



Commissioners

Bill Bryant
Chair and President
Tom Albro
John Creighton
Rob Holland
Gael Tarleton

Tay Yoshitani
Chief Executive Officer

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An audio of the meeting proceedings and meeting materials are available on the Port of Seattle web site - <http://www.portseattle.org/about/organization/commission/commission.shtml>

(The approximate point in the audio recording for the specific item is identified by minutes and seconds; example: 01:30)

**APPROVED MINUTES
COMMISSION SPECIAL MEETING FEBRUARY 2, 2010**

The Port of Seattle Commission met in a special meeting at 1:00 p.m., Tuesday, February 2, 2010 at Aviation High School, 615 South 200th Street, Des Moines, Washington. Commissioners Albro, Bryant, Creighton, Holland and Tarleton were present.

1. CALL TO ORDER

The special meeting was called to order at 1:08p.m. by Bill Bryant, Chair and President.

2. EXECUTIVE SESSION pursuant to RCW 42.30.110

None.

PLEDGE OF ALLEGIANCE

3. APPROVAL OF MINUTES

(00:01:53) Minutes for the special meeting of January 12, 2010

Motion for approval – Tarleton

Second – Holland

Motion carried by the following vote:

In Favor: Albro, Bryant, Creighton, Holland, Tarleton (5)

4. **SPECIAL ORDER OF BUSINESS**

None.

5. (00:02:25) **UNANIMOUS CONSENT CALENDAR**

a. **Annual authorization for the sale of Personal Property by the Chief Executive Officer**

Request document: Commission agenda [memorandum](#) dated January 21, 2010 Craig Watson, General Counsel

Motion for approval of Item 5a – Creighton

Second – Albro

Motion carried by the following vote:

In Favor: Albro, Bryant, Creighton, Holland, Tarleton (5)

6. **DIVISION, CORPORATE AND COMMISSION ACTION ITEMS**

- a. (00:03:11) **Authorization for the Chief Executive Officer to execute and award outside professional services agreements; to prepare and execute outside utility agreements and easements; to perform contract administration; to advertise for bids, execute and award construction contracts, and pre-purchase materials and equipment; and allow Port Construction Services to self-perform work, advertise for bids, execute and award small works construction contracts for the Bus Maintenance Facility (BMF) project as part of the Rental Car Facility (RCF) program at the Airport in the amount of \$24,474,000, bringing the total BMF authorization to \$28,282,000, and the total RCF program authorization to \$415,179,746.**

Request document: Commission agenda [memorandum](#) dated January 15, 2010 from Michael Ehl, Director, Airport Operations and George England, Program Leader, Aviation Capital Improvement Program. Also provided was a [map](#) of the BMF site plan.

Presenters: Mr. England and Paul Grace, Senior Manager, Airport Operations

Mr. Grace noted that as a component of the Rental Car Facility at the Airport, the Bus Maintenance Facility will be the building that houses the bussing operation that will be operated by the Port beginning in the Spring of 2012.

Mr. England pointed out that the project will be mainly funded by CFC (customer facility charge) revenues, with a smaller shared cost by the Port employee bussing. He also noted that this project will create about 220 construction jobs and that approximately \$1.8 Million in sales tax will be paid

to the State as part of the project. Mr. England stated that the vehicle washing system within the facility would be recycling the water used.

Motion for approval of Item 6a – Tarleton

Second – Albro

Motion carried by the following vote:

In Favor: Albro, Bryant, Creighton, Holland, Tarleton (5)

- b. (00:10:48) Commission determination that 1) based on RCW 53.19.020(5), an exemption from competition should be granted as being appropriate or cost effective to allow the Chief Executive Officer to enter into a contract with SLR Corporation for environmental consulting services for remediation of the United Airlines and Continental Airlines former fuel farms area at Seattle-Tacoma International Airport; and 2) Authorization for the Chief Executive Officer to execute a contract with SLR Corporation for environmental consulting services for remediation of the United Airlines and Continental Airlines former fuel farms area for an estimated cost of \$600,000 (of which the Port's allocated obligation is \$127,380 or 21.23%). The \$127,380 was previously authorized.

Request document: Commission agenda [memorandum](#) dated January 4, 2010 from Elizabeth Leavitt, Director, Aviation Environmental Programs; Paul Agid, Environmental Program Supervisor, Aviation Environmental Programs; and Nora Huey, Director, Central Procurement Office

Presenters: Mr. Agid and Ralph Graves, Managing Director, Capital Development Division

Mr. Agid stated that this request was for hopefully the last phase of environmental clean-up of the area that was formerly underground bulk jet fuel storage for United Airlines and Continental Airlines. He also noted that the Port is one of 4 parties (also including United Airlines, Continental Airlines, and Olympic Pipeline) that would be signing on to the proposed consulting contract, and stated that the storage of the jet fuel had contributed to contaminated soil and ground water.

