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**APPROVED MINUTES
COMMISSION REGULAR MEETING MAY 10, 2022**

The Port of Seattle Commission met in a regular meeting Tuesday, May 10, 2022. The meeting was held at the Port of Seattle Headquarters, located at Pier 69, 2711 Alaskan Way, Seattle, Washington, and on Microsoft Teams. Commissioners Calkins, Cho, Felleman, Hasegawa, and Mohamed were present.

1. CALL to ORDER

The meeting was convened at 12:06 p.m. by Commission President Ryan Calkins, who led the Flag Salute.

2. EXECUTIVE SESSION pursuant to RCW 42.30.110

No executive session was held.

3. APPROVAL of the AGENDA

The agenda was approved as presented without objection.

In favor: Calkins, Cho, Felleman, Hasegawa, and Mohamed (5)

Opposed: (0)

4. SPECIAL ORDERS OF THE DAY

4a. Proclamation in Recognition of May as Asian American and Pacific Islander Heritage Month.

Request document(s) included a [proclamation](#).

Presenter(s):

Bookda Gheisar, Senior Director, Office of Equity, Diversity, and Inclusion
Brian Kao, Senior Port Budget Analyst, Finance and Budget
Janice Zahn, Assistant Engineering Director, Engineering General Services
Brendalynn Taulelei, Senior Manager, Aviation Maintenance

Commission Clerk Michelle Hart read Item 4a into the record.

Executive Director Metruck introduced the item.

Bookda Gheisar, Senior Director, Office of Equity, Diversity, and Inclusion, spoke regarding Asian American, Native Hawaiian, and Pacific Islander Heritage Month and introduced Members of the Port team to read the proclamation into the record.

Bookda Gheisar, Brian Kao, Janice Zahn, and Brendalynn Taulelei read the proclamation into the record.

Commissioners Hasegawa and Cho, sponsors of the proclamation, spoke in support of the proclamation and to the legacy and achievements of Asian Americans, Native Hawaiians, and Pacific Islanders, including that of Norman Mineta, the first Asian American U.S. Cabinet Secretary and life-long political figure.

Members of the Commission also spoke in support of the proclamation; against hate crimes; thanked everyone who participated in bringing the proclamation together, including the Port's employee resource groups; and regarding the Port being a gateway of immigration.

The motion, made by Commissioner Hasegawa, carried by the following vote:

In favor: Calkins, Cho, Felleman, Hasegawa, and Mohamed (5)

Opposed: (0)

5. EXECUTIVE DIRECTOR'S REPORT

Executive Director Metruck previewed items on the day's agenda and made general and meeting-related announcements.

6. COMMITTEE REPORTS

Commission Strategic Advisor Erica Chung, provided a report regarding the April 29 Equity and Workforce Development and Aviation Committee meetings held.

7. PUBLIC COMMENT

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

- The following people spoke in support of Agenda Item 11a, regarding the Forterra ACE Green Cities program and benefits the program brought to their jurisdictions and to the communities: Traci Buxton, city of Des Moines Deputy Mayor and Casey Stanley, City of Burien.
- The following person spoke regarding N. Seatac Park, asked the Commission to consider preserving the tree canopy and noise buffers at that site, and to preserve the park in perpetuity: city of Des Moines Councilmember JC Harris.
- The following person spoke regarding Agenda Item 4a, the AAPI proclamation, and separately regarding the history of police and racial profiling: Marguerite Richard.
- The following person spoke regarding government and the middle class: Alex Tsimerman.
- The following person spoke regarding the carbon footprint of the cruise industry and climate crisis: Jordan Van Voast (*written comments submitted*).

