



The Northwest Seaport Alliance

Managing Member Special Meeting
Port of Tacoma Commission Special Meeting

Date: June 2, 2026

Time: 9:30 AM

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

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

MINUTES

Commissioners present:

Port of Seattle	Port of Tacoma
Ryan Calkins	Kristin Ang
Sam Cho	Deanna Keller
Fred Felleman	Dick Marzano
Toshiko Hasegawa (via Teams)	John McCarthy
Hamdi Mohamed	J.T. Wilcox

1. Call to Order

Co-Chair Marzano called the meeting to order at 9:33 a.m.

2. Executive / Closed Session

The Managing Members immediately entered into executive session pursuant to RCW 42.30.110(1)(f) to evaluate complaints or charges brought against a public officer or employee and RCW 42.30.110(1)(i) to discuss with legal counsel representing the agency, litigation to which the agency is a party when public knowledge regarding the discussion is likely to result in an adverse legal or financial consequence. The executive session was extended from 11:30 a.m. to 11:45 a.m.

3. Return to Order

Co-Chair Marzano called the public meeting back to order at 12:16 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 on April 11, 2026, for the PCT Alexander Avenue Emergency Access Gate replacement.

6. Public Comment – none.

7. Committee / Work Group Reports – none.

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

8. Consent Agenda

- A. (1) Approve the May 05, 2026, Minutes.
(2) Approve the May 15, 2026, Minutes.
- B. Approve disbursements totaling \$17,904,991.43 on checks 2926 through 3056 in the amount of \$3,663,754.02 and electronic payments in the amount of \$14,241,237.41 issued during the period April 28, 2026, to May 20, 2026.
- C. Project authorization in the amount of \$300,000 for a total authorized amount of \$500,000 for work associated with the West Sitcum Terminal Capstan Gangway Replacement, Project Identification No. 201242.01.
- D. Authorization for the CEO or his delegate to accept additional E.P.A. DERA grant funds in the amount of \$221,166.61 for a total authorized amount of \$1,121,116.61 for the Domestic Truck Scrapping Program, Project Identification No. 201050.06(a).
- E. Authorization for the CEO or his delegate to enter into Vessel Service Agreements with the following customers in substantially the same form as presented: (1) MOL (Americas) LLC acting for and on behalf of Mitsui O.S.K. Lines Ltd. (2) "K" Line America, Inc. on behalf of Kawasaki Kisen Kaisha, Ltd. ("K" Line) (3) Hyundai-Glovis Co., Ltd. and (4) Liberty Global Logistics; and
- F. T18 Paving Maintenance 2026-2030: Request project authorization in the amount of \$5,000,000 for work associated with the T18 Paving Maintenance 2026-2030 Project, Project Identification No. N10882.

The consent agenda was adopted as presented by the following vote:

Port of Seattle

Ryan Calkins - aye
Sam Cho – aye
Fred Felleman - aye
Toshiko Hasegawa - aye
Hamdi Mohamed - aye

Port of Tacoma

Kristin Ang - aye
Deanna Keller - aye
Dick Marzano - aye
John McCarthy - aye
J.T. Wilcox - aye

9. Action

A. 2026 Incentive Program – Voyage Consistency & On-Time Arrival

Presenter: Steve Balaski, Director Business Development

A summary of the proposed Voyage Consistency and On-Time Arrival Award was provided to commissioners by staff. The program is meant to incentivize consistent international ocean carrier service in the NWSA Gateway. Expected benefits of the program were identified. Funding for the award program is requested at \$1,000,000.00. Eligibility requirements and financial implications to the NWSA were presented.

It was moved and seconded (Ang/Keller) that the Managing Members authorize \$1,000,000.00 in funding for, and establishment of, a Voyage Consistency and On-Time Arrival Award Program.

