

Commissioners

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Commission President
Tom Albro
John Creighton
Rob Holland
Gael Tarleton



Tay Yoshitani
Chief Executive Officer

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(The approximate point in the audio recording for the specific item is identified by hours, minutes, and seconds; example: 00:01:30)

**APPROVED MINUTES
COMMISSION REGULAR MEETING MAY 10, 2011**

The Port of Seattle Commission met in a regular meeting Tuesday, May 10, 2011, at Port of Seattle Headquarters, Commission Chambers, 2711 Alaskan Way, Seattle, Washington. Commissioners Albro, Bryant, Creighton, Holland, and Tarleton were present.

1. CALL TO ORDER

The regular meeting was called to order at 1:07 p.m. by Bill Bryant, Commission President.

2. EXECUTIVE SESSION pursuant to RCW 42.30.110

None.

PLEDGE OF ALLEGIANCE

3. (00:01:03) APPROVAL OF MINUTES

Special Meeting of March 1, 2011, and Regular Meeting of March 8, 2011.

Motion for approval of minutes for the March 1, 2011, special meeting and the March 8, 2011, regular meeting – Creighton

Second – Tarleton

Motion carried by the following vote:

In Favor: Albro, Bryant, Creighton, Tarleton (4)

Commissioner Holland was absent from the subject meeting.

Special Meeting of March 29, 2011.

**Motion for approval of minutes for the March 29, 2011, regular/special meeting – Tarleton
Second – Creighton**

Motion carried by the following vote:

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

4. SPECIAL ORDER OF BUSINESS

None.

5. (00:02:34) UNANIMOUS CONSENT CALENDAR

- a. Approval of [Claims and Obligations](#) for the period April 1 through April 30, 2011, in the amount of \$47,521,378.62.
- b. Authorization for the Chief Executive Officer to advertise for bids, execute, and award major construction contracts and perform contract administration for the Small Operator Area Ready Return Area Build-out Project as part of the Rental Car Facility (RCF) program at Seattle-Tacoma International Airport. The funding for this project was previously authorized under the May 13, 2008, Commission authorization to proceed with construction of the RCF. (CIP #C100266).

Request document(s): Commission agenda [memorandum](#) dated April 29, 2011, from Michael Ehl, Airport Operations Director, and George England, Project Management Group Program Leader.

- c. Authorization for the Chief Executive Officer to issue Change Order Number 02 for Contract MC-0316531 for the Terminal Escalators Modernization Project at Seattle-Tacoma International Airport in an amount not to exceed \$462,000.00 to change certain escalator balustrades from high-deck stainless steel to low-deck glass; to change the escalator cladding from the existing dark bronze to stainless steel on certain escalator balustrades; to install deceleration “sleep mode” sensors in escalator newel ends; and to change the step lighting from balustrade to skirt panel for 34 replacement escalators. The total project cost is \$17,407,000. No additional project funds are being requested for this change order; funds are available from the contract construction contingency.

Request document(s): Commission agenda [memorandum](#) dated April 29, 2011, from Ralph Graves, Capital Development Division Managing Director.

- d. Authorization for the Chief Executive Officer to execute a Memorandum of Understanding (MOU) between the Port of Seattle and International Association of Firefighters, Local Union No. 1257, regarding lateral hire compensation. This MOU will

remain in effect through December 31, 2011, when the current collective bargaining agreement expires.

Request document(s): Commission agenda [memorandum](#) dated May 4, 2011, from Trish Murphy, Labor Relations Manager, and a copy of the [MOU](#).

Motion for approval of consent Items 5a-5d – Albro

Second – Holland

Motion carried by the following vote:

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

6. DIVISION, CORPORATE, AND COMMISSION ACTION ITEMS

- a. (00:03:26) First reading of Resolution No. 3652 declaring certain real property located in the City of Bellevue (a portion of the Woodinville Subdivision) and all improvements located thereon no longer needed for Port purposes, authorizing its transfer to the Central Puget Sound Regional Transit Authority, and authorizing the Chief Executive Officer to execute all documents related to such transfer; and further authorizing the Chief Executive Officer to execute a permanent easement granting Sound Transit easement rights over the Port's railbanked portion of the Woodinville Subdivision for potential future development of high capacity transportation facilities.

Request document(s): Commission agenda [memorandum](#) dated May 10, 2011, from Joe McWilliams, Real Estate Division Managing Director. Also provided was [Resolution No. 3652](#) with [Exhibit A](#) and [Exhibit B](#).

Presenter(s): Mr. McWilliams.

