



COMMISSION REGULAR MEETING **REVISED** AGENDA

June 23, 2020

Materials added to item 6f on 6/19/2020

To be held in virtually via Skype in accordance with the Governor's 'Stay at Home' order and Proclamation 20-28. You may view the full meeting live at meetings.portseattle.org. To listen live, call in at +1 (425) 660-9954 and code 796815952#

ORDER OF BUSINESS

11:00 a.m.

1. **CALL TO ORDER**

2. **EXECUTIVE SESSION** – *if necessary, pursuant to RCW 42.30.110 (executive sessions are not open to the public)*

► **12:00 noon – PUBLIC SESSION**

Reconvene or Call to Order and Pledge of Allegiance

3. **APPROVAL OF THE AGENDA** (*at this time, commissioners may reorder, add, or remove items from the agenda*)

4. **EXECUTIVE DIRECTOR'S REPORT**

5. **PUBLIC COMMENT** – *procedures available online at <https://www.portseattle.org/page/public-comment-port-commission-meetings>*

PLEASE NOTE: DUE TO THE GOVERNOR'S 'STAY AT HOME' ORDER there will be no physical location for this meeting and the **PORT WILL NOT ACCEPT** in-person, verbal comments during the special meeting of June 23, 2020. Alternatively, during the regular order of business, those wishing to provide public comment will have the opportunity to:

1) Deliver public comment via email: All written comments received by email to commission-public-records@portseattle.org will be distributed to commissioners and attached to the approved minutes.

2) Deliver public comment via phone or Skype for Business conference: To take advantage of this option, please email commission-public-records@portseattle.org with your name and the topic you wish to speak to by 9:00 a.m. PT on Tuesday, June 23. You will then be provided with instructions and a link to join the skype meeting.

This process will be in place until further notice. For additional information, contact commission-public-records@portseattle.org.

6. **UNANIMOUS CONSENT CALENDAR** (*consent calendar items are adopted by one motion without discussion*)

6a. Approval of the minutes of the Special meeting of April 9, May 4 and May 13 and the Regular meeting of May 12. (**no enclosure**)

6b. Authorization for the Executive Director to: (1) execute a professional services contract for design; (2) pay an honorarium to shortlisted design firms who do not win the award to develop concept proposals; (3) utilize Port crews for preliminary work; (4) and complete the design for the Airport Shared Kitchen Food Trucks Project at Seattle-Tacoma International Airport for an estimated cost of \$1,150,000. The total estimated project cost to the Port is \$5,500,000. (**memo and presentation enclosed**)

6c. Authorization for the Executive Director to execute one (1) consulting services Indefinite Delivery/Indefinite Quantity (IDIQ) contract to perform environmental audit and regulatory support for the Maritime Environment and Sustainability Department with a total value not to exceed \$3,000,000 and a contract ordering period of five (5) years. No funding is associated with this authorization request. (**memo and presentation enclosed**)

6d. *[removed from agenda prior to publication]*

6e. Authorization for the Executive Director to execute a power supply contract with the Bonneville Power Administration for a portion of the electrical power requirements to the Seattle-Tacoma International Airport. (**memo and presentation enclosed**)

6. UNANIMOUS CONSENT CALENDAR *(continued)*

- 6f. Motion 2020-18: A motion of the Port of Seattle Commission directing the Executive Director that competitive solicitation is not appropriate or cost-effective for youth opportunity services and exempting such contracts from the requirements of Chapter 53.19 RCW. ([draft motion](#) enclosed)
- 6g. Authorization for the Executive Director to execute the first amendment to the lease with Mad Anthony's, Inc., substantially similar to the attached draft amendment and on the following terms, effective June 1, 2020: 1) remove Minimum Rent requirement for two years; 2) increase percentage rent from 6% to 6-1/2% for two years; 3) effective June 1, 2022, increase percentage rent permanently from 6% to 6-1/4% for the remainder of the lease term. ([memo](#), [presentation](#), and [draft lease amendment](#) enclosed)
- 6h. Authorization for the Executive Director to execute the third amendment to the ground lease with Duke's Shilshole Bay Chowder House, LLC., substantially similar to the attached draft amendment and on the following terms, effective April 1, 2020: (1) reduce the square footage of the amended ground lease to 4500 square feet; (2) reduce the base monthly rent during the Construction Phase from \$4188/month to \$2,048/month and during the Post-Construction Phase from \$14,753/month to \$7,216/month; (3) to defer payment of the Construction Phase Rent from April 1, 2020 through March 31, 2023; and (4) Duke's to repay the Port for the deferred rent over ten years, beginning April 1, 2023 through March 31, 2033. ([memo](#), [presentation](#), and [draft lease amendment](#) enclosed)
- 6i. Authorization for the Executive Director to execute an Airport Term Lease Agreement substantially as described in this memorandum with American Express Travel Related Services Company, Inc. of approximately 13,700 square feet and located in the Central Terminal at Seattle-Tacoma International Airport. The proposed lease term is for ten years with one five-year renewal option. ([memo](#) and [presentation](#) enclosed)

7. SPECIAL ORDERS

- 7a. Motion 2020-16: A Motion of the Port of Seattle Commission appointing a Commission Chief of Staff. (**no enclosure**)
- 7b. Request (1) unanimous consent to adopt Resolution 3776 at the same meeting as which it is first introduced; (2) introduction and adoption of Resolution 3776: A resolution of the Port of Seattle Commission establishing a Workforce Development Policy Directive to guide the increase in the number of skilled employees within the industries necessary for Port development. ([memo](#), [presentation](#), [draft policy](#), [draft resolution](#), and [2014 WFD motion](#) enclosed)
- 7c. *[removed from agenda prior to publication]*

8. AUTHORIZATIONS and FINAL ACTIONS

- 8a. Motion 2020-17 a Motion of the Port of Seattle Commission supporting the Executive Directors recommendation to adjust the Commission-approved 2020 Port budget and to authorize the execution of \$3,000,000 in new community benefit programs to spur regional economic recovery. ([draft motion](#) enclosed)

9. PRESENTATIONS, REPORTS, and STAFF BRIEFINGS – None**10. QUESTIONS on REFERRAL to COMMITTEE****11. ADJOURNMENT**