Discussion:

- NWSA values consistency and on-time arrivals. Commissioner Ang questioned whether NWSA is incentivizing behavior that would occur regardless.
- Commissioner Keller emphasized a need to investigate other ways the NWSA may be able to adjust costing to attract business to compete with Canada and other ports. She noted ways may change net profit but could result in more cargo and more jobs in the region.
- The program proposed today represents only a portion of incentive program aspects previously presented to the Managing Members for authorization. More evaluation, discussion and discussion – internally and with customers - is needed before bringing other pieces forward to better ensure the intended outcomes.
- Commissioner Mohamed recalled that a previous iteration of the incentive program included a trucker technical assistance element. Staff will provide commissioners with a written update on results of outreach with the trucking community.

The motion carried by the following vote:

Port of Seattle

Ryan Calkins - aye

Sam Cho - aye

Fred Felleman - aye

Toshiko Hasegawa - aye

Hamdi Mohamed - aye

Port of Tacoma

Kristin Ang - aye

Deanna Keller - aye

Dick Marzano - aye

John McCarthy - aye

J.T. Wilcox - aye

B. *Puget Soundkeeper Alliance v. Port of Tacoma and SSA Terminals Proposed Final Settlement (West Sitcum Litigation)*

Presenters: Dana Henderson, General Counsel

Jason Jordan, Sr. Director Environmental & Planning Services

Commissioners were provided with a litigation overview and background. Port of Tacoma and SSA Terminals, Tacoma LLC have been defending a federal Clean Water Act citizen suit brought by Puget Soundkeeper Alliance. Litigation has been directed and funded by the Northwest Seaport Alliance as the West Sitcum Terminal is a Licensed Property to the NWSA and the litigation involved both past and current NWSA tenants, including SSA. After a mediation and further negotiations, the mediator made a proposal for resolution of the litigation. Key terms of the mediator's proposal for consent decree were described. This settlement would resolve disputed claims and does not constitute an admission of liability by defendants. Settlement is recommended at this time to avoid the ongoing risk and expense of continued litigation.

It was moved and seconded (Ang/Keller) that the Port of Tacoma Commission and the Managing Members of the Northwest Seaport Alliance approve the final settlement of *Puget Soundkeeper Alliance v. Port of Tacoma* litigation and authorize the execution and entry of a Consent Decree consistent with the terms of the agreed settlement.

Discussion:

- Commissioner Felleman expressed gratitude for putting the matter behind. He believes doing so allows the parties to move forward collaboratively rather than in conflict. He also noted his disappointment with the amount of funds that were spent on lawyers instead of clean water.

The motion carried by the following vote for the Northwest Seaport Alliance:

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

The motion carried by the following vote for the Port of Tacoma:

Kristin Ang - in favor
Deanna Keller -in favor
Dick Marzano - in favor
John McCarthy - opposed
J.T. Wilcox -in favor

C. Interlocal Agreement Northwest Seaport Alliance and Port of Tacoma for use of portion of 3401 Taylor Way, Tacoma, Washington.

Presenters: Jim Vo, Sr. Director, NWSA Real Estate
Tyra Dieffenbach, Sr. Manager Port of Tacoma Real Estate

3401 Taylor Way is a licensed property managed by the NWSA. The NWSA and Port of Tacoma wish to enter into an interlocal agreement for use of a portion of 3401 Taylor Way for sediment transload, dewatering and related activities in support of the Tru-Grit Remedial Action Project as part of the Blair Waterway Deepening Program. No revenue will be generated by the Port through any real estate agreement or transaction associated with this use. Instead, a contractor will be selected through a competitive procurement process and authorized to use the property for the approved operations only. Background, financial implications and key terms of the proposed interlocal agreement were presented.

Moved and seconded (Keller/Felleman) that the Managing Members authorize its CEO and the Port of Tacoma Commission authorize its Executive Director, or their delegates, to enter into an Interlocal Agreement in substantially the same form as presented regarding the use of approximately 4.8 acres, including non-exclusive preferential use of approximately 500 Linear Feet of dock space located at 3401 Taylor Way, Tacoma, Washington (“log dock” site) starting August 1, 2026.

