,100+
Jobs Estimated by Full Build-out



Brewery and Pizzeria, South Fork Baking Co., Waterline Boats and Woods Coffee. This added more than 150 new on-site jobs in 2023.

Prior to the recent developments, the Port's north waterfront properties were already supporting about 900 jobs, according to an independent economic impact study by Martin Associates from 2019. For every direct job created, indirect and induced jobs are also supported through waterfront business

purchases and services, representing another 520 off-site jobs, according to 2019 numbers.

It's estimated that by full build-out, Waterfront Place will support 2,100 family-wage jobs and contribute \$8.6 million each year to state and local taxes, in turn, supporting local services from schools to life safety.

"We've had a banner year for jobs and visitor growth at Waterfront Place," said Catherine Soper, Director of External Affairs & Business Development for the Port. "We expect these numbers to continue to rise as new elements in the pipeline come to life over the next decade."

Up next, the Port plans to break ground on the next two buildings at Fisherman's Harbor "Restaurant Row" later this year to add more dining experiences (see pg. 9). In early 2025, the Port's private development partner LPC West is expected to break ground at the 10-acre Millwright District, starting with residential (see page 7).



Learn more or inquire about leasing opportunities at portofeverett.com/wpc.

Waterfront Place Reels in Two More Restaurants

The Port of Everett Commission has authorized two new 15-year leases with local restaurateurs The Way Group Hospitality LLC to open two new restaurants at Waterfront Place — Tapped Public House and The Net Sheds, a new fish and chips restaurant with a year-round fish market. Both businesses will locate along “Restaurant Row” in Fisherman’s Harbor in two new multi-tenant buildings set to break ground soon.

Tapped Public House joins Rustic Cork Wine Bar and Menchie’s @ the Marina in a new two-story, nearly 12,000 sq. ft. building to be constructed on parcel A12, south of the new Asian-fusion Fisherman Jack’s restaurant and South Fork Baking Co. that opened last year.

The Net Sheds will anchor a new 6,000 sq. ft. building overlooking Seiner Wharf and the commercial fishing dock at parcel A6 in Fisherman’s Harbor, situated at the corner of Seiner and West Marine View drives near the Grand Avenue Park Bridge and annual Music at the Marina concert series.

The two agreements, approved Nov. 14, 2023, secure about 9,500 sq. ft. of interior space between both parcels, plus expansive outdoor deck and patio space. Both leases have an initial 15-year term with two, five-year options to extend.



Above: Location diagram and preliminary renderings for the A6 and A12 buildings along Fisherman’s Harbor’s Restaurant Row.

The Port is working to finalize building design with BCRA Architects, with groundbreaking anticipated in late 2024/early 2025. Openings are targeting late 2025.

Site development also includes construction of a 78-stall lot to add more visitor parking at the waterfront. More shared-use parking will be added in future development phases.

Millwright District Building Permits Submitted, Mixed-Use Residential Coming First

Building permits have been submitted to support the next phase of development at the Millwright District — the second and largest phase of the Port of Everett’s Waterfront Place mixed-use project.

The Millwright District, situated in the uplands between the Port’s Central and North Docks, will feature 60,000+ square feet of new retail/restaurant space and 200,000+ sq. ft. of commercial/office space, along with 313 residential units.

The Port’s development partner on this phase, LPC West, is preparing to break ground next year, starting with residential. Retail and office will follow.

Preliminary plans show a 493,000 sq. ft. building off Millwright Loop South featuring 313 new apartment homes. The six-story, fully self-parked building, maintains approved heights for the district at 65 feet in the center and tapers down as you near the water. It is designed in a way that residential units wrap around a five-level parking structure, highlighting waterfront views and hiding parking from the street. An amenities center includes a gym, pool, spa/sauna, clubhouse, conference room, community garden, ample patio space and more. Initial retail spaces at the residential building’s corners along the coming Chamfer and Weaver streets total 6,000 sq. ft. to activate amenities at the street level.

LPC West is also underway on design for an additional 38,000 sq. ft. of retail frontage north of the residential building in four buildings overlooking the Port’s North Docks, with another shared-use parking lot planned off Millwright Loop North. Office design is also underway and out to market for up to 200,000 sq. ft. spread over three buildings, marking the key job center for the district.

The Port’s work to prepare the 10-acre district for private development continues on site today, including construction of the roadways, utilities, Marina and visitor parking, trails, sidewalks and more.



Above: Preliminary conceptual renderings from Port development partner LPC West show plans for residential, retail and office space in the 10-acre Millwright District between the Central and North Marinas.

Visit portofeverett.com/millwright to view more conceptual imagery.

