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APPROVED MINUTES  
COMMISSION SPECIAL MEETING

June 25, 2024

The Port of Seattle Commission met in a special meeting Tuesday, June 25, 2024. The meeting was held at the Port of Seattle Headquarters Building, Commission Chambers, 2711 Alaskan Way, Seattle Washington, and virtually on Microsoft Teams. Commissioners Calkins (joined at 12:20 p.m.), Cho (joined at 1:45 p.m. and exited at 3:20 p.m.), Felleman (exited at 12:25 p.m.), Hasegawa, and Mohamed (exited at 2:25 p.m.) were present.

1.

CALL to ORDER

The meeting was convened at 10:35 a.m. by Commission Vice-President Toshiko Hasegawa.

2.

EXECUTIVE SESSION pursuant to RCW 42.30.110

The public meeting recessed into executive session to discuss three items – the first regarding the performance of a public employee per RCW 42.30.110(1)(g) for approximately 20 minutes; the second regarding litigation/potential litigation/legal risk per RCW 42.30.110 (1)(i) for approximately 40 minutes; and the last item regarding national security per RCW 42.30.110(1)(a)(i) for approximately 10 minutes, for a total session of 70 minutes, with the intention of reconvening the public session at 12:00 p.m. Following the executive session, the public meeting reconvened at 12:12 p.m. Commission Vice-President Hasegawa led the flag salute.

3.

APPROVAL of the AGENDA

The agenda was approved as presented without objection.

In favor: Felleman, Hasegawa, and Mohamed (3)

Opposed: (0)

4.

SPECIAL ORDERS OF THE DAY

There were no Special Orders of the Day presented.

5.

EXECUTIVE DIRECTOR'S REPORT

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

Digital recordings of the meeting proceedings and meeting materials are available online – www.portseattle.org.

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COMMITTEE REPORTS

Commission Strategic Advisor Erica Chung provided committee reports.

Sustainability, Environment, and Climate Committee

Commissioners Cho and Felleman convened the Sustainability, Environment, and Climate

Committee on June 18, 2024, where they were briefed on the Port's waterfront clean energy strategy,

a roadmap for enabling clean energy infrastructure investments to support deployment of zero emissions technologies and to increase energy resilience, including partnerships, components of the current implementation framework, and changing energy landscape. Commissioners were also briefed on hydrogen activities in the Pacific Northwest, including marine and aviation hydrogen applications.

#### Waterfront Industrial Lands Committee

The Waterfront and Industrial Lands Committee met on June 18, 2024, with Commissioners Felleman and Calkins convening the meeting. There was one item for briefing and discussion regarding an update on the Washington and Oregon Shippers Cooperative Association ('WOSCA') site and the C40 Challenge.

#### Audit Committee

The Audit Committee met on Thursday, June 20, 2024, with Commission Vice-President Hasegawa presiding and Commissioner Calkins and Public Member, Sarah Holmstrom, in attendance. The Committee heard a Performance Audit Report regarding Civil Asset Forfeiture from the Office of the Washington State Auditor. The audit reviewed law enforcement agencies around the state, looking at their civil asset forfeiture processes and procedures. Recommendations were made with respect to the Port of Seattle Police Department and its processes compared with other agencies. Moss Adams, the Port's external auditor, provided the results of the 2023 Financial Statement Audit. The Committee then heard updates from the Director of Internal Audit, Glenn Fernandes, with respect to the Internal Audit Organization Structure, open issues, and the status of the 2024 Audit Plan. Performance Audits were then presented on 'Time Approval Controls' and 'Parking Garage Elevator Modernization, as well as Limited Contract Compliance Audits.

#### 7. PUBLIC COMMENT

- The following people spoke in support of Agenda Item 10d, and in support of the economic development brought by the cruise industry and in support of climate measures to support it: Michael Woody, Kiera Lyssikatos; Jenne Oxford; Sally Andres; Randy Cote; and Matt Ventoza.
- In lieu of spoken comment, the following people submitted written comments requesting the Port to provide a statement regarding the Sound Insulation Repair/Replace Pilot Program stating eligibility for the program; that homes will be evaluated based on severity and longevity; and that members of Sea-tac Noise.info will be invited to improve the assessment phase and ensure homeowners are heard: Betty McCready; Johnny Samra; and Marianne Markkanen.

[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.]

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

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8a.

Approval of Minutes of the Regular Meeting of June 11, 2024.

8b.

Authorization for the Executive Director to Increase the Budget for the Surface Area Management Project by \$2,614,000 for a Total Budget of \$18,479,000 and to Include and use a Project Labor Agreement. (CIP #C800650).

Request document(s) included an agenda memorandum.

8c.

