
From: Alan Gluck <Alang@airprojects.net>
Sent: Tuesday, January 15, 2013 10:28 AM
To: Zachrisson, Deanna
Subject: RE: Host lease

I think what you have requested is spot-on, and audited is key (although I'm wondering if smaller firms might not have audited statements...I just don't know). And I agree with your final statement...but that is the key...if anybody wants this to stand up to the scrutiny it will now be under by the FAA, and by other firms who are going to ask for the same treatment.

Alan

From: Zachrisson, Deanna [<mailto:Zachrisson.D@portseattle.org>]
Sent: Tuesday, January 15, 2013 1:17 PM
To: Alan Gluck
Subject: RE: Host lease

Yes, this is of course exactly what I was thinking, and I confirmed yesterday that I can demand financials. I know we discussed this before, in the maelstrom of the motion last year, but I think that I want audited P&Ls, cash flows, long-term debt, correct? I'll have to be very specific or they'll try to give me something else (usually something we already have. I want to limit the folks we'll even consider to concourses A & D, since we are not giving relief for the recession because everyone felt that and everyone would run to the fore. Something along the lines of exceptional circumstances. I do like the additional "information regarding what actions they have taken to address sales." Any specific metrics on that one that you'd suggest? AirProjects would end up doing any analysis.

My strong belief is that they will not, as they never have been willing in the past, to provide financials. Then it will be up to the political strength of the Port to not cave on that point.

D

From: Alan Gluck [<mailto:Alang@airprojects.net>]
Sent: Tuesday, January 15, 2013 10:10 AM
To: Zachrisson, Deanna
Subject: RE: Host lease

I'm so sorry Deanna...was hoping this was a forgotten little footnote that could have helped you out on this.

In terms of a staff proposal, let's circle back to the only fair basis...they need to prove that they were damaged and prove how much they were damaged. Those who are requesting "relief" must provide at least 3 years of detailed by-store financials as well as information regarding what actions they have taken to address their sales issues. Then, a 3rd party (I recommend us) can do an analysis of the true impact and make recommendations for any true-ups that may be necessary. If they refuse to participate by providing information, then there is no way they can legitimately cry foul anymore, as you afforded them an opportunity and they refused to participate.

Hope this helps.

Alan

From: Zachrisson, Deanna [mailto:Zachrisson.D@portseattle.org]
Sent: Tuesday, January 15, 2013 12:59 PM
To: Alan Gluck
Subject: RE: Host lease

Hi Alan,

Yes, I'm aware of it because my attorney Paul keeps throwing up his arms in exasperation when he reminds me. But this is a good reminder, because yesterday I got some marching orders to come up with a staff proposal to make our issues go away sooner rather than later. Of course, I wanted to just tell them that they've got to wait until we figure out the MP, but we are apparently in too much agony to wait that long. I will make sure to use this in my one-page proposal. More later.

Deanna

From: Alan Gluck [mailto:Alang@airprojects.net]
Sent: Tuesday, January 15, 2013 3:05 AM
To: Zachrisson, Deanna
Subject: Host lease

Hey Deanna:

I was going through the Host lease for something else and came across this in Addendum 2. Since this covers subs, doesn't it further "protect" the port from the claims and demands being made?

.....

5. Release of Claims Related to Impacts. Lessee, for itself and claiming by or through Lessee (including, but not limited to, any subtenant joint venture partners or otherwise), hereby releases and forever discharges its Commissioners, agents, employees, either past or present, and all persons them by and through, or in concert with any of them, and each of them from actions, causes of action, obligations, costs, expenses, damages, losses, claims, suits, debts and demands arising out of unanticipated, and geographically impacts associated with the expected complete relocation of Delta Airlines from the end of Concourse A (as a result of Delta Airlines' merger with an Airlines) and the consolidation of Alaska Airlines' operations onto Concourse North Satellite that will substantially reduce the use of Concourse D. Noth Amendment shall, however, be construed in any way as an admission of or wrongdoing whatsoever by any of the parties hereto.

It seems spot-on.