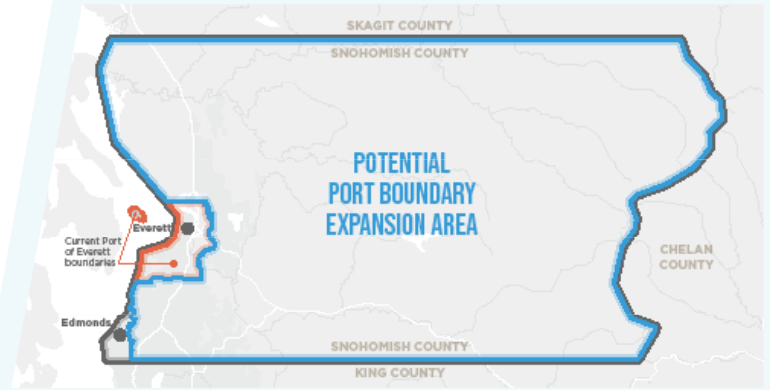
PORT COMMISSION TAKES ACTION TO PLACE BOUNDARY ENLARGEMENT ON BALLOT

VOTERS TO CONSIDER OPENING UP ACCESS TO PORT RESOURCES, INVESTMENT OPPORTUNITY TO MOST OF SNOHOMISH COUNTY

In a historic action on Dec. 19, 2023, the Port of Everett Commission unanimously passed Resolution No. 1220, directing Port staff to submit a proposition to enlarge the limits of the existing Port District to the Snohomish County Council for voter consideration — a first since the citizens voted to create the Port more than a century ago.

The measure, slated for the August 2024 primary, will consider enlarging the Port District to include most of Snohomish County (see map top right).

This decision follows years of discussion on the topic and a recent exploratory effort by the Port to conduct an economic value study and legal assessment of expanding boundaries beyond its current footprint to be better positioned to bring value and economic opportunities to more of the County.



Above: A map showing current Port District boundaries in orange and the proposed enlargement area in blue; the ballot measure will consider enlarging the Port District to all of Snohomish County, excluding Edmonds.

“At this time, only about 15% of the Snohomish County population has access to port economic development tools and resources. The Port of Everett is one of the largest ports in the state that doesn’t serve a county-wide district. This measure, if passed, would allow the Port to make more investment in economic and community priorities across the County — from transportation and supply chain improvements to public access, environmental enhancements and more.”

— **Lisa Lefeber, Port of Everett Executive Director/CEO**

In response to the Port Commission’s petition by resolution to put boundary enlargement up for a vote, Port staff filed the petition with the Snohomish County Auditor in January. On March 12, the petition was unanimously passed by the Snohomish County Council to officially move the measure to the ballot.



PEOPLE

Ports create jobs & enhance the quality of life for the people of the communities they serve

OPPORTUNITY

Ports deliver a strong economy & create opportunities for future generations to thrive through community investments

RECREATION

The Port of Everett has invested \$100M+ in new public access amenities since the early 2000s

WHY PUT IT OUT FOR A VOTE NOW?

As an economic driver and job creator in the region, the Port of Everett is always looking at how it can use the tools and resources unique to ports to create new opportunity and add value to the communities it serves.

The caveat? Ports are limited in their ability to operate or invest in projects outside their district boundary lines.

While many large port districts in Washington state are county-wide — including all other ports in the state that operate international seaports — the Port of Everett is not. Currently, Port boundaries cover most of Everett, portions of Mukilteo, and small parts of Marysville and unincorporated Snohomish County — a total of about 110,000 residents. To put this into perspective, with nearly 830,000 residents and growing, only about 15% of the County has access to port tools and investments.

Being located in one of the fastest growing counties in the state, this significantly restricts how the Port of Everett can help advance economic and community priorities across Snohomish County.

The topic of boundary expansion has come up many times in the Port's more than a century of service, yet there has never been a formal opportunity for residents to weigh in. Given the Port's limitations, the challenges and opportunities before us, and the general interest heard during recent outreach on the topic, the Port Commission believes it is time to send it to the ballot.

WHAT IS THE COMMUNITY INVESTMENT?

As special purpose districts, ports collect a property tax. Ports are the lowest taxing entities in the County. In 2024, the Port collects 18.8 cents per \$1,000 — or about \$100/year on a \$500K property value. The Port ONLY uses tax dollars for reinvestment back into its Port District community via capital projects, public access and environmental cleanups (see pg. 3 for more on Port taxes). Port taxes are not collected on tribal trust lands.

WHAT'S IN IT FOR ME? FUNDING TO INVEST IN...