- The following people spoke in opposition to the cruise ship exhaust scrubber wastewater discharge, the lack of oversight in the northwest, and violations from cruise operators: Marcie Keever, Friends of the Earth.
- The following person spoke regarding the cruise study session held earlier in the day, the goal of zero emissions by 2050 made impossible by cruise emissions, and in support of a cruise-fee Salish Sea: Iris Antman, Seattle Cruise Control.
- The following person spoke regarding signage needed for biometric screening at the International Arrivals Facility: Cynthia Spiess.
- The following person spoke in support of the cruise industry and local economic benefits to the hotel and restaurant industry resulting from tourism and travel: Byron Pihuave, Cedarbrook Lodge.
- The following person spoke regarding cruise regulation, environmental regulations they must follow, and their commitment to use low-carbon technology: Donald Brown, Cruise Lines International Association.
- The following person spoke in opposition to the cruise industry, the burning of fossil fuels, and regarding climate impacts: Stacy Oaks, Andrea O’Ferrall, and Patrick McKee (*written comments submitted*).
- The following person spoke regarding access to expert medical advice, logistics for remote workers in the maritime and fishing industries, and the services they provide: Hannah Erickson, Discovery Health (*written comments submitted*).
- The following person spoke regarding tree equity and justice and the preservation of North Seatac Park: Noemie Maxwell, Defenders of North Seatac Park (*written comments submitted*).
- In lieu of spoken comment, written comments supporting the city of Seatac taking ownership of the entirety of North Seatac Park with protections in place for its recreational uses and natural resources including forested land, waterways, and Tub Lake Bog, were submitted by Meagan Lass, Tracy McAlpin, Selene Russo, Robin Pederson, Jennifer Potter, Kraig A., Edan Little, Thomas Riess, Barbara McMichael, Dave Lipps, Emily Neely, Dan Carow, Stefanie Fatooh, Aaron Neely, Regina Mutter, Christopher Konker, McKenzie Cook, Jed Doyle, and Loren McWethy, residents.
- In lieu of spoken comment, written comments urging signage for biometric screening was submitted by: Jennifer Lee.

[Clerk’s Note: All written comments are combined and attached here as [Exhibit A.](#)]

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 Regular Meeting Minutes of April 26, 2022.

8b. Approval of the Claims and Obligations for the Period April 1, 2022, through April 30, 2022, Including Accounts Payable Check Nos. 943378 through 943730 in the Amount of \$5,414,178.09; Accounts Payable ACH Nos. 044070 through 044738 in the Amount of \$44,690,884.13; Accounts Payable Wire Transfer Nos. 015815 through 015833 in the Amount of \$10,075,604.79; Payroll Check Nos. 201260 through 201574 in the Amount of \$210,829.00; and Payroll ACH Nos. 1072874 through 1079087 in the Amount of \$18,913,335.99, for a Fund Total of \$79,304,832.00.

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

- 8c. Authorization for the Executive Director to Execute Lease Amendment No. 27 and No. 28 of the Existing Main Lease and Lease Amendment No. 5 of the C1 Building Lease with the General Services Administration for the Current Non-Operations Occupancy of Transportation Security Administration.**

Request document(s) included an [agenda memorandum](#), [Exhibit A](#), [Exhibit B](#), and [Exhibit C](#).

- 8d. Authorization for the Executive Director to Use Port of Seattle Crews, as Well as Small and Major Works On-Call Contracts to Perform the Construction Work and to Advertise and Execute a Major On-Call Construction Contract for Hazard Mitigation in the South Power Center of Concourse N. (CIP #C800556)**

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

- 8e. Authorization for the Executive Director to Advertise and Execute a Major Public Works Construction Contract for the Shilshole Bay Marina X-Dock Rehabilitation, in the Amount of \$1,200,000, for a Project Total Authorization of \$1,650,000.**

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

- 8f. Authorization for the Executive Director to Execute a Contract for Analytics Automation Software for a Period Not-to-Exceed Five Years in an Amount Not-to-Exceed \$1,250,000.**

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

- 8g. Authorization for the Executive Director to Execute a Lease with Arctic Storm Management Group LLC (ASMG) at Pier 69 that Provides a 5-Year Original Term and One 5-Year Option to Extend, with the Port Providing \$141,450 Towards Tenant Improvements and \$75,444 for Broker Commission Fees.**

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

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

In favor: Calkins, Cho, Felleman, Hasegawa, and Mohamed (4)

Opposed: (0)

*Commissioner Felleman was not present in the room at the time of the vote.