Number Not Used.

8d.

Number Not Used.

8e.

Authorization for the Executive Director to Proceed with the Maritime Camera and Technology Infrastructure project; to Prepare Design and Construction Bid Documents for the Replacement of Camera and Technology Infrastructure at Maritime Sites; to Procure Required Hardware, Vendor Services, Licensing, and Maintenance Services; to Use Port Labor Including Port of Seattle Crews and Small and Major Works On-Call Contracts; and to Purchase Additional Internet Bandwidth for Increased Capacity Needs Estimated at \$1,000,000 for Ten Years, for a Total Amount Requested of \$7,192,000, and a Total Estimated Cost of \$10,396,000. (CIP # C801020).

Request document(s) included an agenda memorandum.

8f.

Adoption of Resolution No. 3826: A Resolution Authorizing the Issuance and Sale of Intermediate Lien Revenue and Refunding Bonds in One or More Series (the "2024 Revenue Bonds"), in the Aggregate Principal Amount Not-to-Exceed \$850,000,000 for the Purposes of Financing Capital Improvements to Aviation Facilities and Refunding Certain Outstanding Revenue Bonds of the Port; Setting Forth Certain Bond Terms and Covenants; and Delegating Authority to Approve Final Terms and Conditions and the Sale of the Bonds.

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

8g.

Authorization for the Executive Director to Execute Up to Four Project Control Services Indefinite Delivery, Indefinite Quantity (IDIQ) Service Agreements in the Amount of \$5,000,000 Each and a Five-Year Contract Ordering Period.

Request document(s) included an agenda memorandum.

8h.

Authorization for the Executive Director to Execute Two Settlement Agreements to Recover Costs Associated with the Port's Cleanup of the Terminal 91 Uplands.

Request document(s) included an agenda memorandum.

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Executive Director Employment Agreement 2024 - 2027.

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

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

In favor: Calkins, Hasegawa, and Mohamed (3)

Opposed: (0)

#### 10. NEW BUSINESS

10a. Authorization for the Executive Director to Increase Funding in the Amount of \$10,169,500 for Renewal and Replacement of Fire Department Apparatus. (CIP #C801040)

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

Presenter(s):

Randy Krause, Fire Chief, Port of Seattle Fire Department

David Jewett, Fire Battalion Chief

Clerk Hart read Item 10a into the record.

Executive Director Metruck introduced the item and presenters.

The presentation addressed:

- status of the fire department vehicle fleet;

- new equipment needs;
- central procurement ideas and cooperative agreements; and
- disposition of replaced apparatus.

Discussion ensued regarding:

- the role of battalion chiefs in incident command;
- staffing needs associated with equipment; and
- fleet vehicles with fossil fuels and the need for an emergency energy source for use of an electric fleet.

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

In favor: Calkins, Hasegawa, and Mohamed (3)

Opposed: (0)

10b. Authorization for the Executive Director to Approve a Total Project Budget of \$154,500,000 and to Allocate \$85,800,000 of that Budget for the Post IAF Airline Realignment Project at Seattle-Tacoma International Airport and to Execute the Maximum Allowable Construction Cost Contract Amendment, Any Related Project Change Orders, Amendments, Work Authorizations, Purchases, Contracts, and to Take Minutes of October 27, 2020, submitted for review on November 5, 2020, and proposed for approval on November 10, 2020.

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any Actions Necessary to Support and Deliver the Project Within the Approved Budget. (CIP #C801158)

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

Presenter(s):

Jason Johnson, Assistant Director, Airline Affairs and Aviation Properties

Stuart Mathews, Assistant Director, Aviation Project Management

Sean Anderson, Capital Program Leader, AV Project Management Group

Clerk Hart read Item 10b into the record.

Executive Director Metruck introduced the item and presenters.

The presentation addressed:

- the project purpose and scope of work;
- the request to allocate funding from the total project budget and to take actions necessary to support and deliver the project;
- cost breakdown;
- greater than anticipated design and construction budget realized;
- phased project delivery schedule;
- Concourse B renderings;
- sustainability framework applied to the project; and
- project risks.

Discussion ensued regarding:

- cost certainty;
- effects should there be a project delay;
- how project teams are coordinating across multiple projects to lesson impacts on travelers;
- staying on schedule and accelerating schedules;
- the use of GC/CM contracts to hold to timelines;
- building in flexibility in case of major unexpected changes with the potential of reallocating gates for carriers; and
- offsite space being provided to mitigate impacts on tenants.