LOCAL JOBS



RECREATION



ENVIRONMENTAL ENHANCEMENTS



TRANSPORTATION IMPROVEMENTS

IF THE MEASURE PASSES, WHAT'S NEXT?

If voters of the proposed enlarged area approve the measure (50.01% or more), the Port would be required to address governance by submitting to the voters the proposition of whether to increase the number of Port Commissioners from three to five to govern the expanded district.

The Port would also reopen its Strategic Plan — a guiding document of strategic priorities and future investments — to ensure the economic and community needs of the enlarged area and feedback of constituents is considered in the Port's vision and capital investment plan moving forward.

HOW CAN I LEARN MORE & STAY INFORMED?

The Port continues to engage with community members to share information and answer questions. Various public information opportunities will be available through August.



EAST COUNTY

May 16, 2024 | 4:30-6:30 p.m.
Monroe Community Senior Center



SOUTHEAST COUNTY

June 3, 2024 | 4:30-6:30 p.m.
Willis Tucker Activity Center



CENTRAL EAST COUNTY

May 23, 2024 | 4:30-6:30 p.m.
Hartford Hall at The Mill Lake Stevens



NORTH COUNTY

June 13, 2024 | 5-7 p.m.
Stilly Valley Center



SOUTH COUNTY

May 30, 2024 | 4:30-6:30 p.m.
Lynnwood Convention Center



CENTRAL COUNTY

June 20, 2024 | 4:30-6:30 p.m.
Marysville Opera House



TRANSPORTATION

Ports help move goods & people more efficiently with investment in trade & transportation projects



SUSTAINABILITY

The Port is a committed steward of our air, land & sea with clean up of 250+ acres, creation of habitat & more

LEARN MORE!

Visit our website to explore more information on the upcoming Port boundary enlargement ballot measure, including FAQs and a schedule of upcoming informational opportunities on the topic.

SCAN QR CODE OR VISIT
portofeverett.com/boundarymeasure



EVERETT SHIP REPAIR EARNS MILITARY CERTIFICATION

Port of Everett Seaport tenant Everett Ship Repair has earned certification to work on U.S. Navy destroyers at their facility.

Everett Ship Repair, located on the north side of the Seaport's Pier 3, was awarded a Master Ship Repair Agreement (MSRA) on Dec. 14, 2023. With the MSRA, the shipyard is now a Navy-approved service provider for Naval Station Everett's current DDG fleet and future frigate program.

The shipyard provides ship service and repair both in and out of the water for all types of vessels, from government and commercial including Navy, Military Sealift Command, Army, Coast Guard, passenger ferries, tug and barge, to commercial fishing vessels and large pleasure craft.

The company's recent certification further supports the needs of U.S. military assets, including those located at neighboring Naval Station Everett. Everett Ship Repair previously earned certifications to repair Navy boats and Coast Guard vessels in 2020.

"The Port of Everett is pleased that Everett Ship Repair has been certified to work on military vessels," said Carl Wollebek,

Port of Everett's Chief Operating Officer. "Our strong partnership with Everett Ship Repair continues to provide a range of key maritime services and repair options, all aimed at supporting a strong economy, keeping our region competitive, growing maritime jobs and furthering our support of national defense."

Everett Ship Repair is a subsidiary of Ice Cap Holding and a sister company to Nichols Brothers Boat Builders. It has about 100 employees and growing.

The shipyard's 3.5-acre facility includes a 21,000-square-foot fabrication shop, 1,250 feet of pier and dolphin space, plus two dry docks — the *Faithful Servant* and the *Emerald Lifter*.

The *Faithful Servant* is a 436-foot-by-110-foot submersible barge with a lifting capacity of 8,000 tons. The *Emerald Lifter* is a deck barge that provides another 2,000-ton lifting capacity and a 220-foot-by-62-foot deck.

In another show of U.S. military support, the Port is also working to electrify Pier 3, which is a Navy requirement (see right).

SEAPORT'S PIER 3 GOING ELECTRIC

On Nov. 14, 2023, the Port Commission awarded a \$350,000 contract to Jacobs Engineering Group to assist the Port in the modernization and electrification of the Port's international Seaport. Jacob's Bellevue-based team's designs will first focus on electrifying Pier 3 to minimize the use of diesel generators and installation of utilities to support future electric tugs. The Pier 3 project will immediately reduce carbon footprint and improve the Port's power supply resilience. Once electrified, it is estimated that over 630 tons of carbon dioxide will be eliminated in the first year alone. This project is paid for in part by \$5 million in community project funds from the Washington State Legislature.

