



COMMISSION REGULAR MEETING AGENDA

Port of Seattle Commission

Tom Albro
Bill Bryant
John Creighton
Rob Holland
Gael Tarleton

Port of Seattle
Commission Chambers
P69, 2711 Alaskan Way
Seattle, WA 98111

REGULAR MEETING

Date: November 2, 2010

Chief Executive Officer

Tay Yoshitani

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Port of Seattle:

**Creating Economic
Vitality Here**

Business Strategies

- Ensure Airport and Seaport Vitality
- Develop New Business and Economic Opportunities for the Region and the Port
- Enhance Public Understanding and Support of the Port's Role in the Region
- Be a Catalyst for Regional Transportation Solutions
- Be a Leader in Transportation Security
- Exhibit Environmental Stewardship through our Actions
- Be a High Performance Organization

ORDER OF BUSINESS

- | | |
|-------------------|--|
| 12:00 noon | 1. Call to Order
Recess to: |
| 1:00 p.m. | 2. Executive Session, if necessary*
Call to Order or reconvene to Open Public Session |
| | 3. Approval of Minutes |
| | 4. Special Order of Business |
| | 5. Unanimous Consent Calendar** |
| | 6. Division, Corporate and Commission Action Items |
| | 7. Staff Briefings |
| | 8. New Business |
| | 9. Policy Roundtables |
| | 10. Adjournment |

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

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

3. APPROVAL OF MINUTES

4. SPECIAL ORDER OF BUSINESS

None.

5. UNANIMOUS CONSENT CALENDAR**

Notice: There will be no separate discussion of Consent Calendar items as they are considered routine by the Port of Seattle Commission and will be adopted by one motion. If a Commissioner or a member of the public requests discussion on a particular item, that item will be removed from the Consent Calendar and considered separately

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

** Unless otherwise requested by a Port Commissioner, all items under the Unanimous Consent Calendar will be considered as a single item.

*** Cellular telephones and pagers should be off or on vibrate mode during the Public Session.

5. UNANIMOUS CONSENT CALENDAR Continued

- a. Authorization for the Chief Executive Officer to approve and execute lease assignment documents relating to the Terminal 86 Grain Terminal, including the assignment of the current Lease and Construction Agreement, as amended, and the assignment of a related Improvement Agreement between the Port of Seattle and Louis Dreyfus Corporation. Both Agreements would be assigned to Louis Dreyfus Commodities Seattle Export Elevator LLC and would be guaranteed by a new holding company, Louis Dreyfus Commodities LLC. There is no cost associated with this assignment. ([memo](#) and [Agreement](#) enclosed)

6. DIVISION, CORPORATE AND COMMISSION ACTION ITEMS

- a. Request that the Port of Seattle Commission either: (A) Exercise its authority under RCW 53.19.020(5) and (1) determine that a competitive solicitation process is not appropriate or cost effective with the nonprofit organization Port Jobs; and (2) authorize the Chief Executive Officer to enter into a three-year contract with Port Jobs from January 1, 2011, through December 31, 2013, with an option to renew for two one-year option years at the discretion of the Port to perform job training, placement programs, pre-apprenticeship training and educational programs for a total cost with both options exercised for an estimated total cost of \$4,045,953.20.;

OR

(B) Authorize the CEO to execute a three year contract with a qualified nonprofit organization following a competitive procurement process through a Request for Proposal with an option to renew for two one-year option years at the discretion of the Port to perform workforce development, including job training, pre-apprenticeship training and educational programs associated with Port of Seattle tenants and customers and the Port's economic development mission for an estimated total cost of \$4,045,953.20. This option would require authorization for the continuation of the current Port Jobs contract on a month-to-month basis, until a new contract is executed, including any necessary transition time to ensure uninterrupted services. ([memo](#) and [Exhibit A](#) enclosed)

