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APPROVED MINUTES

COMMISSION REGULAR MEETING OCTOBER 25, 2022

The Port of Seattle Commission met in a regular meeting Tuesday, October 25, 2022. The meeting was held at The Museum of Flight, Skyline Room, located at: 9404 E Marginal Way S, Seattle, Washington, and virtually on Microsoft Teams. Commissioners Calkins, Cho, Hasegawa, and Mohamed were present. Commissioner Felleman was absent and excused from the meeting.

1.

CALL to ORDER

The meeting was convened at 12:03 p.m. by Commission President Ryan Calkins.

2.

EXECUTIVE SESSION pursuant to RCW 42.30.110

No Executive Session was held.

3.

APPROVAL of the AGENDA

The agenda was approved without objection as presented.

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

Opposed: (0)

4.

SPECIAL ORDERS OF THE DAY

4a. Raisbeck Aviation High School Student Presentation on the Green Energy Team's Solar Car

Presenters:

Alexis Lee, Raisbeck Aviation High School, Senior, Solar Car President

Opal Heltzel, Raisbeck Aviation High School, Senior

Hagen Rankin, Raisbeck Aviation High School, Junior

Timothy Jou, Raisbeck Aviation High School, Junior

Students from the Raisbeck Aviation High School's Green Energy Team provided a presentation to the Commission and Executive Director. The presentation addressed:

- the Team - a high school student-lead club that annually designs, builds, tests, analyzes, refines and race a functioning solar car;
 - learning real world skills - gaining workshop experience, designing unique parts, learning to use machining equipment, learning to work as a team, leadership, self-confidence,
- Digital recordings of the meeting proceedings and meeting materials are available online – www.portseattle.org.

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mentorship, interacting with industry professionals, communication/public speaking, and travel logistics and race planning;
the team's outcome in the 2022 Solar Car Challenge – smashing lap records with 876 total laps;

car development, innovations, and improvements over the course of the team's participation;
and
the team's plans for the upcoming 2022 – 2023 race.

Members of the Commission and the Executive Director thanked the students for their presentation, their participation in meaningful green energy initiatives, and for being the face of the future.

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 discussion held at the Governance Committee meeting held on Monday, October 17; the Sustainability, Environment, and Climate Committee held on October 18; the Waterfront and Industrial Lands Committee meeting held on October 18, and the Special Joint Advisory Committee meeting held on October 21, 2022.

Governance Committee

Commissioners Calkins and Felleman convened the Governance Committee. At this time, the Committee received its third and final briefing on the status of the Delegation of Responsibility and Authority Policy Directive review and amendment project. The project update consisted of a comparison of the Port's delegation policy with that of similarly situated and complex organizations, as well as an overview of the data compiled in the project analysis. This data includes, but is not limited to, categories and comparisons of Commission authorizations over the period of three years, staff and Commission time spent in this process, the erosion of purchasing power since adoption of the current delegation threshold in 2012, and the Executive Director's current ability to run the Port in terms of minutes/time without further Commission authorization. Other legal and technical areas of amendment were discussed - including updates to real estate, legal, and project delegations. The project team and Governance Committee also discussed benefits for the Commission, staff, and public projects in raising the delegation level, and methods to ensure and increase transparency in the process. The project is based on the Port's Internal Audit Committee's 2020 audit of the delegation process; their finding that the system is working as intended without issue; and their observation that an efficiency opportunity exists for this policy directive. The Governance Committee recommended the Commission amend the Policy Directive delegation threshold to the Executive Director, to be increased to a level commensurate with comparison and other Port agencies, due to the erosion of purchasing power and increases in inflation, services and supplies, and the CPI, with emphasis on transparency and ensuring the Port is a highly effective public agency.

Sustainability, Environment and Climate Committee

Commissioners Calkins and Hasegawa convened the Sustainability, Environment and Climate Committee. They were briefed on Municipal Solid Waste-to-Liquid Fuels Study scope, timeline, and anticipated outcomes, and discussed the results of the study's first deliverable, which was an Minutes of October 27, 2020, submitted for review on November 5, 2020, and proposed for approval on November 10, 2020.

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analysis of the conversion technologies and existing facilities that convert municipal solid waste to liquid fuels. Commissioners were also briefed on recent advocacy efforts surrounding maritime decarbonization of Ports and vessels.

Waterfront and Industrial Lands Committee

The Waterfront and Industrial Lands Committee was convened by Commissioners Felleman and Hasegawa. State of Washington Tourism Director David Blandford and Port staff debriefed on the success of the inaugural Responsible Outdoor Travel Summit and potential next steps. Port staff also provided a briefing on the City of Seattle's Industrial Lands Final Environmental Impact Study and received input from the co-chairs.

