



The Northwest Seaport Alliance

Managing Member Special Meeting

Port of Seattle Commission and Tacoma Commission Special Meeting

Date: July 7, 2026

Time: 10:30 AM

Location: The Fabulich Center, 2600 Port of Tacoma Road, Tacoma, WA

Streamed <http://www.nwseaportalliance.com/about-us/governance>

MINUTES

Commissioners present:

Port of Seattle

Ryan Calkins

Sam Cho

Fred Felleman

Toshiko Hasegawa

Hamdi Mohamed (via Teams)

Port of Tacoma

Deanna Keller

Dick Marzano

John McCarthy

J.T. Wilcox

Commissioners excused:

Port of Seattle: n/a

Port of Tacoma: Kristin Ang

1. Call to Order

Co-Chair Calkins called the meeting to order at 10:30 a.m.

2. Recess to Executive and Closed Session

A. Executive session pursuant to RCW 42.30.110(1)(i) to discuss with legal counsel representing the agency litigation/potential litigation/legal risks to which the agency, the governing body, or a member acting in an official capacity is a party, when public knowledge regarding the discussion is likely to result in an adverse legal or financial consequence to the agency.

Executive session began at 10:30 a.m. and ended at 11:00 a.m.

B. Closed session pursuant Federal Maritime Commission (FMC) regulations and related laws found at 46 U.S.C. § 40306, 46 C.F.R. § 535.608, 46 C.F.R. § 535.701(i)(1) and as authorized by Port of Seattle/Port of Tacoma Alliance Agreement, FMC Agreement No. 201228.

This closed session began at 11:00 a.m. and ended at 11:29 a.m.

3. Return to Order

Co-Chair Calkins called the public meeting back to order at 12:02 p.m.

4. Flag Salute

The pledge of allegiance was recited.

5. Report by CEO

CEO, John Wolfe, summarized the agenda and provided an update regarding an emergency declaration for Terminal 18 Northeast Fenders.

6. Public Comment

- Rachel Porter, West Seattle Chamber of Commerce in support of agenda item 9B, Jack Block Park Pier Replacement.

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The Northwest Seaport Alliance is a marine-cargo operating partnership of the Port of Seattle and Port of Tacoma.

7. Committee / Work Group Reports.
 - A report from the Legislative Work Group was given by Co-Chair Marzano.
 - A report from the Environmental Work Group was given by Commissioner McCarthy.
8. Consent Agenda

Moved and seconded (Keller/Marzano) to approve the consent agenda as presented:

 - A. Approve the June 2, 2026, minutes.
 - B. Approve disbursements totaling \$34,037,743.34 on checks 3057 through 3206 in the amount of \$6,036,608.79 and electronic payments in the amount of \$28,001,134.55 issued during the period May 21, 2026, to June 25, 2026.
 - C. (1) Project authorization in the amount of \$295,000, for a total authorized amount of \$345,000, for work associated with the Pier 3 and 4 Maintenance Dredging 2026, Project Identification No. 202066.
(2) Project authorization in the amount of \$650,000 for a total authorized amount of \$700,000, for work associated with the WUT Maintenance Dredging 2026, Project Identification No. 202067.
 - D. Project authorization in the amount of \$850,000 for a total authorized amount of \$1,200,000 for work associated with the Terminal 5 Gatehouse Building Roof and Interior Repairs, Project Identification No. N10727.
 - E. Authorization for the CEO or his delegate to execute the Lease Agreement between the Northwest Seaport Alliance and Vane Line Bunkering, LLC for the Premises located at Pier 17.
 - F. Project authorization in the amount of \$463,501 for a total authorized amount of \$550,000 for design and construction work associated with the TOTE Terminal Pavement Maintenance and Repairs Project, Project Identification No. 201229.01
 - G. Project authorization in the amount of \$2,000,000 for a total authorized amount of \$2,675,000 for work associated with the Terminal 30 Maintenance Dredging, Project Identification No. N10205.