Take care
Alan M. Gluck
Associate Director

AirProjects, Inc.
908 King Street, Suite 400E
Alexandria, VA 22314
t) (703) 683-5507



WASHINGTON STATE CIVIL RIGHTS COALITION (CRC)

August 10, 2016

Port of Seattle
Honorable Commissioners
2711 Alaska Way
Seattle, Washington. 98121

RE: AIR PROJECTS SEA TAC CONTRACT

Dear Commissioners:

The Washington State Civil Rights Coalition (CRC), is a non-partisan coalition made up of over 30 statewide minority community leaders and organizations that works diligently to advance the causes and/or concerns of people of color in both jobs and business opportunities.

We, the CRC, are requesting that Air Projects consulting contract be frozen until a full investigation of their role to assist airport staff in terminating lease agreements with minority Airport Concessions Disadvantage Business Enterprise (ACDBE) is completed. Attached is an email thread from Alan Gluck of Air Projects to and from Deanna Zachrisson, a past airport employee.

Deanna Zachrisson, was the Airport Business Development Manager, Business Leader of Airport Dining & Retail and Airport Concessions Disadvantage Business Enterprise Liaison Officer. In compliance with the US Department of Transportation 49 CFR Parts 23 & 26, the Port of Seattle passed an ACDBE Program Policy. Under the ACDBE Policy Sections 23.1, 26.1 & 26.23, Deanna Zachrisson, became the ACDBE Liaison Officer "to ensure nondiscrimination in the award and administration of opportunities for concessions" and to "create a level playfield on which ACDBEs and DBEs can compete fairly for opportunities for concessions"

Deanna Zachrisson and Elaine Lincoln were terminated for writing controversial and racist emails regarding certain Port Commissioners and ACDBEs. An example of one email from Deanna Zachrisson described the man she was sitting next to as a "Gum chewing Rod.... thug." Rod O'Neal is an ACDBE co-owner of the Africa Lounge. He served two tours in Iraq as a Desert Storm military officer and was a former law enforcement officer in Nevada. Because of this email and others it appears that Air Projects continued advising senior tenure airport staff on policies to remove minority firms from the selection process. This impression is apparent in the last round of Request For Proposals (RFP's), no ACDBE requirements were even recommended. In our opinion, this is a direct violation of the Seattle Port Commissioners ACDBE Policy, Federal Aviation Administration rules and regulations and was

Subject
Washington State Civil Rights Coalition
August 11, 2016
Page 2 of 6

implemented after the Seattle Port Commissioners unanimous vote to support State Representative Sharon Tomiko Santos' legislation (HB 2822) to repeal I-200.

In closing, The Air Projects email string to Deanna Zachrisson appears as a conspired plan to remove ACBEs from airport retail locations and became the foundation for discrimination lawsuits against the Port of Seattle who spent over \$1,3000,000.00 of tax payers money fighting three minority ACDBEs from October, 2014-April 19, 2016.

The airport staff was aware of community testimony for inclusion of DBEs over the past several years and did nothing to comply with the spirit of the ACDBE Program Policy.

We believe Air Projects has successfully assisted the Sea Tac Airport staff to develop a platform of Economic Apartheid by denying the inclusion of minority businesses (ACDBE) therefore Air Project consulting contract should be immediately frozen until an investigation is completed.

Respectfully,

Hayward Evans
Co-Chair of the Washington State African American Political Action Committee

Subject
Washington State Civil Rights Coalition
August 11, 2016
Page 3 of 6

WASHINGTON STATE CIVIL RIGHTS COALITION

Hayward Evans
(206) 778-6357
Washington State African American Political Action Committee, Co-Chair
haywardevans@hotmail.com

Eddie Rye, Jr
(206) 786-2763
Community Coalition for Contracts and Jobs (CCCJ), Co-Convener
erye@comcast.net

R. C. Armstead
(425) 444-2706
National Association of Minority Contractors (NAMC) – Washington State
Chapter, President
rcarmstead@aol.com

Charlie James
(206) 271-4050
Martin Luther King Jr. Foundation and MLK Memorial, Co-Founder
jamcom2012@yahoo.com

Lyle Quasim
(253) 370-4111
Washington Black Collective – Tacoma/Pierce County, Co-Chair
lquasim@msn.com