Special Joint Advisory Committee

Commissioners Hasegawa and Mohamed, along with City of SeaTac Mayor Simpson, Deputy Mayor Negusse, and Councilmember Kwon, participated in a Special Meeting of the Joint Advisory Committee, which was a continuation of the September 16th meeting regarding the North SeaTac

Park. There was a robust discussion regarding the future use of the park, current zoning of park property, and conservation and environmental components within the park property. Port staff shared the need for completion of studies related to airport properties and land stewardship to help inform answering the questions posed about future use of the park, which will take until the fourth quarter of 2023 to complete. The City shared that they would like a better understanding of the potential risks and barriers regarding possible changes to the current leases and uses, and Port staff agreed to bring back information to share at the next JAC meeting in December.

7.

PUBLIC COMMENT

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

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-
-
-

The following people spoke in support of Agenda Item 11a, the Duwamish Valley Community Equity Program and Duwamish River Green Jobs Program briefing: Sabrina Johnson; Brenda Gonzalez; Crystal Brown; Rosario Maria Medina (written comment also submitted); Robert Hanlon; Maria Ramirez; Rich Brown; Keasa Jones; Edwin Hernandez; and Kim Schwarzkopp.

The following person spoke in support of Agenda Item 10a, Tenant Reimbursement with Alaska Airlines: Randy Fiertz, Alaska Airlines.

In lieu of spoken comment, written comment was submitted by Iris Antman regarding the continued rise of greenhouse gas emissions and its relation to cruise and airplanes, poor air quality in the state from wildfires, and the Port's commitment to environmental sustainability. In lieu of spoken comment, written comment was submitted by Karl Pepple regarding Agenda Item 11a, supporting the Duwamish Valley Equity Program and community-port capacity building, healthy environment and communities, and economic prosperity in place.

[Clerk's Note: All written comments are combined and attached here as Exhibit A.]

11. PRESENTATIONS AND STAFF REPORTS

11a.

Duwamish Valley Community Equity Program and Duwamish River Green Jobs Program Briefing

Minutes of October 27, 2020, submitted for review on November 5, 2020, and proposed for approval on November 10, 2020.

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Presentation document(s) included an agenda memorandum, previously adopted resolution, article, PCAT statements, and presentation.

Presenter(s):

Christina Billingsley, Senior Program Manager, Community Engagement, External Relations
Tiffany Sevilla, Workforce Development Program Manager and Data Analyst, Workforce Development

Dre Avila, Duwamish Valley Port Community Action Team Member

Alexis Sorm, Green Jobs Program Trainee

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

Executive Director Metruck introduced the item.

The presentation addressed:

- the Duwamish Valley Community Benefits Commitment;
- goals of the program;
- the Duwamish River Green Jobs Program;
- centering Duwamish River green careers – land-based shoreline habitat restoration, waterbased environmental education, and green stormwater infrastructure;

- program participant experience; and
- community priorities 2023+.

Members of the Commission thanked staff for the presentation and the Community for their participation and their public comment at today's meeting. Discussion included creating a model for community engagement; PCAT volunteers; the legacy of injustice and disparities existing in the Duwamish area; the need for physical staff for the program; ongoing community concern for displacement; the need to build affordable housing in the Duwamish Valley; maintaining affordability for community space at the Duwamish Community Hub; work ahead to continue the Duwamish River clean-up; and the Port's commitment to the community and to the environmental effort.

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 Minutes of the Special and Regular Meetings of October 11, 2022.

8b.

Authorization for the Executive Director to Execute a New Collective Bargaining Agreement Between the Port of Seattle and Teamsters Local 174, Representing Truck Drivers at Both Marine Maintenance and Port Construction Services, Covering the Period from June 1, 2022, through May 31, 2024.

Request document(s) included an agenda memorandum and agreement.

8c.

Authorization for the Executive Director to Execute a Sixth Amendment to the Participation Agreement for Cleanup of Sea-Tac International Airport Jet Fuel Facility

Minutes of October 27, 2020, submitted for review on November 5, 2020, and proposed for approval on November 10, 2020.

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Executed in November 1995 Between the Port, United Airlines, Continental Airlines, and Olympic Pipeline Company.

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

8d.

Authorization for the Executive Director to Execute an Agreement with the Washington State Department of Transportation Supporting the Completion of Stage 2 of the State Route (SR) 509 Completion Project as Part of the Puget Sound Gateway Program.