GOVERNOR INSLEE VISITS "GREENING" PORT OF EVERETT SEAPORT

Gov. Jay Inslee visited the Port of Everett Seaport — Snohomish County's global gateway — on Jan. 17, 2024 to see how the Port is working to modernize and electrify its maritime infrastructure, including Pier 3 (see top right) and talk about how the Port's facilities stand ready to implement shorepower to allow ships to plug into dock power as soon as the maritime industry standardizes ship plugs. Inslee applauded the Port's efforts to incorporate sustainable practices while operating the third largest container port in the state. "When we burn diesel it pollutes our environment, but the Port of Everett is doing something about it," he said. "We're building a clean energy economy one connection at a time, and this is a big deal."



PORT OF EVERETT ENVIRONMENTAL PROJECTS EARN INTERNATIONAL RECOGNITION

NORTON TERMINAL RECOGNIZED WITH TOP ENGINEERING AWARD

The Port of Everett received the *Facilities Engineering Excellence Award* (1st place) from the American Association of Port Authorities and the *Social, Economic and Sustainable Design Considerations Award* (2nd place) from the American Council of Engineering Companies for the new 40-acre Norton Terminal. The \$40 million investment involved the environmental cleanup and redevelopment of the former Kimberly-Clark mill site — the last mill site to serve the Everett waterfront — and put it back into productive use after sitting vacant for a decade. The once-contaminated property nearly doubled the Port's cargo-handling capacity and restored more than 950 jobs while cleaning up the environment. The work involved the final upland cleanup of legacy contamination at the site and the installation of a 9-inch-thick pavement environmental cap that provides environmental controls and state-of-the-art stormwater treatment for the first time in the property's history. Since 2023, more than 12,500 containers and over 26,700 tons of project cargo has moved through the site.



BLUE HERON SLOUGH EARNS TOP ENVIRONMENTAL HONOR

The Port of Everett has received the *Environmental Improvement Award* (1st place) from the American Association of Port Authorities for the Blue Heron Slough restoration. The Port of Everett's Blue Heron Slough is 353 acres of restored Snohomish River estuary habitat between the cities of Everett and Marysville. In 2022, the Port returned the former farmland to its natural condition as estuarine habitat to aid in Chinook salmon and bull trout recovery and support food supply for Southern Resident orcas in Puget Sound. The \$20 million investment improves water quality, provides flood protection, increases bird habitat and offsets greenhouse gas emissions. Blue Heron Slough also serves as a mitigation bank, balancing economic development with a healthier environment. The restoration site is larger in land footprint than the Port of Everett Seaport, Naval Station Everett and Waterfront Place combined. This critical work reconnected the former estuary to the Snohomish River sloughs to restore natural habitat-forming processes. It involved the creation of a mosaic of estuarine mudflats, tidal marshes, riparian habitats, islands and, over time, some forested wetlands.

PORT'S BLUE HERON SLOUGH RESTORATION VIDEO TOUTED

The Port of Everett also received the *Communications Award of Distinction* (2nd place) from the American Association of Port Authorities for its video covering the Blue Heron Slough restoration work. The Port team created the video to visually show the site's massive transformation with drone footage and aerial photography, and to honor the Port's many project partners in a meaningful way. The restoration was completed in partnership with Wildlands and the Port Gardner Bay Trustees, comprised of the Tulalip Tribes, Suquamish Tribe, U.S. Department of Interior, U.S. Fish and Wildlife Service, U.S. Department of Commerce, National Oceanic and Atmospheric Administration and Washington State Department of Ecology. Since its launch, the video has been watched more than 22,000 times — more views than any other Port video.





ORCA ADMITS ITS 20TH COHORT

Everett Community College's (EvCC) Ocean Research College Academy (ORCA) is revolutionizing marine education — and it's based at the Port of Everett waterfront.

The only academy of its kind in the U.S., ORCA will be marking its 20th graduating class next year. ORCA students can finish their high school diplomas at the same time they earn an associate degree from EvCC.

ORCA's state-of-the-art research lab is located at the Port's Waterfront Center with a view of — and quick access to — Port Gardner Bay from the classroom. A 34-foot research vessel, custom-built for ORCA, takes students to where the Snohomish River flows into Possession Sound.

"It's a very straight-forward introduction for what different waters do when they meet each other," said Ardi Kveven, founder of ORCA. "They drive all these other ecosystem connections — where the plankton coalesce, where the smaller fish feed, which are then food for bigger fish, birds and marine mammals."



Kveven, who has been teaching for 35 years, launched ORCA in 2004. At the two-year academy, students conduct scientific research of their own design to help them understand the complexities of the marine ecosystem. The proximity to the water is ideal, allowing for daily monitoring and independent research projects.