10. NEW BUSINESS

10a. Introduction of Resolution No. 3802: A Resolution to Amend Unit 18 of the Comprehensive Scheme of Harbor Improvements of the Port of Seattle by: (i) Declaring Certain Real Property Surplus and No Longer Needed for Port District Purposes; (ii) Deleting Said Property, Following a Public Hearing in Accordance with Law, from Unit 18 of the Comprehensive Scheme; and (iii) Authorizing the Executive Director to Take All Necessary Steps and Execute All Documents for the Sale of Such Real Property to Bridge Point SeaTac 300, LLC.

Request document(s) included an [agenda memorandum](#), [draft resolution](#), and [presentation](#).

Presenter(s):

Steve Kennard, Property Manager, Aviation Properties
John Mclaughlin, Senior Port Counsel, Attorney Services

Clerk Hart read Item 10a into the record.

Executive Director Metruck introduced the item.

The presentation addressed:

- the request for property surplus and conveyance for SR 509;
- subject property (Port-owned portions of 4 “Parcels”) was purchased with FAA noise funds in 1976;
- the parcels are a remnant after the Port’s 2009 sale of 19.68 of its 20.45 acres in this area as required by WSDOT to enable the extension of SR 509 ROW;
- Bridge Industrial owns land southwest of parcels along the WSDOT SR 509 ROW and is working with WSDOT on a grading plan to manage the grade change between WSDOT’s future roadbed and Bridge Industrial’s future warehouse development;
- WSDOT and Bridge Industrial seek to include parcels in the grading plan; and
- the Port has no operational or commercial use for the parcels and wishes to convey the parcels to WSDOT or Bridge Industrial.

Members of the Commission and staff discussed:

- the property being sold at market rate and funds returned to the noise program;
- tree status on the parcels;
- tree replacement; and
- if there has been anyone else expressing an interest in the purchase of the parcels.

The motion, made by Commissioner Felleman, carried by the following vote:

In favor: Calkins, Cho, Felleman, Hasegawa, and Mohamed (5)

Opposed: (0)

10b. PUBLIC HEARING and Introduction of Resolution No. 3803: A Resolution Authorizing the Sale of a Portion of the Parcel (#536720-2505) to King County to be Used as a Site for Building a New Combined Sewer Overflow Facility, and Applying a Boundary Line Adjustment to Divide the Parcel Covering Both Northwest Seaport Alliance and Port of

Seattle Properties into Two Parts - the Bigger and the Majority Part to Remain with the Alliance, the Smaller Part (Southeast Corner of SW Michigan St and 2nd Ave SW) to be Sold to King County; and Amending the Port's Comprehensive Scheme to Delete the Smaller Part of the Parcel (#536720-2505; Boundary Line Adjustment Pending) from Unit 20 of the Port's Comprehensive Scheme and Authorize its Sale to King County Wastewater Treatment Division.

Request document(s) included an [agenda memorandum](#), [draft resolution](#), [purchase and sale agreement](#), [vicinity map](#), and [presentation](#).

Presenter(s):

Lily Ninburg, Real Estate Manager, ED Portfolio & Asset Management

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

Executive Director Metruck introduced the item.

The presentation addressed:

- the request for surplus and sale of Terminal 115 Non-Alliance Portion of Property to King County as a site for building a Combined Sewer Overflow (CSO) Facility;
- location and configuration of the subject parcel;
- King County is currently under a 2013 Consent Decree with the Environmental Protection Agency;
- the Consent Decree requires King County to complete its CSO Control Plan by 2030;
- this plan contains a list of "Protecting Our Waters" projects with strict timelines;
- the CSO control project involving construction of a new CSO facility located at SW. Michigan Street/Terminal 115 is required to meet the critical milestone of "construction completion by December 31, 2025;"
- after performing a rigorous site selection process, and based on the preliminary designs, scope of work and time needed in constructing of this CSO facility, King County has approached the Port and asked to acquire this property to ensure meeting the goal and strict timelines set by the Federal Consent Decree;
- if King County cannot purchase this property in an amicable manner from the Port, they will likely use eminent domain to acquire the property;
- King County site selection;
- environmental and health benefits;
- staff's recommendation to sell the property at market value to King County; and
- next steps in the process.

