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APPROVED MINUTES COMMISSION REGULAR MEETING FEBRUARY 9, 2021

The Port of Seattle Commission met in a regular meeting Tuesday, February 9, 2021. The meeting was held remotely in accordance with the Governor's 'Safe Start' order and Proclamation 20-28. Commissioners Bowman, Calkins, Cho, Felleman, and Steinbrueck were present.

1. CALL to ORDER

Pursuant to Article IV, Section 8, of the commission bylaws, the meeting convened at 10:30 a.m. to conduct an executive session.

2. EXECUTIVE SESSION pursuant to RCW 42.30.110

The public meeting was immediately recessed to an executive session to discuss two matters – one relating to litigation/potential litigation (RCW 42.30.110(1)(i)), and the other related to personnel matters and litigation/potential litigation (RCW 42.30.110(1)(g)), with the intention of reconvening the public session at 12:00 p.m. Following the executive session, which lasted approximately 83 minutes, the public meeting reconvened at 12:03 p.m. Commission President Felleman led the flag salute.

3. APPROVAL of the AGENDA

Without objection, the preliminary agenda was approved without revisions.

4. SPECIAL ORDERS OF THE DAY – None.

5. EXECUTIVE DIRECTOR'S REPORT

Executive Director Steve Metruck previewed items on the day's agenda and made announcements.

6. COMMITTEE REPORTS

Aaron Pritchard, Commission Policy Manager, provided a report regarding recently held committee meetings and the schedule for upcoming meetings.

7. PUBLIC COMMENT

Public comment was received from the following individual(s):

- Michael Matthias, Des Moines City Manager, spoke in support of agenda Item 8h, noting the partnership in moving the project forward and project benefits.

- Maria Molina, Ronnie Lalimo, Joseph Wallis, Maria Valeria, Deiu Merci Kamuleta, Stan Shikuma, Pastor Diakonda Gurning, and Amy Leong, supporting Unite Here Local 8, spoke regarding the impacts on airline catering workers paid under the Seatac minimum wage and implementation of SB 6217 for these workers.
- In lieu of spoken comment, Mayor Gary Harris, City of Woodinville; Bre Keveren, Associate Planner for the City of North Bend; and Jesse Canedo, Chief Economic Development Officer for the City of Bellevue, submitted written comments regarding agenda Item 10a, speaking in support for implementation of the 2021 Economic Development Partnership program with King County cities. Written materials received are attached as minutes [Exhibit A](#), [B](#), and [C](#).
- In lieu of spoken comment, Earnest Thompson, City Council Member for the City of Normandy Park, submitted written comments regarding the use of hyperloops, encouraging the Port to consider the possibilities of building a hyperloop. Written materials received are attached as minutes [Exhibit D](#).
- In lieu of spoken comment, Ann-Marie Taroc, Noble Transport LLC, submitted written comments regarding partial permit refunds for limousine businesses that close and inform the Port they are relinquishing their airport permits. Written materials received are attached as minutes [Exhibit E](#).
- In lieu of spoken comment, Sarah Shifley and Laura Gibbons (volunteers with 350 Seattle's Aviation Team), and Sharla Dodd, resident, submitted written comments regarding agenda item 11a, noting that the Aviation Committee workplan should include an effective roadmap for how the Port will meet its 2023 target in reduction of greenhouse gas emissions. Written materials received are respectively attached as minutes [Exhibit F](#), [G](#), and [H](#).
- In lieu of spoken comment, Bernedine Lund, member of Quiet Skies of Puget Sound and volunteer member of 350 Seattle's Aviation team, submitted written comments asking the Commission to respond to the FAA's draft policy on noise. Written materials received are attached as minutes [Exhibit I](#).

8. CONSENT AGENDA

[Clerk's Note: Items on the Consent Agenda are not individually discussed. Commissioners may remove items for separate discussion and vote when approving the agenda.]

- 8a. Approval of the minutes of the Special meeting of January 15, 2021, and January 26, 2021.**
- 8b. Approval of the Claims and Obligations for the Period January 1 through January 31, 2021, Including Accounts Payable Check Nos. 937098 - 938529 in the Amount of \$4,198,996.11; Accounts Payable ACH Nos. 032221 - 0331179 in the Amount of \$71,866,017.31; Accounts Payable Wire Transfer Nos. 015528 - 015540 in the Amount of \$8,468,231.18, Payroll Check Nos. 197822 - 197959 in the Amount of \$63,266.42; and Payroll ACH Nos. 1005422 - 1009666 in the Amount of \$11,822,768.29 for a Fund Total of \$96,419,279.31**

Request document(s) included an [agenda memorandum](#).

- 8c. **Authorization for the Executive Director to Execute a Settlement Agreement to Resolve Claims and Potential Claims Arising Out of the Design and Construction of the Consolidated Rental Car Facility.**

Request document(s) included an [agenda memorandum](#).