Discussion:

- Potentially, other projects will use the same land. Some of those projects may benefit the NWSA. Staff considered that fact when landing on the rent to the Port of Tacoma. The rate is roughly one half of market value. The action requested today is just for the Tru-Grit. For the other potential projects, staff would return to the Port Commission and Managing Members for authorization.
- Commissioner Felleman expressed his support for using port property to facilitate clean-up.

The motion carried by the following vote for the Northwest Seaport Alliance:

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

The motion carried by the following vote for the Port of Tacoma:

Kristin Ang - in favor
Deanna Keller -in favor
Dick Marzano - in favor
John McCarthy – in favor
J.T. Wilcox -in favor

D. Husky Crane North Vault Plug-In Project Authorization

Presenters: Jim Vo, Sr. Director NWSA Real Estate
Elly Bulega, Engineering Project Manager

The purpose of this project is to energize crane power vault 2 at Husky Terminal, Pier 3, with power to enable crane relocation, which will maximize crane operating reach across the berth. This work is an NWSA obligation and a continuation of work started by the NWSA in 2019. The background, project details, including schedule and source of funds, were presented.

Moved and seconded (McCarthy/Cho) that the Managing Members grant project authorization in the amount of \$408,000 for a total authorized amount of \$558,000 for work associated with the Husky Crane North Vault Plug-In Project. Project Identification Number 202038.

Discussion:

- The cranes have a reach of 900 feet from wherever they are plugged in.
- The terminal operator wanted to keep the 5kV cranes. A commissioner asked whether there would have been cost savings if they had been moved at the same time. Staff responded there would have been some savings from a mobilization standpoint by doing all the work at the same time, but there was no operational need to energize the cranes. If conductors were installed and not used, there is the risk that by the time they are needed, they would be usable. Then the NWSA would incur the cost of removing the unusable conductors and installing new ones.

The motion carried by the following vote:

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

E. Terminal 18 Paving Condition Assessment Project Authorization

Erin Light, Sr. Manager NWSA Real Estate

David Jones, Capital Project Manager, Port of Seattle

A comprehensive assessment of the existing pavement is required to evaluate the deteriorating pavement observed at Terminal 18 and inform a terminal wide strategy for a long-term solution to the paving conditions at the terminal and an estimated cost. The terminal operator is responsible for standard maintenance and repairs, and the NWSA is responsible for infrastructure repairs and repairs resulting from subsurface utility breaks. This assessment is needed to help determine which repairs fall within the NWSA's responsibility. The background, project details, including schedule and source of funds, were presented.

Moved and seconded (Mohamed/Ang) that the Managing Members grant project authorization in the amount of \$350,000 for a total authorized amount of \$700,000 for work associated with the Terminal 18 Paving Condition Assessment Project, Project ID No. N10674.

Discussion:

- As the project moves forward staff will take into account operational impacts and financial realities in sequencing the projects.
- Commissioner Felleman requested clarification on the use of the term damage versus wear and tear. Staff states the issues appear to be based on aging and wear and tear of the heavy use of the equipment there.
- Commissioner Keller noted the safety issues.

The motion carried by the following vote:

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

F. Terminal 18 Transtainer Runs Project – Budget & Allowance Increase

Presenter: Erin Light, Sr. Manager NWSA Real Estate

The NWSA and SSA Terminals (Seattle Terminals) LLC (SSAT) entered into a Tenth Amendment to Lease at Terminal 18 (the “10th Amendment”). The 10th Amendment, among other items, provided terms under which SSAT could complete a Transtainer Runs Project (TRP). In accordance with the terms, SSAT was to initially fund the TRP, with NWSA to reimburse SSAT for actual TRP costs up to but not exceeding \$4,000,000. The Amendment also provides that should the final cost exceed \$4,000,000 that the NWSA and SSAT are to agree upon an increase. The project is now expected to be \$5,645,000.00. Reasons for the increase were presented as well as the financial impacts. Staff recommends an increase to the budget allowance.