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

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

Opposed: (0)

10c. Authorization for the Executive Director to Approve Funding to Complete Design and Permitting; to Advertise, Award, and Execute an Owner-Furnished Equipment Contract; and to Authorize Use of Port of Seattle Crews and Small Works Contracts to Support the Design Development and Construction Execution for the Installation of Electric Vehicle Charging Stations for Waterfront Fleet Vehicles, in the Amount Requested of \$5,000,000, and a Total Estimated Project Cost of \$5,300,000. (CIP #801248)

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

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Presenter(s):

Levi Clark, Marine Maintenance Manager Fleet and Transportation, Marine Maintenance Fleet  
Ryann Child, Senior Environmental Program Manager, Climate & Sustainability  
Julie Yun, Capital Project Manager III, Waterfront Project Management  
Clerk Hart read Item 10c into the record.

Executive Director Metruck introduced the item and presenters.

The presentation addressed:

- the request for funding to complete design and permitting and to issue contracts for ownerfurnished equipment and design development and construction execution;
- project drivers and background;
- project scope, cost, and timeline.

Discussion ensued regarding:

- potential grant funding for the project and grant funding not covering charging equipment for private fleets;
- Level 2 and Level 3 charging differences and opportunity costs associated with faster charging;
- Hardware and power needs;
- maintenance included in the purchasing agreement;
- exploring how to tap into power sitting in a parking garage in the case of an emergency; and
- energy storage grids onsite.

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

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

Opposed: (0)

10d. Authorization for the Executive Director to Enter a 10-Year Preferential Berthing Agreement with Carnival Corporation (Carnival), Which Includes Carnival, Princess Cruises, and Holland America Line Brands and Environmental and Community Requirements in Addition to Business Terms and Data Sharing to Support a New Public Cruise Dashboard for Transparency and Tracking and Reporting on Performance Over the Term of the Agreement.

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

Presenter(s):

Stephanie Jones Stebbins, Managing Director, Maritime Division  
Linda Springmann, Director, Cruise Operations and Maritime Marketing  
Clerk Hart read Item 10d into the record.

Executive Director Metruck introduced the item and presenters.

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The presentation addressed:

- Century Agenda goals;
- cruise in the global context;
- the Port's environmental influence and impact;
- tools for transformation;
- a 2024 cruise season update;
- capital projects to expand shore power access for ships at Pier 66 and Terminal 91;
- 2024 priorities and the Pacific Northwest to Alaska Green Corridor;
- the creation of a cruise dashboard to encompass a wide variety of cruise data;
- accelerating shore power connectivity;
- cruise business agreement definitions;
- long-term agreements strategy;
- the Carnival Cruise Agreement benefits summary and 2024 agreement terms;
- financial return to the Port;
- greenhouse gas emission reductions;
- environmental elements;

- broadening economic benefits; and
- reporting to support the cruise dashboard.

Discussion ensued regarding:

- mode measuring with respect to cruise traffic;
- the agreement being an opportunity to expedite greenhouse gas emissions reduction goals;
- WMBE provisions and tribal business alignment with the memorandum of understanding to engage with the cruise industry;
- ensuring the economic opportunity doesn't come at an expense of the quality of life or climate goals; and
- Port monitoring the monitoring required of cruise lines to ensure agreements are moving towards Port climate goals.

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

In favor: Calkins, Cho, and Hasegawa (3)

Opposed: (0)

#### 11. PRESENTATIONS AND STAFF REPORTS

11a. Seattle Waterfront Update on Projects and Partnerships Report.

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

Presenter(s):

Pearse Edwards, Senior Director External Relations, External Relations

Rosie Courtney, Senior Program Manager Maritime Engagement, External Relations

Angela Brady, Director, Office of the Waterfront, City of Seattle

Joy Shigaki, President and CEO, Friends of Waterfront Park

Bob Davidson, President and CEO, Seattle Aquarium

Leslie Koch, Consultant, Elliott Bay Connections

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Clerk Hart read Item 11a into the record.

Executive Director Metruck introduced the item and presenters.

The presentation addressed:

- partners highlighting final milestones to implement a community vision to connect the waterfront to downtown and transform Seattle's central shoreline;
- a construction update and schedule;
- projects planned for the waterfront;
- community programming on the waterfront;
- continued project openings in 2024 and a grand celebration opening in Spring 2025;
- Friends of Waterfront Park fundraising, programming, and impacts;
- inspiring conservation of the marine environment at the Seattle Aquarium; and
- projects and expansion at the aquarium.

(Commissioner Cho exited the meeting at 3:20 p.m., and the meeting adjourned due to lack of quorum to continue the meeting.)

13.

#### ADJOURNMENT

The meeting adjourned at 3:24 p.m.

Prepared:

Attest:

Michelle M. Hart, Commission Clerk

Ryan Calkins, Commission Secretary

Minutes approved: July 9, 2024

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