The students run the instrumentation when aboard their vessel. They sample for water chemistry where the currents and tides intersect. This includes tests for temperature, salinity, dissolved oxygen, PH and turbidity. They also record noise and light levels, collect plankton and capture nutrients, and count and identify wildlife.

Students present their original research at local, national and international conferences. Their scientific data is collected as part of ORCA's longitudinal research project, The State of Possession Sound, which has become a wealth of student-sourced data.

In two decades, 850 students have taken close to 400 trips around Port Gardner Bay from their home base at the Port of Everett, building their oceanography skills and contributing to ORCA's data set.

The Port supports ORCA's curriculum in many ways, from allowing deployment of instruments at Port facilities to collect data, having Port staff speak to students about environmental stewardship, programs and initiatives, and when Port activities have been of student interest, they've been welcome to conduct research.

ORCA GRADUATE PROPELS CLASSROOM EXPERIENCE INTO DREAM MARITIME JOB



Everett Community College's Ocean Research College Academy grads go into many fields, as students learn problem-solving,

teamwork and communication skills as much as they do about marine biology and biological oceanography.

"The students are the ones who ask all these questions and manage the data so, even though this program is very focused on marine sciences, the skills they are developing apply to so much work," said Ardi Kveven, founder of EvCC's two-year academy located at the Port of Everett.

Tanis "Ani" Merrick, a 2013 ORCA grad, knew she wanted to go into maritime law even before she enrolled in ORCA. She researched international ballast water regulations while there.

After earning an associate degree from EvCC's ORCA program, Merrick received her bachelor's degree from the California Maritime Academy, plus her law degree and a certificate in maritime law from Tulane Law School.

She now works for Ocean Network Express — the seventh-largest shipping company in the world — as an assistant general counsel.

"I'm only a few years out of law school, and I already have my dream job," Merrick said. "ORCA set the foundation for me to get there."

In addition to the Port, ORCA's data is shared with Snohomish County, the Stillaguamish Tribe, Tulalip Tribes, the Washington State Department of Ecology and the Puget Sound Partnership. Kveven hopes to cast a wider net over the next 20 years.

"We are the data holders of this place," she said. "I'm excited to see where the science takes our students."

MARITIME JOBS + WORKFORCE DEVELOPMENT

A Snapshot of Port of Everett Programs & Partnerships that Promote Pathways to Maritime Jobs

As the most trade-dependent county in the state with about 60% of jobs in Snohomish County tied to trade, the Port is always looking to our youth and the next generation of maritime jobs. The Port has been focused on workforce development, engaging with students and educators from elementary to high school and beyond via community and technical colleges to facilitate programs that illuminate maritime career pathways. Here's a snapshot.



MARITIME JOBS TOURS + PRESENTATIONS

- Host students, educators and community groups for tours and presentations that provide a behind-the-scenes look at the Port's international Seaport and public Marina to highlight jobs — from trade and supply chain to marine construction, services and more
- Took 1,500+ people on Port tours over the past decade



MARITIME EXHIBIT @ CHILDREN'S MUSEUM

- Contributed \$100,000 toward a maritime exhibit — "Import. Export. Our Port." — at the expanded Imagine Children's Museum to educate on the importance and connection of seaports to our daily lives
- Nearly half a million people have visited the expansion with a chance to interact with the exhibit featuring a model tugboat, a crane station, and a cargo logistics and distribution center



SKILLED TRADES + CAREER FAIRS

- Attend many career fairs, including maritime and skilled trades events, reaching students and adults of all ages throughout the County; in 2023 alone, our team connected with 6,500+ students at our "Your Port. Your Future." booth highlighting maritime pathways
- Host Maritime Day events in partnership with Sno-Isle TECH Skills Center, Core Plus Maritime and Workforce Snohomish



MARITIME EDUCATION + PARTNERSHIPS

- Visit 4th grade classes in partnership with Imagine Children's Museum to highlight seaports & jobs; 15,000+ students reached since 2011
- Partner with organizations to support maritime programming, including Core+ Maritime, Everett Community College, Edmonds College, Everett Public Schools, Imagine Children's Museum, Maritime Institute, Washington Alliance for Better Schools, Workforce Snohomish and more
- Home to the new Washington-based Maritime Institute (see below) & the EvCC Ocean Research College Academy (see pg. 12)



