



# The Northwest Seaport Alliance

Managing Member Special Meeting

Date: March 6, 2026

Time: 10:00 a.m.

Location: The Fabulich Center, 3600 Port of Tacoma Road, Tacoma, WA

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

## MINUTES

Commissioners present:

Port of Seattle

Ryan Calkins

Sam Cho (via Teams, arriving in person at 10:18 a.m.)

Fred Felleman

Toshiko Hasegawa (via Teams, arriving in person at 10:09 a.m.)

Port of Tacoma

Kristin Ang (via Teams)

Deanna Keller

John McCarthy

Dick Marzano

J.T. Wilcox

Commissioners excused:

Port of Seattle

Hamdi Mohamed

Port of Tacoma

n/a

### 1. Call to Order

Co-Chair Marzano called the meeting to order at 10:01 a.m.

### 2. Executive / Closed Session

The Managing Members immediately recessed to hold an executive session pursuant to RCW 42.30.110(1)(i) to discuss with legal counsel representing the agency litigation to which the agency, the governing body, or a member acting in an official capacity is, or is likely to become, a party, when public knowledge regarding the discussion is likely to result in an adverse legal or financial consequence to the agency and (iii) potential litigation defined as the legal risks of a proposed action or current practice that the agency has identified when public discussion of the litigation or legal risks is likely to result in an adverse legal or financial consequence to the agency. The executive session began at 10:01 a.m. and ended at 10:50 a.m.

Following executive session, the Managing Members continued in closed session pursuant to 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 the Port of Seattle/Port of Tacoma Alliance Agreement (FMC No. 201228). The session lasted from 10:50 a.m. until 11:25 a.m.

3. Return to Order

Co-Chair Marzano called the public meeting back to order at 12:01 p.m.

4. Flag Salute

The pledge of allegiance was recited.

5. Report by CEO

CEO, John Wolfe, provided his report summarizing the agenda.

6. Public Comment.

Mark Elverson, ILWU Local 19, 9B Terminal 5 SSAT Lease 5<sup>th</sup> Amendment requesting a pause in the demolition of the CFS building.

7. Work Group / Committee Reports – n/a.

8. Consent Agenda

Co-Chair Marzano removed item 8C from the Consent Agenda for separate consideration.

It was moved and seconded (Keller/Felleman) to approve the consent agenda items 8A, 8B, 8D, and 8E.

A. Approve the minutes of the February 3, 2026 meeting.

B. Approve disbursements on checks 2431 through 2548 and 2550 through 2575 and electronic payments totaling \$9,244,360.70 issued during the period of January 27, 2026 to February 19, 2026

C. *Removed for separate consideration.*

D. Grant project authorization in the amount of \$90,000 for a total authorized amount of \$1,675,000 for work associated with the Pierce County Terminal (PCT) Maintenance Dredging Project, Project Identification No. 201114.03

E. Authorize the CEO or his delegate to execute an Interlocal Agreement (ILA) between the Northwest Seaport Alliance and the University of Washington to pilot an Artificial Intelligence (AI) cameras study for operational and safety data in the North Intermodal Yard.

The motion carried by the following vote:

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

Port of Tacoma  
Kristin Ang - aye  
Deanna Keller - aye  
John McCarthy - aye  
Dick Marzano - aye  
J.T. Wilcox – aye

- C. It was moved and seconded (Cho/Hasegawa) to approve a disbursement totaling \$29,652.75 on check 2549 issued during the period January 27, 2026 to February 19, 2026 to the State Auditor’s Office.

The motion carried by the following vote:

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

Port of Tacoma  
Kristin Ang - aye  
Deanna Keller - aye  
John McCarthy - abstained  
Dick Marzano - aye  
J.T. Wilcox – aye

## 9. Action

- A. South Intermodal Yard Lease Agreements – Union Pacific Railroad Company (UP) and BNSF Railway Company (BNSF).

Jeff Bellerud, COO and Jim Vo, Sr. Director Real Estate presented.

First readings were presented at the February 3, 2026 Managing Member meeting. A summary of the UP lease agreement terms were presented. Final terms of a term lease agreement with BNSF have not been reached and negotiations continue. BNSF has agreed to a Holdover Agreement extension. The terms of the holdover agreement were presented.