Moved and seconded (Felleman/Ang) that the Managing Members grant an increased project authorization in the amount of \$1,645,000 for a total authorized amount of \$5,645,000 for work associated with the Terminal 18 Transtainer Runs Project. Project ID No. N10563.

Discussion:

- Reimbursement of soft cost for Homeport staff time has not been consistent between Harbors or projects. Going forward this should be addressed.
- Benefits to operations and increasing the life of the pavement in the area and prevent damage other areas because they will be concrete runs versus asphalt. Project does not provide any direct advantages to electric cargo handling equipment.
- SSAT is doing work themselves, they are managing any impacts to their operations.

The motion carried by the following vote:

Port of Seattle

Port of Tacoma

Ryan Calkins - aye

Kristin Ang - aye

Sam Cho - aye

Deanna Keller - aye

Fred Felleman - aye

Dick Marzano - aye

Toshiko Hasegawa - aye

John McCarthy - aye

Hamdi Mohamed - aye

J.T. Wilcox - aye

G. First Reading of Van Line Bunkering, LLC. Lease

Presenter: Jim Vo, Sr. Director NWSA Real Estate

The current lease with Vane Line Bunkering, LLC is scheduled to terminate July 31, 2026.

Vane Line has requested a term lease agreement for the moorage of vessels at Pier 17. Mr. Vo presented the first reading of key terms of proposed new lease agreement. Staff intend to present the lease for second reading/approval at the July Managing Member meeting.

10. Briefings – none.

11. General Business

A. Cargo / Operations Update.

Tong Zhu, Chief Commercial & Strategy Officer, thanked Commissioners, Labor partners and commercial team staff for their work on two signature customer events, the 2026 AgTC Annual Meeting and 2026 Peak Planning Meeting. The NWSA has been recognized for the 10th consecutive year by Inbound Logistics Chain Green Supply Chain Partner.

Jeff Bellerud, COO, updated commissioners on a new Husky first port of call and increased incremental cargo. He updated Commissioners to efforts by the NWSA Operations team with marine terminal operators, Labor and NIM operations to improve speed to market.

B. CEO Announcements.

- Acknowledged Chief Strategy & Commercial Officer, Ms. Zhu, for continuing to attract AgTC to Tacoma.
- Highlighted the launch of “nwcleanports.com” a new joint Alliance and Homeports website highlighting their collective clean air work.

C. Commissioner Comments

- Commissioner Cho thanked staff involved in the World Cup Activation Plan at Terminal 46.
- Commissioner Keller asked CEO Wolfe to share insights from AgTC regarding impacts from inflationary pressure on the agricultural export community. NWSA will be spending time in Eastern Washington finding ways to make easier for them to perform their business when they use this Gateway. He commented that the federal and state governments need to take a hard look at farming community and to maintain the farms and farmers that commit to growing crops that are feeding the world.
- Commissioner Ang acknowledged Pride Month noting that Tacoma celebrates Pride in June and July. She congratulated the commercial team for AgTC returning to Tacoma. Highlighted an article from the American Journal of Transportation and speed advantage of the first ports of call at the Northwest Seaport Alliance Husky.
- Commissioner Felleman is enthusiastic about the new joint nwcleanports.com website. He commented on South Central Alaska and Southeast Alaska port development and the positive signs for Jones' Act carriers. Attended Peak Planning and commented on shifting trade patterns causing concern. He acknowledged June 8th as World Oceans Day and that June is Orca Month.
- Commissioner Wilcox thanked staff at both Homeports and Arrow Marine Group for tours of both harbors. He mentioned interaction with the people in charge of promotion of the Tri-Cities intermodal facility who shared their excitement about what is happening. The largest single entity agricultural producers in Montana are excited about touring the facilities in the Gateway that handle their product.
- Co-Chair Marzano thanked staff and Commissioners for their work.

12. Adjourn

With no further business, Co-Chair Marzano announced the meeting adjourned at 1:50 PM.



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

Attest:



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



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

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

Prepared by: Juliet Campbell, NWSA Clerk

Minutes approved: July 7, 2026