Commissioner Tarleton suggested to CEO Yoshitani that Port staff investigate clarification from the State legislature on environmental projects such as this, and whether or not the Port still needs to apply all of their policies in compliance with RCWs, noting that private companies do not have to do so when they are managing a bid. She also pointed out that she had requested that staff be certain to document work done in preparation for today's request, including responses to emails from her on the subject, in order to have an appropriate audit trail for this type of procurement.

Motion for approval of Item 6b, part 1 – Albro

Second – Creighton

Motion carried by the following vote:

In Favor: Albro, Bryant, Creighton, Holland, Tarleton (5)

Motion for approval of Item 6b, part 2 – Creighton

Second – Tarleton

Motion carried by the following vote:

In Favor: Albro, Bryant, Creighton, Holland, Tarleton (5)

7. STAFF BRIEFINGS

a. (00:23:23) Aviation High School Briefing

Presentation documents: Commission agenda [memorandum](#) dated January 8, 2010 from Diane Summerhays, Director, Community Development and computer slide [presentation](#). Also provided was a copy of the [MOA](#) between the Port of Seattle and Highline School District and the first [amendment](#) to that MOA.

Presenters: Ms. Summerhays, who introduced John Welch, Superintendent of Highline Schools and Reba Gilman, CEO and Principal of Aviation High School.

Mr. Summerhays provided a brief background on the Port's involvement with and contributions to Aviation High School. She also reviewed the Port's funding plan with the school, and agreement for the Port to provide \$15 million to the school. She noted that over the past 4 years, funds were used to renovate and lease the school's interim space and also to invest in start-up technology. She also stated that funds would be going toward construction of a new school facility.

Ms. Gilman reviewed the curriculum of Aviation High School, and noted that it is the only college-prep, aviation themed school in the Northwest. She spoke about the diversity and achievements of the student population at the school, noting the school's State WASL ranking (3rd highest in both math and science).

Mr. Welch spoke about the school's need for a new facility, noting that it is currently located in its second interim site, and stating that the new facility, to be known as Raisbeck Aviation High School, will be located on property adjacent to the Museum of Flight. He spoke about fund-raising efforts which have taken place, and reviewed milestones achieved, noting that construction of the new facility is expected to begin in June, 2010 and the grand opening of the school is expected for December, 2012.

As a part of the presentation, a video depicting a 'fly-through' of the new school was then provided.

Following the presentation, the following students were introduced, and commented on their participation at the school and their plans for the future:

- Austin McHenry and Hunter McSwain – 9th grade
- Jenny Gao and Tessa Tweet – 10th grade
- Olivia Pham and Lydia Johnson – 11th grade
- Andrew May, Kristina Ong and Ryan Sanders – 12th grade

Item 7c was then advanced on the agenda as follows:

c. (00:54:20) Briefing on the Memorandum of Agreement (MOA) between the Port of Seattle and the State of Washington regarding the Alaskan Way Viaduct and Seawall Replacement Project

Presentation documents: Commission agenda [memorandum](#) dated January 22, 2010 from Kurt Beckett, Director, External Affairs; Mike Merritt, Local Government Affairs Manager; and Geri Poor, Regional Transportation Manager, and computer slide [presentation](#). Also provided was a copy of a current [draft MOA](#).

Presenters: Mr. Merritt; Ms. Poor;

Mr. Merritt provided brief background on the staff's recommendation for a MOA with the State of Washington that will describe the Port's involvement with the Alaskan Way Viaduct and Seawall Replacement Program, and the potential financial investment which would be involved. He reviewed public outreach which had taken place over the past year, and noted the Port's partnership with the project teams. He stated that today's item was for discussion only, and that there would be potential action taken at the next Commission meeting.

Ms. Poor provided a summary of the elements included in the MOA, which were also included within the slide presentation.

Commissioner Creighton commented on the collaborative work done with the various project teams over the past several years, and reiterated the importance of making sure the Port's interests are well protected and that public money is being spent in the most effective way possible.

Commissioner Bryant referred to a group of letters and emails which had been sent to the Commission from various groups and members of the community regarding Item 7c. A copy of these letters and emails is, by reference, made a part of these minutes; is marked collectively as Exhibit '[A](#)'; and is on file in Port offices.

Commissioner Bryant also asked that a copy of Ms. Poor's speaking points be provided. A copy is, by reference, made a part of these minutes; is marked Exhibit '[B](#)'; and is on file in port offices.

Public comment regarding Item 7c was received from the following individuals:

- Kirk Robbins, Queen Anne Community Council. Mr. Robbins stated his concerns about East-West connections, specifically commenting on W. Mercer Place.