Request document(s) included an agenda memorandum and agreement.

8e.

Authorization for the Executive Director to Advertise and Award a Major Works Construction Contract for the Fifth Phase of the Restroom Upgrades on Concourses B, C, and D Project at Seattle-Tacoma International Airport; to Execute a Project Labor Agreement for this Project; and to Use Port crews, in the Amount of \$13,858,000, and a Total Anticipated Project Cost of \$61,692,000. (CIP #C800697)

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

8f.

Authorization for the Executive Director to Approve Funding and Procurement for Design, Acquisition, Fabrication, and Installation of Public Art at Seattle-Tacoma

International Airport for the 2022/2023 Portion of the 2022-2026 Public Art for Airport Projects CIP in the Amount of \$6,710,000 from the Total Art Pool Budget of \$27,523,820.

Request document(s) included an agenda memorandum and presentation.
8g.

Commission Adoption of 2023 Marine Stormwater Utility Rates.

Request document(s) included an agenda memorandum and presentation.
8h.

Authorization for the Executive Director to Advertise, Execute Two Separate Construction Contracts, and Transfer Budget/Authorization, as Necessary, Among the 2023 Airfield Projects; to Procure Long Lead Items; to Include a Project Labor Agreement for Both Contracts; to Authorize Use of Port Crews for Abatement Work; to Increase the Budget for the Perimeter Intrusion Detection System Program by \$5,400,000 for a Total Project Budget of \$34,045,000; and to Increase the Budget for the Secured Area Vehicle Checkpoint Project by \$400,000, for a Total Project Budget of \$4,700,000; and a Total Authorization Request of \$67,153,000. (CIP # C800930, C801177, C800844, C801237, C801171)

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

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

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

Opposed: (0)

10. NEW BUSINESS

10a.

Authorization for the Executive Director to Increase the Program Budget to the Amount of \$500,000,000.00; to Authorize an Additional \$159,500,000 to Continue Phase A Construction; and to Execute a Tenant Reimbursement Agreement with Alaska Airlines, Inc. for this Portion of the Work of the North Main Terminal Redevelopment Program at Seattle-Tacoma International Airport.

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

Presenter(s):

Jeff Moken, Interim Director, Aviation Business and Properties

Alan Olson, Capital Project Manager V, AV Project Management Group

Clerk Hart read Item 10a into the record.

Executive Director Metruck introduced the item and presenters.

The presentation addressed:

- the requested authorization – for the Executive Director to increase the program budget to \$500M; to authorize an additional \$159,500,000 to continue Phase A construction; and to execute a Tenant Reimbursement Agreement with Alaska Airlines;
- scope and authorization of the project;
- program background;
- terminal redevelopment program drivers;
- renderings of the redesign;
- high level schedule and program timeline; and
- key program risks and mitigation.

Discussion ensued regarding:

- disruptions associated with the project and Alaska Airlines better able to manage their customers;

- communication with customers regarding the re-design project;
- working with art staff to beautify the area during construction; and
- the future of air travel post-pandemic.

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

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

Opposed: (0)

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10b.

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Authorization for the Executive Director to Advertise and Execute Project Specific Contracts for Project Management Including Airline Technical Representative (ATR), Construction Management (CM), Design Services, and Commissioning Services to Proceed with Design of the Project; to Utilize, Authorize, Advertise, and Execute a General Contractor/Construction Manager (GC/CM) Contract; to Proceed with Preconstruction Services and the Delivery of the Project, and to Utilize Port Crews for the

South Concourse Evolution Project at Seattle-Tacoma International Airport, in the Amount of \$100,000,000. (CIP #C801203)

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

Presenter(s):

Lance Lyttle, Managing Director, Aviation Director's Office

Ken Warren, Capital Program Leader, AV Project Management Group

Stuart Mathews, Assistant Director, AV Project Management Group

Clerk Hart read Item 10b into the record.

Executive Director Metruck introduced the item and presenters.

The presentation addressed:

- major upgrades needed to the fifty-year-old facility;
- gating strategy;
- remote gating opportunities; and
- the requested authorization to stand-up the project delivery team; procure project management support, construction management support, design services, and commissioning and contractor teams by the fourth quarter of 2023; transitioning from planning to start of design use of alternative delivery contracting to advertise and execute a contract with the GC/CM including performing pre-construction; and utilization of port crews.

Discussion ensued regarding:

- the project budget and lessons learned from previous projects;
- gender neutral restrooms as part of the project; and
- the need to move forward on the project expeditiously.