The motion carried by the following vote:

Port of Seattle	Port of Tacoma
Ryan Calkins - aye	Deanna Keller - aye
Sam Cho – aye	Dick Marzano - aye
Fred Felleman - aye	John McCarthy - aye
Toshiko Hasegawa - aye	J.T. Wilcox - aye
Hamdi Mohamed – aye	

9. Action
 - A. **First Reading – proposed Resolution 2026-06 establishing a NWSA Workforce Development Plan and Interlocal Agreement with Tacoma Public Schools District No.10 for Maritime 253.**

Tong Zhu, Chief Commercial & Strategy Officer, gave a presentation highlighting the background and key elements of the proposed resolution which would allow the NWSA to have a workforce development plan. Policy criteria recommended by staff for guiding project evaluation were presented. Elements of a proposed interlocal agreement between

the NWSA and Tacoma School District 10 to provide funding to support student costs at Maritime 253 were presented. Co-Chair Calkins recommended that before second reading, staff should include language in the resolution that provides for parity between the two harbors in terms of investments.

B. Jack Block Park Pier Replacement (NWSA and Port of Seattle)

Valerie Huffman, Capital Project Manager III, Port of Seattle, gave a presentation.

Jack Block Park restoration is needed to comply with existing Terminal 5 (T5) Master Use Permit public access requirements. The pier at Jack Block Park has been deemed to have no remaining service life and has been closed to the public for safety. Also, significant deterioration has been identified for the adjacent plaza. The project will demolish the existing pier, construct a new pier, and repair the adjacent plaza. Predesign work has been completed to conceptual design. This request is for authorization to support design and permitting for this project. Additionally, the Port of Seattle has identified this as an opportunity to undertake additional park improvements informed by public engagement. Project scope, financial implications and environmental impacts for the NWSA and the Port of Seattle projects were presented.

Moved and seconded (Felleman/Cho) that the NWSA Managing Members give project authorization in the amount of \$1,680,000, for a total authorized amount of \$1,955,000, for work associated with the Jack Block Park Pier Replacement, Project Identification No. N10675.

Moved and seconded (Felleman/Hasegawa) that the Port of Seattle Commission give project authorization in the amount of \$571,000 for a total authorized amount of \$571,000 to complete the design of the POS sponsored work associated with the Jack Block Park Pier Replacement, CIP No. C801074.

Discussion:

- Commissioner McCarthy expressed that though he supports the project moving forward, he thinks the cost belongs to the Port of Seattle. He pointed to a lack of parity in capital project spending at the Ports of Seattle and Tacoma. He has called for a review of the NWSA Charter and renewed that call today.
- This project is tied to permissions the Port of Seattle, and now the NWSA, had for expansion of Terminal 5, an Alliance Licensed Property.
- Mitigation site costs were not included in the original valuations of Port of Seattle properties licensed to the NWSA.
- Staff leaned on Article III, section 3.2(f)(ii) of the NWSA Charter Existing Habitat, Wetlands and Public Access Mitigation Sites in bringing the proposal as an NWSA project.
- Plans to mitigate vessel strikes with the new construction include evaluating the use of monopile dolphins and staff notes that the shift of the pier eastward in and of itself will provide greater separation and protection to the pier.

- Commissioner Felleman noted that one reason he supports increasing public access at Jack Block Park is because he foresees obligations for mitigation should Jack Perry Park become a casualty of potential U.S. Coast Guard base expansion.

The motion for the NWSA Managing Members carried by the following vote:

Port of Seattle	Port of Tacoma
Ryan Calkins - aye	Deanna Keller - aye
Sam Cho - aye	Dick Marzano - aye
Fred Felleman - aye	John McCarthy - nay
Toshiko Hasegawa - aye	J.T. Wilcox - aye
Hamdi Mohamed - aye	

The motion for the Port of Seattle Commission carried by the following vote:

Port of Seattle
 Ryan Calkins - aye
 Sam Cho - aye
 Fred Felleman - aye
 Toshiko Hasegawa - aye
 Hamdi Mohamed - aye

C. Terminal 46 Seattle Public Utilities (SPU) Combined Pipe Repair

Presentation given by Jim Vo, Sr. Director Real Estate and Valerie Huffman, Capital Project Manager III, Port of Seattle.