Grover Johnson
(360) 981-8114
A. Philip Randolph Institute (APRI) – Tacoma Chapter, President
gjlabororg@aol.com

Reverend Carl Livingston
(206) 788-7799
Washington Christian Leadership Coalition, Economic Development Chair
carl.l.livingston@gmail.com

Reverend Dr. Gregory Christopher
(253) 606-5193
The National Association for the Advancement of Colored People (NAACP)
– Tacoma, WA Chapter, President
thelordishe@comcast.net

Subject

Washington State Civil Rights Coalition

August 11, 2016

Page 4 of 6

Reverend Lawrence R. Willis

United Black Christian Clergy of Washington State, President

(206) 851-1574

Truevinechurch_2001@hotmail.com

Reverend Dr. Robert L. Jeffrey

(206) 795-2343

Black Dollar Days Task Force, Founder

jeffreylj@aol.com

Reverend Toney Montgomery

(253) 283-9383

Washington Ministerial Alliance – Tacoma, President

1fathershouse@msn.com

Estela Ortega

(206) 957-4613

El Centro de la Raza, Executive Director

eortega@elcentrodelaraza.org.com

Toshiko Hasegawa

(206) 992-7156

Seattle Japanese American Citizens League (JAACL), Chair of the Civil Rights Committee

toshikograce@gmail.com

Alfredo Medina

(206) 802-5578

Veterans Advocate, Director

titoveteransadvocate@gmail.com

Doug Chin

(206) 725-7185

Organization of Chinese Americans (OCA), President

dougchin3@gmail.com

Gerald Hankerson

(206) 249-1786

The National Association for the Advancement of Colored People (NAACP)

King County, WA and State Ch. (WA, AK, and OR), President

gerhank9@aol.com

Greg Taylor

(206) 595-1365

Community Connection Consulting, Founder

greg@cconnectconsult.com

Subject
Washington State Civil Rights Coalition
August 11, 2016
Page 5 of 6

Gwen Allen-Carston
(253) 486-9029
Kent Black Action Commission (KBAC), Executive Director
gallencarston@gmail.com

Roberto Jourdan
(206) 947-3668
Seattle Black Firefighters Association, President
ahero@rocketmail.com

Verlene Jones
(206) 724-1756
A. Philip Randolph Institute (APRI) – Seattle, WA Chapter, Director
verlenejazz@msn.com

Claude Burfect
(206) 719-0728
King County Labor Council, Executive Board Member
clburfec2@outlook.com

Jacque Jones-Welsh
(206) 254-9542
Blacks in Government, President
jacquiejones@comcast.net

Ted Thomas
(206) 380-2985
Coalition of Black Trade Unionists, President
t3jrcbtu@gmail.com

Velma Veloria
(206) 683-8700
Faith Action Network, Organizer and Policy Advocate
veloria@fanwa.org

Michele D. Evans
(425) 442-0080
Seattle Chapter African American Political Action Committee
mevans84@hotmail.com

Don T. Dudley
(206) 335-8413
MLK County Chapter African American Political Action Committee
dondudley@hotmail.com

Subject

Washington State Civil Rights Coalition

August 11, 2016

Page 6 of 6

Carl L. Hightower

(206) 720-7008

**African American Veterans Group of Washington State, President
chightower@q.com**

Richard Johnson

(253) 631-7944

**Kent Black Action Commission (KBAC), Director of Public Relations
ajrj01@msn.com**

Reverend Steve Baber

(206) 854-8688

**Washington Christian Leadership Coalition, Co-Chair
revbaber@comcast.net**

Dr. Art Banks

(253) 272-9853

**Washington Christian Leadership Coalition, Co-Chair
drart6651@aol.com**

Reverend Aaron Williams

(206) 322-6500

**United Black Christian Clergy
revawilliams@mountzionseattle.org**

Frank Irigon

(206) 714-1871

**OCA Asian Pacific American Advocates, Greater Seattle Chapter
frank.irigon@gmail.com**

Clyde Merriwether

(206) 973 9596

**Snohomish County Chapter, African American Political Action Committee
crmerr@comcast.net**

Reverend Dr. Charles Horne

(253) 861-3969

**Tacoma Ministerial Alliance HCDC, Executive Director
tristar89@hotmail.co**