Members of the Commission and staff discussed:

- status of the tenant during the due diligence period; and
- truck parking.

Commission President Ryan Calkins opened the public hearing. There being no one present wishing to testify, the public hearing closed, and discussion moved to the Commission.

The motion, made by Commissioner Felleman, carried by the following vote:

In favor: Calkins, Cho, Felleman, Hasegawa, and Mohamed (5)

Opposed: (0)

10c. Authorization for the Executive Director to Authorize a Budget Increase for the Concourse A Building Expansion for Lounges Project at Seattle-Tacoma International Airport by Delta Airlines, Inc., and Authorize an Increase to the Reimbursement Amount to Delta, for a Total Cost of \$26,500,000 of an Estimated Total Project Cost of \$105,000,000. (CIP #C801205)

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

Presenter(s):

Jeff Moken, Interim Director, Aviation Business and Properties
John McWilliams, Capital Project Manager, Aviation PMG

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

Executive Director Metruck introduced the item.

The presentation addressed:

- the request to increase the project budget;
- background of the project;
- Concourse A Building Expansion for Lounges renderings;
- cost escalation categories;
- areas of cost increase from 60 percent design development to final design;
- project risks; and
- budget and schedule.

Members of the Commission and staff discussed:

- use of the lounge with two levels dedicated to Delta Airlines and a separate Port common use lounge;
- accessibility in the Sky Lounge area;
- no view impacts to the International Arrivals Facility;
- payback period for the project; and
- the Port's financial obligation to the project.

The motion, made by Commissioner Cho, carried by the following vote:

In favor: Calkins, Cho, Felleman, Hasegawa, and Mohamed (5)

Opposed: (0)

11. PRESENTATIONS AND STAFF REPORTS

11a. Forterra ACE Green Cities Close-Out Report.

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

Presenter(s):

Andy Gregory, Sr. Program Manager, Environmental Engagement
Jenny Ugolino, Green Cities Program Manager, Forterra

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

Executive Director Metruck introduced the item and presenters.

Members of the Commission received a pre-recorded staff presentation for this item.

The presentation addressed:

- overview of the fund and accomplishments of the program;
- the Airport Community Ecology Fund;
- Green City partnerships;
- urban forest assessments;
- community engagement;
- urban forest enhancement plans;
- Des Moines Memorial Drive – outreach milers and flyers created and all properties along the drive rated according to their suitability for elm trees or commemorative sidewalk plaques;
- program implementation;
- key measures of success;
- continued partnerships; and
- South King County Community Impact Fund current and future projects.

Members of the Commission and staff discussed:

- the project selection process;
- following site-specific stewardship plans;
- long-range plans for the cities;
- challenges to community engagement including sourcing of trees and pandemic impediments;
- future program expansion due to the use of matching funds;
- planting trees near schools or public spaces; and
- use analysis for North Seatac Park assessment.

12. QUESTIONS on REFERRAL to COMMITTEE and CLOSING COMMENTS –

Executive Director Metruck and Members of the Commission recognized the contributions of Larry Ehl, Executive Office Chief of Staff, for his work during his time at the Port and wished him well in his future endeavors.

The motion, made by Commissioner Calkins, to refer the topic of cruise environmental benchmarks, to the Sustainability, Environment, and Climate Committee, carried by the following vote:

In favor: Calkins, Cho, Felleman, Hasegawa, and Mohamed (5)

Opposed: (0)

13. ADJOURNMENT

There was no further business and the meeting adjourned at 2:53 p.m.

Prepared:

Michelle M. Hart, Commission Clerk

Minutes approved: May 10, 2022

Attest:

Toshiko Hasegawa, Commission Secretary