Mr. McWilliams presented the resolution, noting the following:

- The sale involves approximately one mile of the corridor to the Central Puget Sound Regional Transit Authority (Sound Transit);
- An easement for Sound Transit over the balance of the southern section of the Port's portion of the corridor is included;
- The transfer price is \$13,752,393;
- This transfer is consistent with the memorandum of understanding (MOU) between the Port of Seattle, Sound Transit, the Cascade Water Alliance, Puget Sound Energy, the City of Redmond, and King County; and
- A 60-day period would begin today prior to closing the transaction in order to provide the City of Redmond time to execute a contemporaneous easement for Sound Transit over Redmond's portion of the corridor.

Motion for First Reading Reading of Resolution No. 3652 – Tarleton

Second – Creighton

Commissioner Bryant opened the Public Hearing on Resolution No. 3652. Public comment was received from the following individuals:

- Robert Scheuerman, Eastside Rail Now. Mr. Scheuerman spoke in support of the agreement described in the resolution.
- Will Knedlik, Eastside Transportation Association. Dr. Knedlik commented on the importance of the corridor as a freight asset and the importance of the Commission's preservation of the interests of eastside taxpayers. Dr. Knedlik raised questions regarding the reasonableness of the Port's negotiations with Sound Transit.

Mr. Yoshitani remarked that staff was not aware of any issues with Sound Transit on the corridor agreement and stated the effort had been collaborative with no attempt to coerce Sound Transit to purchase the approximate mile of corridor in exchange for easement rights.

There was no further comment from the public, and the Public Hearing was declared closed. The question recurred on the motion for First Reading of Resolution No. 3652.

Motion carried by the following vote:

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

7. STAFF BRIEFINGS

a. (00:14:05) City of Seattle West Mercer Place Study Update.

Presentation document(s): Commission agenda [memorandum](#) dated May 5, 2011, from Patricia Akiyama, External Affairs Director; Mike Merritt, Local Government Affairs Manager; Geri Poor, Regional Transportation Manager; and Dan Burke, Regional Transportation Lead Planner. Also provided was a computer slide [presentation](#).

Presenter(s): Ms. Poor; Eric Tweit, Seattle Department of Transportation (SDOT); and Bob Chandler, SDOT.

Ms. Poor introduced Mr. Chandler, who is the program manager for the Alaskan Way Viaduct project, and Mr. Tweit, the project manager for the West Mercer Place project. Ms. Poor explained that the purpose of the presentation was to follow up on a November 2, 2010, request for an update on the West Mercer Place Study.

Mr. Tweit provided an overview of the West Mercer Place project, noting the following:

- Intent of the project to create a two-way arterial street from Elliott Avenue to I-5;
- Project budget of \$100 million;
- Importance of providing a two-way access to I-5 given proposed changes to the Alaskan Way Viaduct;
- Proposed pedestrian and bicycle connections on West Mercer Place;
- Relationship of the project with plans to create a trail through Kinneer Park;

- Existing conditions on West Mercer Place, including grade and traffic-flow challenges, parking considerations, and pedestrian safety;
- Considerations for mitigating potential impacts to the surrounding area;
- Various alternatives considered;
- Traffic projections, including truck volumes and peak-hour projections for various alternatives;
- Travel time savings for various alternatives; and
- The schedule for the Mercer corridor project, including proposed construction between 2012 and 2014.

In response to Commissioner Creighton, Ms. Poor commented that the West Mercer Place project is an important component of the Alaskan Way Tunnel and ensuring smooth traffic flow throughout the system. She added that Terminal 91, Shilshole Bay Marina, Fishermen's Terminal, and Terminal 86 rely on the Mercer corridor for access to I-5.

Commissioner Albro applauded the use of data to propose a low-cost solution to the challenges posed in the project and asked about public comment on improvement of the left-turn lanes on Elliott Avenue. Mr. Chandler commented that addressing the turn lanes on Elliott Avenue would not preclude re-evaluating the strategy later. Mr. Yoshitani asked why extension of waiting lines in turn lanes translates into savings of travel time. Mr. Tweit explained that some of the savings is in the added efficiency of channeling traffic through the intersection without the turn lanes themselves being blocked by other traffic.

Commissioner Albro remarked that he looks forward to the same level of analysis as provided for West Mercer Place to be reflected in the SDOT's other traffic projects.

Public comment was received from the following individual:

Eugene Wasserman, Fifteenth Avenue West Transportation Coalition. Mr. Wasserman submitted a list of recommendations for the West Mercer Place project. A copy of the document is, by reference, made a part of the minutes, is marked [Exhibit A](#), and is on file in Port offices.

Written comments were received from the following individuals:

- Diana Dearmin, President of the Magnolia Community Club;
- Eugene Wasserman, President of the North Seattle Industrial Association;
- Nancy Bainbridge Rogers, 1804 Magnolia Way West, Seattle;
- Thomas Tanner, Magnolia Community Club, Magnolia-Queen Anne District Council, Port of Seattle's Neighborhood Advisory Committee, Queen Anne Community Club, and North Seattle Industrial Association's Fifteenth Avenue Transportation Coalition;
- Kirk Robbins; and
- Kay Knapton.