This project was established to investigate erosion around the SPU King Street Outfall that runs through the northeast section of Terminal 46 and to undertake repairs as necessary in coordination with SPU. This work addresses repairs needed to the seawall and supporting footer, which an NWSA responsibility per the Second Addendum to the Interlocal Agreement Between the Port of Seattle and The Northwest Seaport Alliance Regarding the Port of Seattle's Use of a Portion of Terminal 46. The background, project scope and details, and financials were presented.

Moved and seconded (Hasegawa/Keller) to give project authorization in the amount of \$860,000 for a total authorized amount of \$1,100,000 for work associated with the Terminal 46 SPU Combined Pipe Repair, Project Identification No. N10279.

Discussion:

- Commissioner Wilcox is interested in SPUs cost responsibility. Staff will provide an estimate of the percentage of the total cost the various entities are covering.

The motion carried by the following vote:

Port of Seattle	Port of Tacoma
Ryan Calkins - aye	Deanna Keller - aye
Sam Cho - aye	Dick Marzano - aye
Fred Felleman - aye	John McCarthy - aye
Toshiko Hasegawa - aye	J.T. Wilcox - aye
Hamdi Mohamed - aye	

D. Pierce County Terminal (PCT) Transfer Zone Pavement Reconstruction

Presentation given by Jim Vo, Sr. Director Real Estate and Kyle Smith, Engineering Project Manager II.

The authorization is in connection with the Everport terminal services lease. Pavement maintenance is an NWSA lease obligation. The authorization requested is to fund the design phase of the PCT Transfer Zone Pavement Reconstruction project. A full-depth rehabilitation of the pavement and underlying base course section at the transfer zone is necessary for the continued safe operation in the area. Stormwater treatment improvements will also be designed as part of this project scope. The background, project scope and details, and financials were presented.

Moved and seconded (Marzano/Keller) to give project authorization in the amount of \$830,000 for a total authorized amount of \$1,000,000 for design work associated with the PCT Transfer Zone Project, Project Identification No. 202059.

The motion carried by the following vote:

Port of Seattle	Port of Tacoma
Ryan Calkins - aye	Deanna Keller - aye
Sam Cho - aye	Dick Marzano - aye
Fred Felleman - aye	John McCarthy - aye
Toshiko Hasegawa - aye	J.T. Wilcox - aye
Hamdi Mohamed - aye	

E. Pierce County Terminal Reefer Racks and Plugs Project Design

Presentation given by Jim Vo, Sr. Director Real Estate and Kyle Smith, Engineering Project Manager II.

This authorization is in connection with the Everport terminal services lease. The requested authorization is to fund the design phase of the PCT Reefer Racks and Plugs Project. Currently, PCT terminal does not have enough reefer plugs to support exports. The project will expand refrigerated container capacity at PCT by 198 additional containers along with the associated electrical infrastructure. The project is part of the 2024 Port Infrastructure Development Program (PIDP) grant award. The background, project scope and details, and financials were presented.

Moved and seconded (McCarthy/Felleman) to give project authorization in the amount of \$1,770,000 for a total authorized amount of \$2,000,000 for design work associated with the PCT Reefer Racks and Plugs Project Design Authorization, Project Identification No. 202060.

Discussion:

- Emissions associated with reefers are captured in the Emissions Inventory. This project is neutral and will not add to the Inventory.
- Co-Chair Marzano acknowledged the work of grant staff

The motion carried by the following vote:

Port of Seattle	Port of Tacoma
Ryan Calkins - aye	Deanna Keller - aye
Sam Cho - aye	Dick Marzano - aye
Fred Felleman - aye	John McCarthy - aye
Toshiko Hasegawa - aye	J.T. Wilcox - aye
Hamdi Mohamed - aye	

F. 2025 Industrial Stormwater General Permit (ISGP) Appeal

Presentation given by Dana Henderson, General Counsel.

