

**From:** [Sandy Sinnes](#)  
**To:** [Community and Economic Development](#)  
**Subject:** City and Port Letter  
**Date:** Wednesday, April 1, 2026 11:47:48 AM  
**Attachments:** [City and Port Letter.docx](#)

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**[CAUTION - EXTERNAL EMAIL]**

Please confirm you have received this letter.

Sincerely,

Sandy Sinnes

To Whom It May Concern,

I am writing to express my deep concerns regarding the proposed right of away grant, together with the Brix Marine Project, currently under consideration by the City and Port. I respectfully request that the following issues be carefully reviewed and addressed during the public hearing, as well as throughout the process if the project is ultimately approved to ensure the safety of the residents impacted by the agencies' decisions.

#### 1. Environmental Protection and Runoff Impacts

I have serious concerns regarding actual due diligence and complete compliance with all environmental protection regulations, particularly as they relate to runoff and storm water management at the project site and the adjacent footing of the impacted bluff. The slope of the property (beginning at 1030 West Fourth and the property lines running directly North which ultimately run into the project) and its proximity to marshlands raise significant questions about erosion, stormwater drainage, and the potential for pollutants to enter sensitive ecosystems. A thorough evaluation of how runoff will be controlled, treated, and mitigated is essential to ensure that the surrounding environment is not adversely impacted.

#### 2. Soil Stability, Deterioration, and Structural Mitigation

I also have grave concerns regarding soil stability and the risk of further deterioration as a result of the proposed construction activities, and ultimately the heavy industrial uses proposed for the project site. The project's scope (i.e., the length of the proposed building, the depth of the proposed building, the alleyway behind the building abutting the bluff footing, etc.) and the use of drilling will most likely disrupt the existing hillside foundation, which is already known to be prone to slides in the immediate area (including one which caused a fatality within recent memory). It is critical that detailed geotechnical studies, soil stabilization measures, and properly engineered retaining walls and safety measures be implemented to ensure long-term slope and bank stability both during and after construction should the project proceed.

#### 3. Noise, Air Quality, and Toxic Emissions

Finally, I am concerned about the potential impacts associated with the proposed boat facility, particularly in relation to noise levels and air quality. Ongoing operations, including boat manufacturing and painting, may generate excessive noise as well as toxic fumes from paints, solvents, and other materials. These emissions could negatively affect the health and quality of life of nearby residents (including this property owner which appears to be approximately less than 300 feet away from the project's primary point of operations). Clear mitigation measures, monitoring protocols, and enforceable limits should be established to address these concerns.

#### 4. Advance Notice and Reservation of Rights

To be clear, this letter provides more than ample notice related to the dangers associated with the project, and the City and Port's obligations to ensure the safety of its residents, including but not

limited to environmental protections, bluff erosion and destabilization, and toxic chemicals and fumes, that should this property owners' rights be negatively impacted in any way, we fully anticipate exercising every available legal remedy in the future for the harm caused by the project.

Thank you for your time and consideration of these important issues. I urge the City and Port to ensure that all environmental, structural, and public health impacts are thoroughly evaluated before moving forward with the project.

Sincerely,

Sandy Sinnes