



COMMISSION REGULAR MEETING AGENDA

Port of Seattle Commission

Tom Albro
Stephanie Bowman
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Chief Executive Officer

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Meeting and Agenda
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Our Mission:

The Port of Seattle is a public agency that creates jobs by advancing trade and commerce, promoting industrial growth, and stimulating economic development

Strategic Objectives:

- Position the Puget Sound region as a premier international logistics hub
- Advance this region as a leading tourism destination and business gateway
- Use our influence as an institution to promote small business growth and workforce development
- Be the greenest, and most energy efficient port in North America

Date: **November 22, 2016**

Note: This meeting will be held in the Conference Center's

Location: Seattle-Tacoma International Airport **CENTRAL AUDITORIUM, above Security Checkpoint 3.**
Conference Center at Sea-Tac

ORDER OF BUSINESS

12:00 noon

1. CALL TO ORDER

2. Recess to EXECUTIVE SESSION* – Pursuant to RCW 42.30.110, if necessary.

1:00 p.m.: Reconvene or Call to Order and Pledge of Allegiance

OPEN PUBLIC SESSION**

3. SPECIAL ORDERS OF BUSINESS

- 3a. CEO Report for November 22, 2016. **(no enclosures)**
- 3b. Authorization for the Chief Executive Officer to (1) prepare design and construction bid documents, (2) advertise and execute major works construction contracts, (3) purchase goods and services, and (4) utilize Port crews for an estimated \$3,400,000 for the Sound Transit Airport Walkway and Bridge Improvements at Seattle-Tacoma International Airport. ([memo](#) and [presentation](#) enclosed)

4. UNANIMOUS CONSENT CALENDAR***

- 4a. Approval of the minutes of special meetings of October 12 and 25, 2016. **(no enclosures)**
- 4b. Approval of the following salaries and claims of the Port of Seattle issued during the period October 1, 2016, through October 31, 2016: accounts payable checks no. 913766-914290 in the amount of \$8,764,232.84; accounts payable ACH no. 045015-045583 in the amount of \$26,908,700.68; accounts payable wire transfers no. 014340-014391 in the amount of \$90,757,939.36; payroll checks no. 184212-184437 in the amount of \$8,265,983.91; and payroll ACH no. 778299-781844 in the amount of \$230,011.40; for total payments in the amount of \$134,926,868.19. ([memo](#) enclosed)
- 4c. Authorization for the Chief Executive Officer to execute a contract with an insurance brokerage firm for the purpose of procuring property insurance for the Port over a three-year period with two one-year extension options. The procurement of property broker insurance services for the three years plus the two one-year renewal options will utilize a competitive process and is estimated at \$450,000. ([memo](#) enclosed)
- 4d. Authorization for the Chief Executive Officer to (1) execute an Assignment and Assumption of Ground Lease Agreement at the Des Moines Creek Business Park Phase I from the existing tenant, Des Moines Creek Business Park Phase I, LLC, to the new tenant CAVA Des Moines Industrial, LLC; and (2) execute amendments to the assignment provisions in the ground lease agreements with Des Moines Creek Business Park Phase I, LLC; Des Moines Creek Business Park Phase II, LLC; and Des Moines Creek Business Park Phase III, LLC. ([memo](#), [assignment of phase 1](#), [ground lease amendments to phase 2](#) and [phase 3](#), [side letter](#), and [ground lease amendment to phase 1](#) enclosed)

5. PUBLIC TESTIMONY – Public testimony procedures may be found online at www.portseattle.org/About/Commission/Procedures.

* *An Executive Session may be held at any time after the convening time, if necessary.*

** *Please silence all personal electronic devices during the Public Session.*

*** *Consent Calendar items are considered routine and are adopted by one motion without discussion.*

If requested, items may be removed from Consent and considered individually following public testimony.