It was moved and seconded (Keller/McCarthy) that the Managing Members of The Northwest Seaport Alliance authorize the CEO or his delegate to execute (1) the new Lease and Operating Agreement between the Northwest Seaport Alliance and the Union Pacific Railroad Company and (2) the Lease Holdover Agreement Extension with BNSF Railway Company with lease rate and lift fee increases.

The motion carried by the following vote:

Port of Seattle

Ryan Calkins - aye

Sam Cho - aye

Fred Felleman - aye

Toshiko Hasegawa - aye

Port of Tacoma

Kristin Ang - aye

Deanna Keller - aye

John McCarthy - aye

Dick Marzano - aye

J.T. Wilcox – aye

B. Terminal 5 SSA Terminals (Seattle Terminals) LLC (SSA) Fifth Amendment to Lease Agreement

Erin Light, Sr. Real Estate Manager presented.

The Third Amendment to the SSA Lease Agreement requires the Container Yard Expansion (CYE) Project be completed on or before January 1, 2026. The project scope included demolition of the Container Freight Station (CFS). At the request of SSA the CYE Project was paused to allow SSA to explore the viability of potential business opportunities for the CFS. Potential users and interest were identified but SSA could not confirm sufficient commitment for a sustainable business deal that would justify foregoing demolition. Due to the pause, the CYE Project could not be completed by January 1, 2026, and the completion date should be revised to, on or before December 31, 2026.

Moved and seconded (Keller/Calkins) that the Managing Members authorize the NWSA Chief Executive Officer or their delegate to enter into the Fifth Amendment to Terminal 5 Lease Agreement with SSA Terminals (Seattle Terminals), LLC in substantially the same form as presented, to extend the date of completion of the Container Yard Expansion (CYE) Project from on or before January 1, 2026 to on or before December 31, 2026.

The motion carried by the following vote:

Port of Seattle

Ryan Calkins - aye

Sam Cho - aye

Fred Felleman - aye

Toshiko Hasegawa - aye

Port of Tacoma

Kristin Ang - aye

Deanna Keller - aye

John McCarthy - aye

Dick Marzano - aye

J.T. Wilcox – aye

C. CMA CGM Modification Agreement, Deferral of Shortfall Lift Fee under APL Modification Agreement of October 28, 2021.

Mr. Wolfe presented the background, terms and financial implications of the proposed deferral.

Moved and seconded (Cho/Keller) that the Managing Members authorize a 100 day deferral of the deadline to pay the Shortfall Lift Fee for CMA/CGM/APL under the parties' October 28, 2021 Modification Agreement, during which deferral period, the Shortfall Lift Fee shall accrue 4.5% interest.

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	John McCarthy - nay
Toshiko Hasegawa - aye	Dick Marzano - aye
	J.T. Wilcox – aye

10. Briefings – n/a.

11. General Business

A. Cargo / Operations Update

Don Esterbrook, Deputy CEO, Tong Zhu, Chief Commercial & Strategy Officer, and Jeff Bellerud, COO, provided updates including:

- Recap and highlights from TMP2026.
- Peak Planning is scheduled for May 12, 2026
- 1614 Nissans destined for Canada were brought into Terminal 46 creating 147 jobs Locals 19 and 52.
- COO reports best-in-class metrics: vessel productivity at 26 moves per hour, rail dwell at 3.08 days, and truck turn times at 74 minutes.
- Last vessel call of Vietnam service UWL will be March 20, 2026.

B. and C. CEO Announcements and Commissioner Comments

- Commissioner Felleman commented that the environmental presentation at TPM was post IMO and uncertainty in the regulatory environment has caused major environmental setbacks.

- Commissioners McCarthy provided observations and feedback on TPM noting the successful reception, needed improvements in presentation style and a desire for better opportunity to meet substantively with customers.
- Commissioner Calkins commented on federal maritime strategy and momentum around an industry wide approach to invigorating maritime. He noted a need to close the land border loophole.
- Commissioner McCarthy requested an update on volumes. Staff acknowledged decline in January and are working to improve. Two factors reportedly impacting the observed decline include business shut downs during the Lunar New Year and prior front loading in anticipation of tariffs.

## 12. Adjourn

With no further business before the Managing Members, Co-Chair Marzano announced the meeting adjourned at 12:57 PM.



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



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

Attest:



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



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

Prepared by: Juliet Campbell, NWSA Clerk

Minutes approved: May 5, 2026