



## Port of Edmonds Commission Meeting – Minutes of Regular Meeting

Meeting Date: May 11, 2026

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### **Commissioners Present**

Janelle Cass, President  
Selena Killin, Vice President  
Jay Grant, Secretary  
Ross Dimmick  
David Preston

### **Staff Present**

Brandon Baker, Executive Director  
Brian Menard, Director of Facilities and Maintenance  
Brittany Williams, Director of Economic Development  
John Peterman, Director of Finance and Administration  
Dennis Halpin, Marina Operations Manager

### **Others Present**

Emily Guildner, Port Attorney  
John Brock, Town of Woodway

### **I. CALL TO ORDER**

President Cass called the meeting to order at 6:00 p.m.

### **II. FLAG SALUTE**

All those in attendance participated in the Pledge of Allegiance to the American Flag.

### **III. MISSION STATEMENT**

Commissioner Grant read the Port of Edmonds' mission statement:

*The mission of the Port of Edmonds is to provide value to our community through economic development, marina and commercial operations, waterfront public access, and environmental stewardship.*

**IV. APPROVAL OF AGENDA**

COMMISSIONER PRESTON MOVED THAT THE AGENDA BE APPROVED. COMMISSIONER DIMMICK SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

**V. PUBLIC COMMENTS** (Each comment shall generally be limited to 3 minutes or less and shall be limited to Port business)

- There were no public comments.

**VI. CONSENT AGENDA**

COMMISSIONER GRANT MOVED THAT THE CONSENT AGENDA BE APPROVED. COMMISSIONER KILLIN SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

- A. Approval of April 28, 2026, Minutes
- B. Approval of Payments in the amount of \$729,264.40

**VII. CITY OF EDMONDS AND TOWN OF WOODWAY REPORTS**

**John Brock**, Town of Woodway Councilmember, reported that Woodway has extended its interlocal agreement with the Snohomish County Department of Emergency Management for an additional two years. He also reported the approval of a pavement overlay project.

**VIII. PRESENTATIONS**

- A. Edmonds Yacht Club Update

The Port of Edmonds Commission received a presentation from Larry Carpenter, Immediate Past Commodore of the Edmonds Yacht Club. A port tenant since 1961, the club has approximately 250 members, including 38 social members without boats. It operates a social and cruising branch led by officers as well as a business branch managed by a board of trustees. Mr. Carpenter highlighted cruises, community service activities, and public clubhouse rentals. The Commission expressed appreciation for the yacht club's ongoing contributions to the community.

- B. Edmonds Marsh Estuary Advocates

Greg Ferguson and Bill Derry presented the Edmonds Marsh Estuary restoration project, including plans to reconnect the marsh to Puget Sound through existing

railroad bridges. They reviewed a Federal Emergency Management Agency (FEMA) flood map. They noted receipt of a National Coastal Resilience Fund grant, along with two phases of a National Oceanic and Atmospheric Administration/ National Fish and Wildlife Foundation grant focused on flood protection and environmental assessment at the Unocal site. Discussion included potential future City Council land use decisions, Chevron's ownership, possible zoning changes, and opportunities to pursue government funding for property acquisition.

**IX. POSSIBLE ACTION**

**X. INFORMATION**

A. 2026 Q3: Travel and Conference Schedule Review

Executive Director Baker led a pre-quarter review of travel and budget planning to ensure transparency and coordination between the Commission and staff regarding attendance at upcoming events.

B. 2026 Q1: Financial Report

Director of Finance and Administration Petermen presented the Port's Q1 financial results, reporting a 4% (\$111,000) increase in total operating revenue year-over-year, driven primarily by higher marina and rental income, including improved occupancy at Harbor Square. Operating expenses remained flat compared to 2025 and were significantly under budget due to the timing of maintenance projects and seasonal staffing, with costs expected to increase later in the year. Net operating income rose by approximately \$131,000, while non-operating income declined due to temporary market fluctuations. He also noted a strong cash position, increasing to \$33.3 million year-over-year, and provided updates on capital projects, including ongoing and upcoming infrastructure and facility improvements.

C. Urban Plan Collaborative Workshop Recap

Director of Economic Development Williams provided an overview of a joint Port and City of Edmonds workshop focused on strengthening interagency

relationships and advancing the Port's strategic goal of enhanced collaboration. The session included elected officials and staff from both organizations and featured facilitated discussions, project updates, and an Urban Land Institute workshop exercise on land use planning and development. Participants engaged in team-based scenario planning, which fostered communication, relationship-building, and shared understanding of development challenges. The workshop generated positive feedback, new partnership ideas, and momentum for continued collaboration through future meetings and joint learning opportunities.

#### XI. EXECUTIVE DIRECTOR'S REPORT

- Seasonal Staffing: Near completion with 10 of 11 positions filled; onboarding and training are underway.
- Phase 2 Project: Remains on schedule with bid documents nearing finalization, and an updated schedule forthcoming.
- Building 4 Atrium Windows: Project out to bid with strong contractor turnout - bids scheduled to be opened next week.
- Building 1 Windows: Materials ordered - awaiting delivery to proceed with construction planning.
- Upcoming Events: Marina Season Kickoff (May 31) and Dry Storage event (June 14), along with additional community programs and tenant engagement activities.
- Federal Funding Update: Received support from Senator Cantwell for \$2.8 million in FY27 appropriations for Phase 3; not included in Senator Murray's proposal.

#### XII. COMMISSIONER'S COMMENTS AND COMMITTEE REPORTS

- **Commissioner Killin** expressed appreciation for being part of a well-run Port.
- **Commissioner Dimmick** reported that he met with Councilmember Payne for an introductory discussion, during which they reviewed upcoming Port projects and emphasized the importance of timely permitting processes. He noted Councilmember Payne's understanding of the Port's needs and the public-facing nature of its work. Commissioner Dimmick also shared that he has begun reviewing the City's updated Critical Areas Ordinance (January 2026), identified potential concerns related to wetlands and liquefaction provisions, and plans to seek clarification while continuing his review.
- **Commissioner Preston** stated that he is looking forward to attending the upcoming Spring Meetings later in May.

- **Commissioner Grant** reported that he met with Councilmember Olson and communicated with the Mayor on several occasions and attended an emergency management meeting with community leaders. He noted progress in coordination efforts but emphasized the importance of practical preparedness and regular exercises beyond written plans. He also shared involvement with the AAPA Economic Committee, where rising costs and industry challenges were discussed, and expressed appreciation for recent efforts to strengthen relationships between the Port and the City.
- **Commissioner Cass** reported that she also attended the emergency management planning meeting and emphasized the importance of practicing emergency response plans. She suggested utilizing existing public events, such as block parties or festivals, as opportunities to conduct real-time exercises, including setting up operations and testing communication systems. Cass noted that these efforts could improve preparedness and proposed exploring collaboration with event organizers to incorporate such activities in the future.

#### **XIII. EXECUTIVE SESSION**

There was no Executive Session.

#### **XIV. ADJOURNMENT**

The Commission Meeting was adjourned at 8:03 p.m.

**The next Commission Meeting is scheduled for May 26, 2026, at 10:00 a.m.**

Jay Grant  
Port Commission Secretary