PORT + CONSTRUCTION APPRENTICESHIPS

- Implement programs to address growing skills gaps in the workforce, including an Apprenticeship Participation Program to encourage Port contractors to hire apprentices for \$1M+ public works contracts
- Provide a Maintenance Apprentice Program for Port employees to gain on-the-job training to advance to Journeyman positions, and support other local efforts like the Regional Apprenticeship Program in Marysville



PORT INTERNSHIPS & SEASONALS

- Offer internships to high school and college students and hire seasonal workers to provide on-the-job experience at the Port, spanning Administration, Marina and Seaport divisions



NEW MARITIME INSTITUTE AT PORT OF EVERETT OPEN, ENROLLING CLASSES

Classes are now in session at Maritime Institute's new mariner training facility at the Port of Everett's Waterfront Place. The Everett campus, which opened in February, is the company's first in Washington state. It fills a growing need for closer-to-home maritime training opportunities for existing and aspiring mariners throughout the Pacific Northwest. The company offers 150+ vessel operation courses certified by the U.S. Coast Guard, U.S. Navy and Global Wind Organization. One of the key programs to be expanded in Everett is Maritime Bootcamp — a program that in just four weeks provides the training necessary to put participants on a career pathway in maritime. The Maritime Institute is located within the Port's Maritime, Exploration and Innovation Complex in the Craftsman District.

To learn more or enroll, visit maritimeinstitute.com/everett.

CASCADE INDUSTRIAL CENTER EARNS GOVERNOR'S SMART COMMUNITIES AWARD

The Cascade Industrial Center (CIC) has been honored with the 2023 *Governor's Smart Communities Award*. The CIC — a long-term project of the City of Arlington and the City of Marysville — is a 4,000-acre center for manufacturing and industrial development. This critical employment center is estimated to create 25,000 new jobs in Snohomish County by 2040. The Washington State Department of Commerce Governor's Award in the Smart Planning Legacy category recognizes long-term community visioning, planning, policies and programs that took 25 years or more to accomplish. The Port of Everett has been proud to partner on the marketing and trade/supply chain support for the CIC. The Port also continues to advocate at the state level for improved transportation to the center, while also supporting sustainable growth that keeps quality of life for residents in mind. The award was presented on Jan. 17, 2024.



THREE NEW MARINE SERVICE LEASES EXECUTED AT THE WATERFRONT

Three marine service providers inked new leases for space at the Port of Everett last fall — Everett Yacht Sales, Everett Yacht Service and Your Boat Shop. Everett Yacht Sales, a brokerage that specializes in selling used power and sailing vessels, relocated from the former JELD-WEN site off West Marine View Drive to Suite 221 at the Port's Marina Village. Everett Yacht Service expanded its operations at the Port's Waterfront Center in the Craftsman District. The boat maintenance and repair company moved from Suite 116 to Suite 112, doubling its shop and nearly doubling its workyard space. In addition, Your Boat Shop, the yacht repair and maintenance shop in Suite 111 of the Waterfront Center, has new owners.



WEYERHAEUSER BUILDING RESTORATION EARNS HISTORIC RENOVATION OF THE YEAR

The joint effort to restore the historic Weyerhaeuser Building and re-envision the 100-year-old structure into The Muse Whiskey & Coffee won the Washington state chapter of the NAIOP, Commercial Real Estate Development Association, *Historic Renovation of the Year Award*. The Port of Everett and NGMA Group partnered to kick off restoration last year with goals to restore Everett's historic Weyerhaeuser Building located at the Port's Waterfront Place to its former 1920s glory, maintain state historic standards and reopen it in the building's centennial year. The decor pays tribute to the history of the building — when you step inside, you'll feel as though you've stepped back in time. The *Historic Renovation of the Year Award* was presented at the NAIOPWA's annual Night of the Stars Gala on Nov. 3, 2023 at the Hyatt Regency in Bellevue, Washington.

10 WATERFRONT BUSINESSES EARN AWARDS IN 2023



Congratulations are in order! Ten Waterfront Place businesses snagged 17 top awards from best "Romantic Dinner" and best "Happy Hour" to best "Patio" and best "Seafood," among others, in the Everett Herald's *2023 Best of Snohomish County Awards*, including Anthony's HomePort and Woodfire Grill,

Bluewater Distilling, Fisherman Jack's, Hotel Indigo, Lombardi's, The Muse Whiskey & Coffee, Sound 2 Summit Brewery Co., Scuttlebutt Brewing Co. and South Fork Baking Co. The Port of Everett waterfront also earned two awards — first place in "Place to Impress an Out-of-Towner" and third place in "Place to Watch Sunset." A new dining experience coming soon to Fisherman's Harbor at the Port's Waterfront Place — Rustic Cork Wine Bar — also took home awards. The awards were announced Jan. 31, 2024. In addition, Hotel Indigo earned a Silver Award for "Best Hotel View" in the *The Seattle Times' 2023 Best in the PNW Awards* on Oct. 3.