- b. Authorization for the Chief Executive Officer to execute an Agreed Order with the Washington State Department of Ecology for the completion of remediation investigation actions at Terminal 115 North for an estimated cost of \$1,000,000. ([memo](#), [Agreed Order](#) and [PowerPoint](#) enclosed)
- c. Authorization for the Chief Executive Officer to execute an Indefinite Delivery/Indefinite Quantity (IDIQ) professional services contract for design services in the amount of \$400,000 in support of anticipated capital improvement projects related to the South Satellite Concessions Project (CIP # C-800412) and the Gate Lobby Projects (CIP #C-800466) at Seattle-Tacoma International Airport. No funding is associated with this authorization. ([memo](#) and [drawings](#) enclosed)
- d. (1) Authorization for the Chief Executive Officer to execute all documents necessary to acquire title to all the abandoned streets within the Des Moines Creek Business Park (DMCBP) site from the City of Des Moines (City) and the Washington State Department of Transportation (WSDOT) in an amount not to exceed \$3,200,000; and, (2) Resolution No. 3646, First Reading. Declaring surplus and no longer needed for Port District purposes 2.84 acres of Port-owned real property located in the City of Des Moines, Washington, and authorizing the Chief Executive Officer to execute all documents necessary to transfer title of the property to the City of Des Moines for \$743,334 and amend the Comprehensive Scheme to reflect that the property is surplus to the needs of Seattle-Tacoma International Airport and is hereby deleted from Unit No. 18. ([memo](#), [Exhibit 1 –Site Map](#), [Resolution No. 3646](#) and [Second Addendum to First Development Agreement](#), and [PowerPoint](#) enclosed)

First Reading of Resolution No. 3646.
Public Hearing.

- e. Resolution No. 3644, Second Reading and Final Passage. Declaring certain Port of Seattle personal property surplus and no longer needed for its intended Port purpose and authorizing the Chief Executive Officer to take all necessary steps to arrange for the sale of this surplus personal property by public auction or other legal means and to execute all documents necessary to accomplish this disposal in accordance with Revised Code of Washington 53.08.090. ([memo](#) and [Resolution No. 3644](#) enclosed)

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7. STAFF BRIEFINGS

- a. Update on the Alaskan Way Viaduct and Seawall Replacement Project and Review of the Supplemental Draft Environmental Impact Statement. ([memo](#) and [PowerPoint](#) enclosed)
- b. Briefing on the Cruise Memorandum of Understanding (MOU) – Proposed Options for an MOU Amendment Process. ([memo](#) and [PowerPoint](#) enclosed)
- c. 2011 Salary and Benefit Resolution Briefing. ([memo](#) and [PowerPoint](#) enclosed)
- d. Budget Roundtable Discussion. ([memo](#) enclosed)
 - 1) Tax Levy Follow-Up Discussion. ([PowerPoint](#) enclosed)
 - 2) Preliminary Budget Update. ([PowerPoint](#) enclosed)

8. NEW BUSINESS

9. POLICY ROUNDTABLE

None.

10. ADJOURNMENT

PUBLIC TESTIMONY PROCEDURES

- 1. Any person wishing to speak at a Port Commission meeting must register on a sign-up sheet and identify the specific agenda item to which he/she will speak before the agenda item commences.
- 2. The Commission does not generally take public testimony for non-action agenda items such as "Staff Briefings" or Work Session presentations, but may do so at the discretion of the Commission Chair.
- 3. An individual may testify on an agenda item for up to three minutes. Organization representatives may testify for up to five minutes.
- 4. Any person wishing to speak on a topic not appearing on an agenda may sign up to speak under "New Business". All testimony provided under "New Business" is limited to three minutes.
- 5. In the interests of time, the Commission Chair may limit the number of persons speaking on any topic or may limit testimony to those having new information or material to present.
- 6. The Commission Chair may alter the time allotments for testimony to ensure that more speakers have an opportunity to be heard.
- 7. The identity of each testifier will be noted in the meeting minutes. An individual or organization representative may have the text of his/her remarks appended to the Commission minutes by submitting a written text at, or before, the meeting. The appended written text will be preserved permanently.
- 8. A digital audio recording of the public testimony is on file in Port offices. Digital audio recordings are retained in Port offices for six years and then transferred to State Archives. A charge is assessed for duplication or transcription.
- 9. The Commission does not engage in discussion or debate with testifiers during commission meetings. Questions and requests for information or documents may be addressed to Port staff or to individual Commissioners outside of Commission meetings. (Revised September 14, 2007)