- 8d. **Authorization for the Executive Director to Execute a Change Order to Contract MC-0319802 Rental Car Facility (RCF) Pavement Remediation for the Cost of Deferment of Work at Seattle-Tacoma International Airport RCF for an Amount of \$143,109.02 and a Time Extension of 327 Calendar Days.**

Request document(s) included an [agenda memorandum](#).

- 8e. **Authorization for the Executive Director to Increase the Project Budget for the Industrial Wastewater System (IWS) Segregation Meters Project at Seattle-Tacoma International Airport (Airport). The Amount of this Request is \$1,615,000 for a Revised Total Estimated Project Cost of \$3,889,000.**

Request document(s) included an [agenda memorandum](#) and [presentation slides](#).

- 8f. **Authorization for the Executive Director to Execute a Revision of the 2021 Service Agreement for Portfolio Management, which is a Part of the Interlocal Agreement (ILA) Between the Port of Seattle (the Port) and the Northwest Seaport Alliance (NWSA) to Allow Port staff to Provide Services to the NWSA for 2021.**

Request document(s) included an [agenda memorandum](#) and [redlined service agreement](#).

- 8g. **Authorization for the Executive Director to Enter into a Revised Interlocal Agreement between the Washington State Department of Natural Resources and the Port of Seattle for Monitoring of the Smith Cove Blue Carbon Pilot.**

Request document(s) included an [agenda memorandum](#), [memo dated April 14, 2020](#), [revised interlocal agreement](#), and [presentation slides](#).

- 18h. **Authorization for the Executive Director to Execute a Purchase and Sale Agreement to Acquire SR509 Surplus Property in Des Moines, WA for \$2,900,000 Plus Associated Fees, Including Predevelopment Costs, Due Diligence and Feasibility Studies. The Property will Support Development of an Adjacent Port-owned Property and Add Value to the Overall Development of this Site.**

Request document(s) included an [agenda memorandum](#), [purchase and sale agreement](#), [appraisal summary](#), [DMC West analysis](#), and [presentation slides](#).

¹ This item was removed from the Consent Agenda and addressed separately.

The motion for approval of consent agenda items 8a, 8b, 8c, 8d, 8e, 8f, and 8g carried by the following vote:

In favor: Bowman, Calkins, Cho, Felleman, Steinbrueck (5)

Opposed: (0)

*[*Clerk's Note: Item 8h was removed from the Consent Agenda and addressed separately below.]*

8h. Authorization for the Executive Director to Execute a Purchase and Sale Agreement to Acquire SR509 Surplus Property in Des Moines, WA for \$2,900,000 Plus Associated Fees, Including Predevelopment Costs, Due Diligence and Feasibility Studies. The Property will Support Development of an Adjacent Port-owned Property and Add Value to the Overall Development of this Site.

Request document(s) included an [agenda memorandum](#), [purchase and sale agreement](#), [appraisal summary](#), [DMC West analysis](#), and [presentation slides](#).

Presenter(s):

Dave McFadden, Managing Director Economic Development, Economic Development Administration (Lead)

Daniel Alhadef, Real Estate Development Manager, Real Estate Development and Planning Administration

Kyra Lise, Director Real Estate Development, Real Estate Dev and Planning Administration

Commission Clerk Michelle Hart read Item No. 8h into the record.

Executive Director Metruck introduced the item and presenters.

Dave McFadden and Kyra Lisa provided a presentation addressing:

- the request for Commission authorization for the Executive Director to execute the purchase and sale agreement between WSDOT and the Port of Seattle;
- adding value to the Port Des Moines Creek West development;
- light industrial development supporting SEA;
- the Des Moines Creek West development schedule;
- property development options; and
- the work between the Port and the City of Des Moines regarding the subject parcel.

Members of the Commission discussed:

- loss of tree canopy;
- the footprint of the WSDOT parcel, excluding sensitive area wetlands;
- projected income;
- highest and best use of the parcel; and
- creation of new jobs.

Members of the Commission appreciated the City Manager of the City of Des Moines for the vision to partner with the Port on the project.

The motion for approval of item 8h, moved by Commissioner Bowman, carried by the following vote:

In favor: Bowman, Calkins, Cho, Felleman, Steinbrueck (5)

Opposed: (0)

9. **UNFINISHED BUSINESS – None.**

10. **NEW BUSINESS**

10a. **Authorization for the Executive Director to Execute Contract Agreements and Implement the 2021 Economic Development Partnership Program with King County Cities in an Amount Not-to-Exceed \$930,000**

Request document(s) included an [agenda memorandum](#) and [presentation slides](#).