MUKILTEO WATERFRONT DEVELOPMENT OPEN HOUSE UNVEILED ARTIST RENDERINGS, SOUGHT FEEDBACK



The Port of Everett and City of Mukilteo held a Mukilteo Waterfront Development Open House on Nov. 1, 2023. About 100 people stopped in at the Rosehill Community Center to connect with Port and City representatives, explore the latest happenings with waterfront

development planning, and get a chance to weigh in on early artist renderings showing what future development at the Mukilteo waterfront could look like. You can view the preliminary artist renderings and submit your feedback @ portofeverett.com/mukilteofeedback.



PORT COMMISSIONER TOM STIGER SWORN INTO 4TH TERM

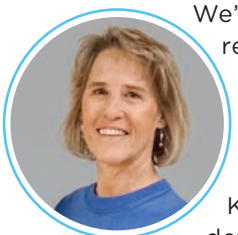
On Jan. 9, 2024, Port of Everett Commissioner-elect Tom Stiger was officially sworn into service, marking the continuation in his post representing citizens in the Port District 2 seat for another six-year term. Stiger was re-elected in November 2023 to serve the citizens in what he shares will be his fourth and final term on the Port Commission. Stiger, a U.S. Army veteran and retired Everett School District principal, has served on the Port of Everett Commission for nearly 20 years. This includes his two most recent terms from 2012-2023 serving District 2, and his earlier service representing District 3 from 1964-1971. Stiger brings a range of maritime experience to the Port, from shipping to commercial fishing industries. He's also an avid boater and slipholder at the Port of Everett Marina, seeing the value of the marina as both a recreational hub and economic asset.

MAINTENANCE LEAD ALAN JACOBSEN RETIRES AFTER 32 YEARS



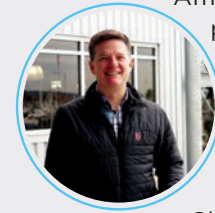
Many congratulations go out to Alan Jacobsen on his retirement from the Port of Everett after 32 years of public service. He retired on Dec. 15, 2023. Jacobsen, known to most as Al J, started at the Port in 1991. He worked his way up in the Marina Operations division from Maintenance Helper to Maintenance Journeyman Lead, a position he held since 2002. During his career at the Port, Jacobsen did an excellent job managing and maintaining the many Marina facilities at the largest public marina on the West Coast. A tall order! Jacobsen was skilled in all areas of operations and the Port team was lucky to have him as long as we did. Congrats, Al J! We wish you happiness in your retirement!

GINGER KRIEHN RETIRES AFTER 22 YEARS AS ACCOUNTANT



We're congratulating long-time employee Ginger Kriehn on her retirement from the Port of Everett after 22 years of public service. She retired on Sept. 15. Kriehn was hired into the Finance Department as the Staff Liabilities Accountant in 2001. During her time at the Port, she was the face of the Port's payroll and benefits programs. We appreciate Kriehn's work ethic, customer service and attention to detail when producing accurate payrolls and administering employee benefits. Kriehn was integral in the implementation of many complex and important payroll and benefit adjustments over the years. Congrats, Ginger! As a seasoned and award-winning roller skater, it's time to strap on those skates and roll off into the sunset. Enjoy your retirement!

ERIK GERKING PROMOTED TO CHIEF OF PLANNING & DEVELOPMENT



Amid growth in capital projects and environmental initiatives, the Port has tapped Erik Gerking to serve as the new Chief of Planning & Development — a role responsible for leading the implementation of Port development, long-range planning and environmental efforts. Gerking is a natural fit following his 14-year tenure at the Port, where he has been an instrumental team member in numerous efforts, involving restoring and revitalizing the environment and modernizing waterfront properties.

CARA CRAIG HIRED AS DIRECTOR OF TRADE DEVELOPMENT



The Port has welcomed Cara Craig as its new Director of Trade Development to support continued growth of the Port of Everett's international Seaport division, which as Snohomish County's global gateway, represents up to \$30 billion in U.S. import and export value annually. Craig officially joined the Port on Aug. 28 to provide a critical interface with the Port's customers, explore new ways to serve existing customers, attract new business opportunities, and ensure the economic vitality of the Port and the region it serves.

