The Northwest Seaport Alliance

Managing Member Meeting
Date: August 4, 2026
Time: 9:30 AM
Location: The Conference Center at SEA 17801 International Blvd. Seattle, WA
Streamed http://www.nwseaportalliance.com/about-us/governance

MINUTES

Commissioners present:

Port of Seattle	Port of Tacoma
Ryan Calkin	Kristin Ang
Sam Cho	John McCarthy
Fred Felleman	Dick Marzano
Toshiko Hasegawa	
Hamdi Mohamed	

Commissioners excused:

Port of Seattle: n/a

Port of Tacoma:
J.D. Wilcox, absent and excused
Deanna Keller, excused due to technical connection failure

1. Call to Order
   Co-Chair Marzano called the meeting to order at 9:34 a.m.
2. Closed Session
   The Managing Members immediately entered into 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 Port of Seattle/Port of Tacoma Alliance Agreement, FMC Agreement No. 201228. The closed session ended at 11:26 a.m.
3. Return to Order
   Co-Chair Marzano called the public meeting back to order at 12:05 p.m.
4. Flag Salute
   The pledge of allegiance was recited.
5. Report by CEO
   CEO, John Wolfe, summarized the agenda confirming items 9B and 9D removed.
6. Public Comment – none.
7. Committee / Work Group Reports – none.

8. Consent Agenda
   A. Approve the July 7, 2026, Minutes.
   B. Approve disbursements totaling $35,631,042.20 on checks 3207 through 3343 and electronic payments issued during the period June 26, 2026 to July 24, 2026.
   C. Project authorization in the amount of $264,294.98 for a total authorized amount of $500,000 for Terminal 7 Cranes Removal and Disposal Project.

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

Port of Seattle	Port of Tacoma
Ryan Calkins - aye	Kristin Ang - aye
Sam Cho - aye	John McCarthy - aye
Fred Felleman - aye	Dick Marzano - aye
Toshiko Hasegawa - aye	
Hamdi Mohamed - aye	

9. Action
   A. **Establishment of the East Waterway Strategy Committees**

   It was moved and seconded (Calkins/Hasegawa) that the Managing Members establish two special committees. One to be known as the East Waterway Strategy Seattle Harbor Committee and one to be known as the East Waterway Tacoma Harbor Committee, and to adopt the corresponding charters as presented, which set forth the membership and limited purpose of the committees.

   Co-Chair Calkins further described the proposal which is to establish the two special committees limited in term and purpose, to study, discuss and ultimately provide recommendations to the Managing Members related to currently-pending future uses of Alliance Licensed Property.

   As the committees develop their recommendations, they should consider the potential impacts and risks to the Alliance, as well as to their respective Homeports, insofar as those impacts and risks relate to Alliance Licensed Properties.

   The proposed committees would be under Discussion Agreement 201228 filed with the FMC. General Counsel provided the basis for the proposed committees' potential to meet in closed session pursuant to that Agreement and FMC regulations and related laws found at 46. U.S.C. 40306 46 C.F.R. 535.701(i) and 535.608.

   The motion carried by the following vote:

Port of Seattle	Port of Tacoma
Ryan Calkins - aye	Kristin Ang - aye
Sam Cho - aye	John McCarthy - aye
Fred Felleman - aye	Dick Marzano - aye
Toshiko Hasegawa - aye	
Hamdi Mohamed – aye	

B. *Pulled.*

C. **First Reading ConGlobal Industries LLC Lease Terminals 106 West and 108**
Presenters: Brittney Kigara, Real Estate Manager
Staff presented first reading of a new lease with existing tenant ConGlobal Industries LLC. Key terms and financial implications were presented.
Discussion:
- ConGlobal requested a shorter term than in previous leases. The rate represents a 24% increase, and the tenant wants to see if their customers can handle the increase. The shorter term allows the tenant to come back to negotiation.
- Staff made note that ConGlobal had a stormwater system installed at the beginning of their previous lease and they were given a discount amortized over the lease term.
- The new rates are within, but at the lower end of market range. Factors in determining the rate included, for example, the property is not fully paved, and tenant is fully responsible for all maintenance.
- Regional industrial land vacancy rates are higher than the national average.

D. *Pulled.*

10. Briefings
A. Midyear Financial Update
Presenter: David Morrison CFO
Staff provided a midyear financial update including 2026 year-to-date actuals vs. budget, a 2025-2026 year-to-date comparison and Distributable Cash History. A budget and Capital Improvement Plan (CIP) study session is scheduled for October 15, 2026 and the budget will be presented to the Managing Members at the October 30, 2026 meeting for adoption.
Discussion:
- Discussion took place regarding return on investment (ROI) on for the Terminal 5 (T5) Modernization Program. Staff made a distinction that the investment was part of a North Harbor Strategy including factors in addition to the capital investment at T5. A 4.5% - 5% ROI was assumed on the overall investment.
- Investments in the North Harbor Strategy not contemplated in the ROI such as the $9.5 million in Jack Block Park will show in net income.
- Commissioner Ang commented that NWSA's reliance on Minimum Annual Guarantee (MAG) and long-term leases and the impacts to revenue will influence her decisions on policy as contracts are renewed.

11. General Business
A. Cargo / Operations Update.
Chief Commercial & Strategy Officer, Tong Zhu and COO Jeff Bellerud provided the update.
Highlights:
- HMM Shipping Line and WT investment in the Gateway.
- North Star Award Nomination Committee met.

- AWC secured multi-year agreement with Subaru Canada bringing volume through NWSA Gateway.
- Request for Information responses regarding Terminal 30 are due late August.
- Two MSC vessels were diverted from California to Seattle and because of that success, two more will be coming late August. He thanked NWSA Labor and terminal partners.
- T46 Kia discharge, one-half reloaded for Canada, some trucked to Tacoma and processed locally then railed out.
- Four-week average of dwell time is 2.7 days.

B. CEO Announcements.

- Highlighted recent trip to Washington DC as well as an upcoming trip to Idaho to promote the Gateway to the export and import communities.
- Kudos to the NWSA team and Gateway partners in handling MSC's shift of volume to the Gateway.

C. Commissioner Comments

- Commissioner Cho commented on activation of T46 during FIFA World Cup.
- Co-Chair Calkins commented on Smart Port Technology.
- Commissioner Ang supports using funds not approved for an incentive program to be used toward advocacy.
- Commissioner Felleman commented on Canadian competition.
- Commissioner McCarthy commented on the Easter Washington fires, data centers, and a 2019 joint operations agreement between Douglas and Chelan counties.
- Commissioner Mohamed shared that Longshore expressed gratitude for job opportunities coming their way. She thanked Commissioner Cho for his leadership in activating T46 for FIFA World Cup.
- Co-Chair Marzano commented on the benefits of cargo diversity to the NWSA bottom line and emphasized the impact on families and jobs.

12. Adjourn

With no further business, Co-Chair Marzano announced the meeting adjourned at 1:02 p.m.

Dick Marzano

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

Fred Felleman, acting NWSA Co-Chair
Port of Seattle Commission Vice 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 September 1, 2026