Presenter(s):

Dave McFadden, Managing Director Economic Development, Economic Development Administration Contracting (Lead)
Joe Meyer, Economic Development Manager, Diversity in Contracting
Jen Davis Hayes, City of Issaquah, Economic Development Manager (External)
Nathan Daum, City of Shoreline, Economic Development Program Manager (External)
Bill Ellis, City of Kent, Chief Economic Development Officer (External)
Michelle Wilmot, City of Kent, Economic Development Manager (External)

Commission Clerk Michelle Hart read Item 10a into the record.

Executive Director Metruck introduced the item and presenters.

The presentation addressed:

- an economic development partnership program overview;
- prioritizing 2021 funding on relief and recovery;
- 2020 program highlights;
- City partners advancing relief and recovery efforts; and
- Investments across King County.

Members of the Commission discussed:

- the length of time the program has been in place and how much grant funding has been awarded;
- disparity in distribution among the areas of King County;
- the multiplier effect of the grant program over the last five years;
- if CARES Act funding has been leveraged to provide grants to local businesses;
- the percentage of leveraging with the cities and why that is different than with community organizations; and
- structuring grants around a tiered approach in the future.

Member of the Commission thanked staff and presenters in attendance from the cities for their great work and participation in the program and spoke regarding supporting increasing the amount of the program.

The motion, made by Commissioner Cho, for approval of Item No. 10a, carried by the following vote:

In favor: Calkins, Cho, Felleman, Steinbrueck (5)

Opposed: Bowman (0)

10b. Authorization for the Executive Director to Execute up to Fourteen (14) Contracts through the South King County Fund Environmental Grants Program, for a Combined Total Not-to-Exceed \$217,585

Request document(s) included an [agenda memorandum](#) and [presentation slides](#).

Presenter(s):

Pearse Edwards, Senior Director External Relations, External Relations (Lead)
Andy Gregory, Senior Program Manager Community Engagement, External Relations
Alison Beason, EDI Senior Data & Policy Analyst, Equity, Diversity & Inclusion
Ilays Aden, Environmental Engagement Program Coordinator, External Relations
Providence Kamana, Community Liaison (External)
Anahi Sanchez-Sandoval, Community Advisor (External)

Commission Clerk Michelle Hart read Item 10b into the record.

Executive Director Metruck introduced the item and presenters.

The presentation addressed:

- the Airport Community Ecology Fund Small Matching Grants Program;
- the South King County Fund;
- the South King County Fund Environmental Grants Program;
- eight principles of the South King County Fund;
- community engagement;
- the Community Liaison Model and the application process;
- community advisors and liaison-generated projects;
- previous Port partners;
- new organizational partners;
- Green City Partnership coordination; and
- next steps, including contracting and project kickoffs in February and March.

Community Liaison, Providence Kamana and Community Advisor, Anahi Sanchez-Sandoval, reported regarding the programs and community impacts.

Members of the Commission and staff discussed:

- inspiring and transformative stories in serving underserved communities;
- equity and geographic delineation included in programming;
- receiving a lessons learned report out in the future;
- learning internal capacity building and funding equitable outcomes;
- how applications are ranked;
- expansion of the program to other communities; and
- policy recommendations for the program moving forward in April.

The motion, made by Commissioner Cho, for approval of Item 10b, carried by the following vote:

In favor: Bowman, Calkins, Cho, Felleman, Steinbrueck (4)

Opposed: (0)

[Clerk's Note: Commissioner Bowman was temporarily disconnected from the call and no vote was registered for her.]

11. PRESENTATIONS AND STAFF REPORTS

11a. 2021 Committee Workplans and 2020 Summaries Briefing

Presentation document(s) included [presentation slides](#).

Presenter(s):

Aaron Pritchard, Commission Policy Manager

Commission Clerk Michelle Hart read Item 11a into the record.

Executive Director Metruck introduced the item and presenters.

The presentation addressed:

- 2020 Commission standing committees' accomplishments and areas of work;
- efforts and participation of staff in the past year to formalize the committee process and bring more transparency, predictability, and structure to standing committees;
- 2021 committee workplans;
- 2021 Commission standing committee members; and
- ad hoc committees in 2021.

Members of the Commission:

- appreciated the level of planning and transparency in the committee process;

- other areas of work not currently in the committee structure;
- key areas of Port work including the resiliency project and the police task force;
- sharing agendas with co-chairs before finalizing them; and
- receiving an update on the Biometrics Special Committee in the near future.

12. QUESTIONS on REFERRAL to COMMITTEE and CLOSING COMMENTS – None.

13. ADJOURNMENT

There was no further business, and the meeting adjourned at 3:11 p.m.

Prepared:

Attest:

Michelle M. Hart, Commission Clerk

Sam H. Cho, Commission Secretary

Minutes approved: February 23, 2021.