6. DIVISION, CORPORATE, AND COMMISSION ACTION ITEMS

- 6a. Authorization for the Chief Executive Officer to execute (1) a ground lease with Seattle Gateway 2 LLC to develop aviation-related facilities in Northeast Redevelopment Area 2 in the city of Burien and (2) a ground lease with Seattle Gateway 1 LLC to develop aviation-related facilities in Northeast Redevelopment Area 3 in the city of Burien. ([memo](#) and [map](#) enclosed; **draft leases to follow**)
- 6b. Authorization for the Chief Executive Officer to (1) award and execute a major public works construction contract for the Flight Corridor Safety Program Phase 1 project with the lowest responsible bidder, notwithstanding the low bid exceeding the engineer's estimate by more than 10 percent; (2) change the contract to extend the contract duration as necessary and include additional scope that may be identified, including deferral of work on selected sites so that those sites can be re-evaluated for tree removal and replanting; and (3) increase the budget by an amount not to exceed \$475,000 for a new total project cost of \$3,226,000. ([memo](#), [presentation](#), [flight safety environmental overview](#), Phase 1 [implementation plan](#), [SEPA determination](#), [site plan](#), and [FAA letters](#) enclosed)
- 6c. Motion directing the creation of an Airport Community Ecology Fund to support projects and programs in Sea-Tac Airport-area communities to improve ecological and environmental attributes in airport-area communities. A sum of \$1 million shall be allocated to the Airport Community Ecology Fund. ([motion](#) enclosed)
- 6d. Second Reading and Final Passage of Resolution No. 3726, as amended: A resolution of the Port Commission of the Port of Seattle adopting the final budget of the Port of Seattle for the year 2017; making, determining, and deciding the amount of taxes to be levied upon the current assessment roll; providing payment of bond redemptions and interest, cost of future capital improvements and acquisitions, and for such general purposes allowed by law which the Port deems necessary; and directing the King County Council as to the specific sums to be levied on all of the assessed property of the Port of Seattle District in the Year 2017. ([memo](#), [draft resolution](#), and [presentation](#) enclosed)
- 6e. Second Reading and Final Passage of Resolution No. 3727: A resolution of the Port Commission of the Port of Seattle Establishing Jobs, Pay Grades, Pay Ranges, and Pay Practices for Port Employees not represented by a labor union; Authorizing Legally Required Benefits, Other Benefits for Port Employees not represented by a Labor Union including Retirement, Paid Leave, Healthcare, Life Insurance and Disability Benefits, Benefits for Port of Seattle Retirees, and Benefits for Port of Seattle Commissioners; and Authorizing this Resolution to be Effective on January 1, 2017, and Repealing all Prior Resolutions Dealing with the Same Subject, Including Resolution No. 3712 and Resolution No. 3720. ([memo](#), [draft resolution](#), and [attachment](#) enclosed)
- 6f. *[REMOVED FROM AGENDA]*
- 6g. Authorization for the Chief Executive Officer to conduct a competitive solicitation and execute a lease and concession agreement with the selected proposer for the right for an advertising and promotion concession at Seattle-Tacoma International Airport for a period of ten years. ([memo](#), [presentation](#), [rules and regulations](#), and [temporary exhibit guidelines](#) enclosed)
- 6h. First Reading of Resolution No. 3729: A Resolution of the Port Commission of the Port of Seattle, authorizing the sale and issuance of limited tax general obligation bonds of the Port in the aggregate principal amount of not to exceed \$150,000,000 for eligible Port purposes, including reimbursement to the Port for a portion of the Port's contribution for the Alaskan Way viaduct replacement program; and authorizing a Designated Port Representative to approve certain matters relating to the bonds. ([memo](#) and [draft resolution](#) enclosed)

7. STAFF BRIEFINGS

- 7a. 2016 Third Quarter Capital Improvement Projects Report. ([memo](#), [presentation](#), and [report](#) enclosed)
- 7b. Fishermen's Terminal Long Term Strategic Plan Update. ([memo](#), [presentation](#), and [interpretive plan](#) enclosed)
- 7c. Airport Signage and Wayfinding Program Update. ([memo](#) and [presentation](#) enclosed)

8. ADDITIONAL NEW BUSINESS**9. ADJOURNMENT**