A copy of these comments is, by reference, made a part of these minutes, is collectively marked [Exhibit B](#), and is on file in Port offices.

b. (00:43:57) Washington State Department of Transportation (WSDOT) update on Alaskan Way Viaduct and Seawall Replacement Program.

Presentation document(s): Commission agenda [memorandum](#) dated May 4, 2011, from Mike Merritt, Local Government Relations, and a computer slide [presentation](#).

Presenter(s): Mr. Merritt; Ron Paananen, WSDOT; and Bob Chandler, SDOT.

Mr. Paananen and Mr. Chandler provided an overview of the program, including the following:

- Construction coordination goals;
- Traffic coordination during construction, including electronic informational signage;
- Highlights of the South Spokane Street Widening project;
- Daily construction coordination, including utility work coordination;
- Monitoring of related private construction;
- Preview of the Holgate-to-South-King viaduct replacement;
- Closure of Alaskan Way at least until 2013 and possibly 2015; and
- SR-99 roadway detours, lane changes, and related construction.

In response to Commissioner Creighton, Mr. Paananen stated that Alaskan Way will eventually be reconnected to East Marginal Way after completion of the project.

In response to Commissioner Tarleton, Mr. Chandler confirmed that interagency coordination is ongoing to relieve congestion and project complications.

Mr. Yoshitani asked about capacity for truck traffic on SR-99 North and cautioned that there is potential for conflict with transit in the right lane. Mr. Paananen responded that truck traffic should be able to be managed on East Marginal Way, which should not be significantly affected by the SR-99 work.

Commissioner Tarleton noted that despite construction, container volumes have grown during the past quarter. In response to Commissioner Creighton, Mr. Merritt underscored the role of Port staff in planning and coordinating on the design and impacts of the project on Port trucks and Terminal 46 operations. Linda Styrk, Seaport Division Managing Director, added that Port staff is making every effort to maintain a focus on the Port's customers and freight mobility and to minimize disruptions from the project.

c. (01:14:54) Port of Seattle/Sound Transit Planning and Preliminary Design Coordination Update.

Presentation document(s): Commission agenda [memorandum](#) dated April 29, 2011, from Elizabeth Leavitt, Aviation Planning and Environmental Director, and Tom Hooper, Aviation Planning Planner, and a computer slide [presentation](#).

Presenter(s): Ms. Leavitt and Mr. Hooper.

Ms. Leavitt summarized the process of design and planning engaged in response to Sound Transit's February 2010 announcement of the extension of its light rail past the Airport to South 200th Street. She described the regional transportation context, including accommodating opportunities for future use of a very narrow corridor, particularly for a south access route between the Airport and a future extension of SR-509.

Mr. Hooper presented a map of the study area showing a proposed roadway layout that minimizes private property impacts while providing for Sound Transit light rail access at optimal speeds.

Ms. Leavitt described the interagency agreements contributing to the preliminary design and preparation of a memorandum of agreement (MOA) between the Port and Sound Transit for project cost sharing, oversight, and easements. She stated that a proposed MOA should be available for Commission approval in fall of 2011.

Commissioner Albro commented on the importance of the preliminary design with respect to the Port's strategic plan and accommodating future Airport capacity.

Public comment was received from the following individual:

Ron Lewis, Sound Transit. Mr. Lewis stated that he is the project manager for the light rail extension between the Airport and South 200th Street. He commented that Sound Transit was optimistic about the possibility to extend light rail to South 200th Street by 2016. In response to Commissioner Creighton's earlier question about Sound Transit's ability to maintain funding for the light rail extension project, Mr. Lewis said that the agency is currently anticipating a \$4 billion revenue shortfall over a 15-year period of its plan to extend light rail service and is re-examining the phasing of the extension to South 200th Street, which is still expected to be complete by 2016.

d. (01:31:26) Terminal 18 Pile Caps.

Presentation document(s): Commission agenda [memorandum](#) dated April 29, 2011, from Ralph Graves, Capital Development Director, and Michael Burke, Seaport Lease & Asset Management Director, and a computer slide [presentation](#).

Presenter(s): Mr. Graves and Mr. Burke.

Mr. Burke reported that over the years, the Port has rebuilt substantial portions of its assets, such as Terminals 5, 18, 46, and 30, most of the docks at Pier 90/91, and substantial work at Shilshole Marina and Fishermen's Terminal. He explained that while those projects expanded or rebuilt large portions of the affected facilities, they were not complete replacements. Specifically, many of the docks are over 50 years old.