- Don Newby, citizen. Mr. Newby commented in favor of the proposed MOA. A written copy of Mr. Newby's remarks was provided and is, by reference, made a part of these minutes; is marked Exhibit 'C'; and is on file in Port offices.
- Gene Hoglund, Magnolia Community Club. Mr. Hoglund stated concern about worsening traffic on 15th Ave. W and also noted that the West Mercer project is critical to moving freight through the area.
- Bruce Wynn, Interbay Neighborhood Association. Mr. Wynn noted his concern over choke points, particularly at West Mercer.
- Tom Tanner, Magnolia Community Club. Mr. Tanner noted that although progress has been made, there are still concerns about 15th Ave/Elliott; Mercer Ave, and possible tolling issues.
- David Freiboth, King County Labor Council. Mr. Freiboth spoke in support of the MOA, while at the same time recognizing issues related to West Mercer, and stating that staff should stay on track with this project.
- Tom Gut, City of SeaTac. Mr. Gut spoke in support of the MOA, commenting on the significant benefits which will be provided as a result of the project. A written copy of Mr. Gut's remarks was received and is, by reference, made a part of these minutes; is marked Exhibit 'D'; and is on file in Port offices.
- Christopher Brown, citizen. Mr. Brown noted his concerns about safety issues for a tunnel option, stating that it would be extremely difficult to provide services in the tunnel should an emergency arise.

Commissioner Albro noted that he shares concerns about East-West connectivity and capacity, particularly West Mercer Place. He stated that he wants to see the project to work in the long term.

Commissioner Bryant stated that although he supports this project, he understands concerns which had been voiced and would like to see staff revisit the language within the MOA regarding Mercer to ensure Port interests are reflected. He also noted that he would like to see included within the funding section of the MOA, under bullet #5, verbiage clarify that the Port's contribution is expected over the life of the project.

b. (01:41:58) Puget Sound Regional Council (PSRC) Transportation 2040 Briefing

Presentation documents: Commission agenda [memorandum](#) dated January 26, 2010 from Mike Merritt, Manager, Local Government Relations and Dan Burke, Project Lead Planner, Regional Transportation, and computer slide [presentation](#).

Presenters: Mr. Burke and PSRC staff members Mike Cummings and Sean Ardussi

Mr. Burke commented on the importance of having transportation planning in place for the Puget Sound region, as it is projected that the area could grow by 1.7 million additional people and 1.2 million jobs by 2040. He also noted the importance of continuing to improve freight mobility throughout the region.

Mr. Cummings provided a short overview of the Transportation 2040 plan, which covers the counties of King, Kitsap, Pierce and Snohomish. He noted that 3 major issues to be addressed

had resulted from work done, including moving people and goods in the region; focusing on the environmental issues of climate change and Puget Sound water quality; and sustainable funding, and reviewed each of these issues in more depth. He stated that heavy reliance on gas tax for funding is probably not going to be a sustainable strategy for the time frame of this plan.

Mr. Ardussi reviewed some of the issues included in the Regional Freight Strategy, the purpose of which is to represent freight in the long-range transportation plan for 2040. He noted that as a part of this effort, a wide range of public and private stakeholders were interviewed in order to develop recommendations for the strategy, and commenting that Port staff has been involved with the process since it began.

d. (02:09:41) Briefing on South Satellite Passenger Growth and Facility Considerations, Delta's proposed Airline Lounge, and other possible future Aviation Projects

Presentation documents: Commission agenda [memorandum](#) dated January 26, 2010 from Mike Ehl, Director Airport Operations, and computer slide [presentation](#)

Presenters: Mr. Ehl, Kazue Ishiwata, Market Development Manager, and James Jennings, Aviation Facilities and Property Manager

Mr. Ehl commented on the growth of the Airport since the 1970's, noting that since 1973, there has been little or no improvement to the South Satellite, with the exception of one expansion which was made in 1986. He spoke about the limited capacity for passenger processing at the Federal Inspection Services facility, noting the ability to process only 900 passengers per hour.

Ms. Ishiwata provided an update on international air service at Sea-Tac, focusing on the growth which has occurred since the 1970's, when there were only two international flights. She reiterated the fact that this significant growth has contributed to the fact that the international arrivals area has now outgrown its space.

Mr. Jennings commented about Delta Airlines, noting the 2008 merger with Northwest Airlines, and the 2009 consolidation of operations of the two at the Airport's south satellite. He noted with the combined operations, peak capacity issues at that location have increased. He then spoke about Delta's proposal to build a roof-top club which would serve their premium customers, noting that both the Port and Delta would contribute financial elements to this project.

Mr. Jennings reviewed the proposed Sky Club footprint as well as an overview of the elements of the proposed construction plan. He stated that this project is basically tenant-driven; would increase annual rent by approximately \$550,000; and would need to have asbestos remediation completed prior to the start of construction, which would be completed by the Port. He noted that a staff request for authorization related to the remediation would be coming to the Commission at the next meeting. Also noted was the fact that following the request regarding asbestos remediation, a request would be forthcoming for tenant reimbursement for that work.

8. NEW BUSINESS

None.

9. POLICY ROUNDTABLE – BUDGET WORKSHOP

None.

9. ADJOURNMENT

There being no further business, the meeting was adjourned at 3:40 p.m.

(A digital recording of the meeting is available on the Port's website)

Rob Holland
Secretary