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

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

Opposed: (0)

11. PRESENTATIONS AND STAFF REPORTS

11b.

SEA Part 150 Noise and Land Use Compatibility Study Update Briefing.

Presentation document(s) included an agenda memorandum, previously adopted resolution, and presentation.

Presenter(s):

Stan Shepherd, Senior Manager, AV Noise Programs

Minutes of October 27, 2020, submitted for review on November 5, 2020, and proposed for approval on November 10, 2020.

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Thomas Fagerstrom, Airport Noise Programs Coordinator, AV Noise Programs
Commission Clerk Michelle Hart read Item 11b into the record.

Executive Director Metruck introduced the item.

Members of the Commission and Executive Director Metruck recognized Stan Shepherd, Senior Manager, AV Noise Programs, in his pending retirement and for his contributions to this and many other projects at the Port.

The presentation addressed:

- an overview of the Part 150 guidelines;
- day night level (DNL) noise contour;
- SEA 2018 DNL contour;
- Part 150 land use planning;
- SEA Part 150 studies;
- 2014 Part 150 study record of approval;
- New SEA Part 150 study update; and
- Authorization to procure a consultant and execute the contract.

Discussion ensued regarding:

- the importance of revising the study;
- receiving updates throughout the process;
- how the annoyance level study of the FAA relates to SEA's DNL contour, and inclusion as part of the Port's Federal Legislative Agenda;
- the length of the study and how noise boundaries may change;
- noise metrics;
- surveying communities for failed installations;
- how the 65 DNL threshold is determined by the FAA;
- if it takes into account the frequency of flights;
- how focus group information is utilized;
- quality of health and life through airport community impacts;
- noise contours for various communities; and
- using technology to improve the amount of noise produced.

Commissioners again thanked Mr. Shepherd for his service to the Port and its communities.
11c.

Tax Levy Draft Plan of Finance for 2023 – 2027 Briefing.

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

Presenter(s):

Elizabeth Morrison, Director, Corporate Finance, Finance and Budget

Scott Bertram, Manager, Corporate Finance, Finance and Budget

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

Minutes of October 27, 2020, submitted for review on November 5, 2020, and proposed for approval on November 10, 2020.

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Executive Director Metruck introduced the item.

(Commission President Calkins exited the meeting at 3:20 p.m. Commission Vice-President Cho assumed the Chair.)

The presentation addressed:

- the budget process timeline;
- summary of the budget - recommending a 2 percent annual levy increase over the next five years; funding capital plan remains critical to providing and maintaining Port's vital transportation infrastructure; and looking into the future with a need to analyze anticipated uses of levy and funding of capital program and to adjust strategies and policies as appropriate;
- tax levy background and update;
- levy policies and practices;
- levy history;
- 2023 – 2027 planning approach;
- tax levy recommendation and taxpayer impact;
- 2022 tax levy fund sources and uses;

- longer view needed to inform near-term policies and decisions;
- the need to plan for anticipated environmental remediation costs;
- recognizing that uncertainty increases the further out projections are and there is a need to prepare for potential adversity;
- funding non-aviation capital programs;
- spending commitments constrain future levy uses;
- ideally maintaining balanced funding from both stable and variable resources;
- the Draft Plan of Finance – a funding plan for the Port’s 5-year Capital Improvement Program;
- financial targets providing resiliency;
- airport and non-airport capital are funded separately;
- greater reliance on operating income;
- income subject to variability and caution is needed;
- portwide revenue bond debt service coverage forecast; and
- finance initiatives.

Discussion ensued regarding:

- long-term sourcing of funding and long-term analysis of capital plans;
- 2 percent for funding equity investments;
- a levy cap;
- the status of debt coverage post-2027;
- aviation CIP projects; and
- building reserve capacity in the plan.

12.

QUESTIONS on REFERRAL to COMMITTEE and CLOSING COMMENTS

Members of the Commission and Executive Director Metruck thanked the Museum of Flight for use of their facility; the students from Raisbeck Aviation High School for their Solar Car presentation; and for members of the Duwamish Community for being in attendance at the community meeting. Minutes of October 27, 2020, submitted for review on November 5, 2020, and proposed for approval on November 10, 2020.

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ADJOURNMENT

There was no further business and the meeting adjourned at 4:09 p.m.

Prepared:

Attest:

Michelle M. Hart, Commission Clerk

Toshiko Hasegawa, Commission Secretary

Minutes approved: November 8, 2022

Minutes of October 27, 2020, submitted for review on November 5, 2020, and proposed for approval on November 10, 2020.