Mr. Graves described significant concerns arising from inspections of the structural pile caps at Terminal 18, noting the following:

- The ongoing process of responsibly managing the Port's assets;
- The necessity of docks to operate a seaport;

- Prioritization of the work of inspecting and addressing maintenance issues;
- Structure of a container terminal;
- Seismic risks;
- Nature of the distress affecting the concrete pile caps;
- Process of repairing damaged concrete;
- Availability of information from the U.S. Navy;
- Repair logistics;
- Estimated repair costs;
- Unknown factors and complications;
- Explanation of Delayed Ettringite Formation (DEF); and
- A proposed pilot project to repair several pile caps and further assess overall costs.

Mr. Yoshitani noted that these critical repairs were not anticipated last year when this year's budget was being planned and therefore do not appear in the budget or the plan of finance.

e. (01:55:16) Integrated Emergency Management Course: Sea-Tac Airport.

Presentation document(s): Commission agenda [memorandum](#) dated April 29, 2011, from Mark Reis, Sea-Tac Airport Managing Director. A computer slide [presentation](#) and video clip were also provided.

Presenter(s): Mr. Reis.

Mr. Reis reported on a week-long Integrated Emergency Management Course (IEMC) exercise hosted by the Federal Emergency Management Agency (FEMA) in Emmitsburg, Maryland, April 18-22, 2011. Several Port employees attended the training, as did Commissioner Tarleton.

In his presentation, Mr. Reis noted the following:

- Goal of emergency preparedness to enhance the readiness of Airport employees to maintain essential functions and effectively respond to recover from an emergency or other business disruption;
- Importance of the Airport during an emergency event, including the multiple uses to which an airport can be put;
- The fact that an airport's unique function as an airport cannot be filled by other facilities;
- Role of FEMA in promoting emergency preparedness exercises;
- Similarity of IEMC to National Incident Management System (NIMS) training;
- The scenario simulated, which involved multiple earthquakes, destruction of the west end of Pier 69, substantial loss of life at the Airport, and significant damage to regional infrastructure;
- Lessons learned, including changing challenges and goals, importance of flexibility, and the role of all employees in responding to a disaster;
- Development of an After Action Report and Improvement Plan; and
- Need for ongoing assessment, plan development, and training.

Mr. Reis provided a brief video clip of the exercise. Commissioner Tarleton commented on the exercise and the breadth of the team present. She remarked on the importance of readiness and the need to review the Port's delegation of authority under Resolution No. 3605, as amended, in light of emergency preparedness.

f. (02:20:31) Annual Briefing on the 2010 Art Program and Update on 2011 Art Projects.

Presentation document(s): Commission agenda [memorandum](#) dated May 4, 2011, from Keith Gillin, Aviation Architecture Manager, and Colleen McPoland, Aviation Art Program Manager, and a computer slide [presentation](#).

Presenter(s): Mr. Gillin, Ms. McPoland, and Cassie Fritz, Seaport Project Management Support Services Manager.

Mr Gillin introduced Ms. McPoland and Ms. Fritz, who presented an update on the Port's 2010 Art Program, commenting on the following and presenting slides showing current Airport art projects:

- Volume of passengers using the Airport as a gateway to the Pacific Northwest;
- Investment by the Port in artwork since 1969;
- Revision of the Port's Art Policy in 2008 following the Port's audit;
- Airport north entry art, including plantings, lighting, towers, and exit gabions;
- Fourth floor walkway lighting art;
- RCF parking garage helix metal mesh and lighting art;
- RCF parking screen artwork called "Spinning Wheels"; and
- Art pool funding and criteria.

Ms Fritz presented slides showing art to be installed at the Smith Cove Cruise Terminal, which involved selecting art with a local coast Salish theme, and includes installing welcome figures at the terminal entry. The figures are expected to be installed May 18-19, 2011, during a break in cruise operations. In response to Commissioner Tarleton, Ms. Fritz described the options for providing descriptive information on the representations in the artwork. Additional coast-Salish-themed artwork is expected to be obtained for the cruise terminal.

Commissioner Albro remarked on the appropriate use of audio as part of the art strategy for the Airport and cruise terminals.

8. NEW BUSINESS

(02:37:12) Commissioner Tarleton presented a Port Centennial Moment announcing the "Know Your Port by Bike Day" on June 5, 2011. The free event is about seven miles long starting at Shilshole Bay Marina, continuing across Chittenden Locks, past Fishermen's Terminal and the Terminal 91 Cruise Terminal, down the Centennial Park bike path, and ending at Pier 66 at Bell Street.

(02:39:22) Commissioner Bryant announced the Annual Maritime Festival, sponsored by the Propeller Club of Seattle with support by the Port of Seattle. He highlighted a few of the events,

including the 60th Annual Maritime Day Lunch, Maritime Career Day, Family Fun Day at Pier 66, and the Environmental Intelligence and Shipping Seminar.

9. POLICY ROUNDTABLE

None.

10. ADJOURNMENT

There being no further business, the regular meeting was adjourned at 3:50 p.m.

John Creighton

Secretary

Minutes approved: July 12, 2011.