



Port of Edmonds Commission Meeting – Minutes of Regular Meeting

Meeting Date: June 8, 2026

Commissioners Present

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

Staff Present

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

Others Present

Emily Guildner, Port Attorney
Will Chen, City of Edmonds
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 GRANT 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 PRESTON SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

- A. Approval of May 26, 2026, Meeting Minutes
- B. Approval of Payments in the amount of \$412,394.27
- C. Resolution No. 26-03 Authorizing Sale of 1 Abandoned Boat
- D. Approval of Ratification for Washington State Department of Transportation Port Electrification Grant (GCC #1209)

VII. CITY OF EDMONDS AND TOWN OF WOODWAY REPORTS

Will Chen, City of Edmonds councilmember, reported that the City of Edmonds has been recognized as the nation’s first “Community of Service”, an honor presented by the National Museum and Center for Service, founded by former Congressman Brian Baird. Councilmember Chen also provided clarification regarding a budget matter, noting that an accounting error involving approximately \$6 million has been identified and will be corrected to ensure the amount is properly recorded as a loan liability rather than revenue.

John Brock, Town of Woodway councilmember, reported that Woodway held a brief meeting and received an update from Commissioner Grant regarding the Port’s master planning efforts.

VIII. POSSIBLE ACTION

- A. Contract 2026-577: North Portwalk and Seawall Reconstruction Phase II, Construction Contract

Commissioners asked about the contractor’s experience with similar sized and specialized marine projects, including electrical work and construction within a constrained site. Staff noted that Trico has completed projects in a similar dollar range and has prior experience with the Port. The selected electrical subcontractor has performed public works projects with the City of Edmonds. Staff further emphasized that the electrical design team, Wood Harbinger, will remain involved during construction to provide technical support. Commissioners also noted that the narrow spread in bid results indicated a well-defined scope and competitive pricing.

COMMISSIONER KILLIN MOVED THAT THE COMMISSION AUTHORIZE STAFF TO ENTER INTO A CONTRACT WITH TRICO COMPANIES LLC FOR CONTRACT 2026-577: NORTH PORTWALK AND SEAWALL RECONSTRUCTION PHASE II CONSTRUCTION. COMMISSIONER PRESTON SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

IX. INFORMATION

A. Marina Operations Office Remodel Design

The Commission received an update on the Marina Operations Office remodel and expressed general support for the project, including its location and design approach. Key discussion topics included budget considerations, use of existing funds, and a proposed timeline extending through 2028. A significant focus was on whether to complete a condition assessment of the building before proceeding. Commissioners agreed this would provide valuable insight into the building’s lifespan and help guide investment decisions. The Commission approved moving forward with the condition assessment, with the understanding that results will inform next steps, including potential advancement to final design and opportunities to adjust scope or costs.

COMMISSIONER GRANT MOVED THAT THE STAFF PROCEED WITH THE BUILDING ASSESSMENT. COMMISSIONER DIMMICK SECONDED THE MOTION, WHICH PASSED WITH FOUR VOTES IN FAVOR AND ONE ABSTENTION (COMMISSIONER KILLIN).

B. Master Planning RFP Scope Ad Hoc Committee Update

The Ad Hoc Committee reported that its work on refining the master planning RFP highlighted broader strategic questions better suited for full Commission discussion. The committee recommended returning the effort to the full

Commission and holding a workshop to clarify scope, priorities, and desired outcomes before proceeding.

X. EXECUTIVE DIRECTOR'S REPORT

Executive Director Baker provided updates on several key initiatives and events. The Spring Marina Cleanup Dive was successfully completed, with appreciation extended to Annie Crawley and her team for their efforts. The recent Portside Picnic Marina Event also saw strong attendance, and planning is underway for the upcoming Rackside Rendezvous on June 14, a similar event tailored to Dry Storage customers.

Project updates included progress on the Harbor Square Building 1 window replacement, which is moving forward with minor schedule adjustments due to damaged windows. The bid process for Geotechnical Services is currently underway, with a contract anticipated for Commission approval on June 30, 2026. In addition, AMO Construction will begin flotation repairs on the M-Dock main float in the coming weeks, building on earlier finger pier leveling work and supporting preparation for Phase II improvements later this year. The Harbor Square parking lot striping project is well underway, with the maintenance team making significant progress through overnight work efforts.

XI. COMMISSIONER'S COMMENTS AND COMMITTEE REPORTS

- **Commissioner Grant** reported on recent City budget discussions, noting potential impacts from a proposed 12% water rate increase, partially attributed to the \$120 million downtown Everett AquaSox stadium project. He also shared updates on Snohomish County Fire's consideration of a \$420 million bond measure likely to go before voters and noted upcoming Coast Guard regulatory changes that could indirectly affect Port operations.
- **Commissioner Killin** highlighted community engagement activities, including World Ocean Day and the marina cleanup dive, praising staff and volunteers for their efforts and noting strong community participation and environmental benefits.
- **Commissioner Preston** provided updates on a recent fish release with significantly lower than expected returns, as well as the upcoming demolition of the Boys and Girls Club building. He also relayed positive feedback from a

stakeholder regarding Port staff, noted new World Cup signage, and shared regional traffic advisories and transportation updates.

- **Commissioner Dimmick** thanked staff for the Portside Picnic and reflected on his participation in the Master Planning Ad Hoc Committee, emphasizing the importance of master planning as a key Commission responsibility.
- **Commissioner Cass** commended staff performance during a busy operational day that included vessel haul-outs, event hosting, and coordinating a large jet ski tour launching from the marina. She emphasized the Port's role in supporting tourism and praised staff professionalism. Cass also noted participation in a city emergency preparedness group working toward improved community readiness.

At 7:25 p.m., the Commission announced a 5-minute break, with the meeting resuming at 7:30 p.m.

At 7:30 p.m., the Commissioners returned from their break and resumed the regular Commission meeting.

XII. EXECUTIVE SESSION

Commission President Cass announced the Port of Edmonds Commission will move into Executive Session pursuant to RCW 42.30.110(1)(c) at 7:32 p.m. and will last 25 minutes. The Executive Session will conclude at 7:57 p.m., and at the conclusion, the Commission will adjourn the Commission meeting with no related announcements or actions taken.

The Commission reconvened for the regular meeting at 7:58 p.m. and extended the Executive Session by 10 minutes. The Executive Session will conclude at 8:08 p.m., and at the conclusion, the Commission will adjourn the Commission meeting with no related announcements or actions taken.

The Commission returned to the regular Commission meeting at 8:08 p.m. to adjourn.

XIII. ADJOURNMENT

The Commission meeting was adjourned at 8:08 p.m.

The next Commission Meeting is scheduled for June 30th, 2026, at 10:00 a.m.

DocuSigned by:
Jay B. Grant
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Jay Grant

Port Commission Secretary