In January and February of this year the Managing Members and Homeport Commissions authorized a two-part settlement with the Department of Ecology pursuant to which Ecology agreed to propose edits to a reissued ISGP and to their waiver process in a manner that addressed several NWSA and Homeport concerns with the ISGP. The settlement was contingent on Ecology, staying the effectiveness of several provisions of the ISGP for the remainder of this permit cycle.

Since entry of the Settlement, additional litigation has been pursued by third parties, challenging elements of the ISGP as well as the settlement, including the partial permit stay by Ecology. Ecology has started the public process to re-issue ISGP in 2028. Another appellant challenged Ecology's stipulated motion to stay certain permit conditions, arguing that any stay is unlawful. The Pollution Control Hearing Board (PCHB) has given Ports the option to proceed to hearing or agree to dismiss certain issues voluntarily and without prejudice.

The NWSA and Homeports worked with Ecology to amend the settlement. Staff and counsel recommend approval of the proposed amendment.

Additional legal work related to the Settlement to respond to ongoing legal challenges relating to the 2025 ISGP is anticipated, therefore the request for additional funding.

Moved and seconded (Keller/Felleman) that:

- (1) NWSA Managing Member and Homeport Commissions (Port of Seattle and Port of Tacoma): Approve (i) the Amended Settlement Agreement with the Washington State Department of Ecology (Ecology) in substantially the same form as presented and (ii) voluntary dismissal without prejudice of issues 20, 35-44, 54-57, and 59 lodged in 2025 ISGP Appeal; and
- (2) NWSA Managing Members: Authorize \$200,000 in potential additional legal services funding relating to responding to ongoing legal challenges relating to the 2025 ISGP and defense of settlements with Ecology.

The motion carried to approve item 9F(1) for the NWSA Managing Members, Port of Seattle and Port of Tacoma Commissions the following vote:

Port of Seattle

Ryan Calkins - in favor

Sam Cho - in favor

Fred Felleman - in favor

Toshiko Hasegawa - in favor

Hamdi Mohamed - in favor

Port of Tacoma

Deanna Keller - in favor

Dick Marzano - in favor

John McCarthy - in favor

J.T. Wilcox - in favor

The motion carried to approve item 9F(2) for the NWSA Managing Members by the following vote:

Port of Seattle

Ryan Calkins - in favor

Sam Cho - in favor

Fred Felleman - in favor

Toshiko Hasegawa - in favor

Hamdi Mohamed - in favor

Port of Tacoma

Deanna Keller - in favor

Dick Marzano - in favor

John McCarthy - in favor

J.T. Wilcox - in favor

10. Briefings

- A. 2026 Q2 Grant Update provided by Grant Specialist, Cassandra de Kanter.
- B. NWSA Gateway Velocity presentation given by COO, Jeff Bellerud.

11. General Business

C. Cargo / Operations Update

- Chief Commercial & Strategy Officer, Tong Zhu provided a cargo update.
- COO, Jeff Bellerud, provided an operations update.

D. CEO Announcements

- Recently traveled to Eastern Washington to meet with Tri-City Ports Benton, Pasco and Walla Walla re the emerging logistics hub. There is an encouraging growth in volume.
- Staff will be traveling to Idaho to meet with exporters to promote the NWSA Gateway and Tri-City ports logistics hub.

E. Commissioner Comments

- Commissioner Marzano recognized the Propeller Club's 90th anniversary.
- Commissioner Felleman commented on massive infrastructure programs underway in Canada and Canada's national maritime strategy. Expressed concern regarding the status of Ander Hay restructuring.
- Commissioner McCarthy requested status of Harbor Maintenance Tax fund payments. Staff expects payments "fairly soon."

12. Adjourn

With no further business, the meeting adjourned at 1:29 p.m.



Dick Marzano, NWSA Co-Chair
Port of Tacoma Commission President

Attest:



Kristin Ang, NWSA Co-Secretary
Port of Tacoma Commission Secretary

Prepared by: Juliet Campbell, NWSA Clerk



Ryan Calkins, NWSA Co-Chair
Port of Seattle Commission President



Sam Cho, NWSA Co-Secretary
Port of Seattle Commission Secretary

Minutes approved: August 4, 2026