JIM WEBER EARNS *OUTSTANDING SERVICE TO INDUSTRY AWARD* & CONGRESSIONAL NOD

The Washington Public Ports Association recognized Jim Weber, the Port's longest-tenured employee with the Outstanding Service to Industry Award on Dec. 8, 2023. The former Marina Operations Director, Weber retired after almost a half-century of public service at the Port. He also received a congressional nod from Rep. Larsen, who on Sept. 25 presented him with a statement from the Congressional Record recognizing his impressive Port career.

CONGRATULATIONS TO THE PORT OF EVERETT TEAM

CAREER MILESTONES

BRIAN DUCHER, 25 YEARS
CARMEN HERNANDEZ, 20 YEARS
ASHLEY BISSETT, 5 YEARS
JACOB KIRSCHNER, 5 YEARS

NEW HIRES

KATE ANDERSON
 MEDIA & MARKETING COORDINATOR
CRYSTAL BAUSCH
 EXECUTIVE ASSISTANT
NATE BEAVER
 HARBOR ATTENDANT
CARA CRAIG
 DIRECTOR OF TRADE DEVELOPMENT
ADAM HODGES
 DESKTOP SUPPORT TECHNICIAN

PROMOTIONS + TRANSITIONS

TATE CAMPBELL
 MAINTENANCE APPRENTICE
LINDSEY COLEBOURN
 PROCUREMENT & CONTRACTS SPECIALIST
ERIK GERKING
 CHIEF OF PLANNING & DEVELOPMENT
JACOB KIRSCHNER
 ENVIRONMENTAL PROJECT MANAGER
JOHN KLEKOTKA
 CHIEF OF ENGINEERING & CONSTRUCTION
TERENCE LACSON
 MARINA OPERATIONS SPECIALIST
WYATT NIMMER
 MAINTENANCE APPRENTICE
BRENT SALL
 MAINTENANCE JOURNEYMAN LEAD
KEN SCOTT
 IT MANAGER
CATHERINE SOPER
 DIRECTOR OF EXTERNAL AFFAIRS & BUSINESS DEVELOPMENT
BEN THORNTON
 MARINA OPERATIONS REPRESENTATIVE

DO YOU WANT TO WORK FOR THE PORT OF EVERETT?
 EXPLORE JOB OPPORTUNITIES @
[PORTOFEVERETT.COM/JOBS.](https://portofeverett.com/jobs)





 EXPLORE THE FULL LINEUP OF WATERFRONT EVENTS (PG.4) AND LEARN ABOUT AMENITIES NOW OPEN OR COMING SOON TO THE PORT OF EVERETT'S WATERFRONT PLACE (PGS.6-7).
LEARN MORE @ PORTOFEVERETT.COM.

PLAN YOUR NEXT PORTSIDE ADVENTURE!

Your perfect day is just steps away. Explore all the Port of Everett waterfront has to offer throughout the year, from a beach day at Jetty Island and outdoor movies to live music, harbor tours, festivals, a variety of eateries and hotels and more!

Enjoy these special offers from a few of our Portside partners on your next trip to the waterfront!

SB		
		BUY ONE ENTREE & GET ONE FREE <small>(EQUAL OR LESSER VALUE, \$17 MAX, NOT APPLICABLE WITH ANY OTHER PROMOTIONS)</small>
1205 CRAFTSMAN WAY #101, EVERETT, WA 98201		ONE TIME USE. MUST PRESENT COUPON TO REDEEM OFFER.

FJ		
		FREE BBQ PORK BAO WITH ANY OTHER PURCHASE <small>(NOT APPLICABLE WITH ANY OTHER PROMOTION)</small>
1410 SEINER DR, EVERETT, WA 98201		ONE TIME USE. MUST PRESENT COUPON TO REDEEM OFFER.

S2S		
		BUY ONE PIZZA, ENTREE OR SALAD & GET THE SECOND ONE FREE <small>(EQUAL OR LESSER VALUE)</small> \$1 OFF THE FIRST PINT <small>(EXCLUDES CIDER)</small>
1710 W MARINE VIEW DR, EVERETT, WA 98201		ONE TIME USE. MUST PRESENT COUPON TO REDEEM OFFER.

TM		
		FREE CUP OF COFFEE UP TO \$6 <small>(NOT APPLICABLE WITH ANY OTHER PROMOTION)</small>
615 MILLWRIGHT LP N, EVERETT, WA 98201		ONE TIME USE. MUST PRESENT COUPON TO REDEEM OFFER.

WC		
		FREE 16OZ DRINK WITH PURCHASE OF ANY BAKERY ITEM
1712 W MARINE VIEW DR, EVERETT, WA 98201		ONE TIME USE. MUST PRESENT COUPON TO REDEEM OFFER.