



Approved Minutes
Managing Member Meeting – Regular
Tuesday, July 2, 2024
9:30 a.m. Closed Session
11:30 a.m. Open Public Meeting
The Fabulich Center, 3600 Port of Tacoma Road, Tacoma, Washington
Live streamed on the meetings page at www.nwseaportalliance.com

Commissioners present:

Port of Seattle:	Port of Tacoma:
Ryan Calkins (Left at 12:55 p.m.)	Kristin Ang
Sam Cho	Deanna Keller
Fred Felleman	Dick Marzano
Toshiko Hasegawa	Don Meyer (Left at 1:08 p.m.)

Commissioners excused:

Port of Seattle:	Port of Tacoma:
Hamdi Mohamed	John McCarthy

1. Call to Order
The meeting was called to order at 9:33 a.m. by Acting Co-Chair, Commissioner Hasegawa.
2. Recess
The Managing Members immediately recessed to hold an executive session pursuant to RCW 42.30.110(1)(i) to discuss matters related to litigation. The executive session ended at 10:45 a.m. Immediately following, the Managing Members held a closed session pursuant to Federal Maritime Commission (FMC) regulations and related laws found at 46 USC section 40306 and 46 CFR sections 535.608 and 701(i)1 and as authorized by FMC Agreement 201228. This “FMC closed session” ended at 11:38 a.m.
3. Return to Order
The Managing Members reconvened in public session at 11:48 a.m. and Co-Chair Hasegawa returned the meeting to order.
4. Flag Salute
The Pledge of Allegiance was recited.
5. Chief Executive Officer’s Report
CEO Wolfe provided a summary of the day’s action and briefing agendas.
6. Public Comment
Matt Ventoza, International Longshore & Warehouse Union (ILWU) Local 19 Vice President thanked Commissioners and staff for their work bringing Terminal 5 to a working terminal.

7. Work Group Reports

A. Environmental

Co-Chair, Commissioner Ang gave the report. The work group met on June 20, 2024 for a privileged discussion regarding the draft 2025 industrial stormwater general permit (ISGP) and planned comments from the Homeports and the Alliance.

8. Consent Agenda

It was moved and seconded (Keller/Calkins) to approve the consent agenda consisting of:

- A. Approving the minutes from the June 4, 2024 meeting.
- B. Approving disbursement on checks 712770 through 712891 and electronic payments in the total combined amount of \$16,433,951.35 during the period of May 24, 2024 through June 21, 2024 as certified by the Alliance auditor.

Clarification was sought regarding a \$5000 payment issued for lobbying services. Staff informed that the payment is a monthly retainer.

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 - Excused
Toshiko Hasegawa - Aye	Dick Marzano - Aye
Hamdi Mohamed - Excused	Don Meyer - Aye

9. Actions

A. Pony Lumber Dock Repairs

Curt Stoner, Sr. Real Estate Manager and Brett Ozolin, Project Manager II, Engineering gave the presentation. The dock and shoreline at this property need repairs to remain operable. The repairs are also necessary to address safety concerns. Staff provided the background, project description and financial implications. Federal permit package review has been completed by NMFS and USFW service and the permit is being drafted. The City of Tacoma site development permit is still outstanding. The permits are expected to be issued without substantial changes to the design. All other environmental permits have been issued.

It was moved and seconded (Meyer/Ang) to grant project authorization in the amount of \$659,000, for a total authorized amount of \$791,500 for work associated with the Pony Lumber Dock Repairs, Master Identification Number 201140.01.

Discussion:

The property is leased to two tenants, CanAM Minerals and Quigg Bros. CanAM has a long-term lease set to expire in 2027. Quigg Bros. has been on a month-to-month lease for over 10 years.

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 - Excused
Toshiko Hasegawa - Aye	Dick Marzano - Aye
Hamdi Mohamed - Excused	Don Meyer – Aye

B. Terminal 18 North Fender Replacement

Erin DeBroux, Sr. Real Estate Manager and Valerie Huffman, Port of Seattle Capital Project Manager III gave the presentation. The timber pile fender system, that protects the pier and vessels, located at the northmost section of Terminal 18 is deteriorating with age. This project will replace the fender system with a stronger, more environmentally friendly steel pile fender system and address safety concerns. The area is utilized by Kinder Morgan via secondary use rights. Kinder Morgan uses this pier area for loading and unloading petroleum and petroleum additive products into and from tankers, barges, and other vessels. Staff provided additional background, project details and financial implications. State Environmental Policy Act (SEPA) Exemption, Shoreline exemption; In-water permits and approvals will be required from The US Army Corps of Engineers; Washington State Departments of Fish & Wildlife, Ecology and Natural Resources, and tribal coordination will be required.

It was moved and seconded (Meyer/Keller) to grant project authorization in the amount \$2,017,000 for a total authorized amount of \$2,500,000 for work associated with the T18 North Fender Replacement Project, Master Identification Number N10303.

Discussion:

The north face is not used for berthing, rather for spill response activities. Vessels are deployed via crane so there are concerns with weight and being able to deploy vessels safely. Staff reported that it was determined that the repairs are all structural and the responsibility of the Alliance to repair.

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 - Excused
Toshiko Hasegawa - Aye	Dick Marzano - Aye
Hamdi Mohamed - Excused	Don Meyer – Aye

C. Vane Line Bunkering, LLC Lease at Pier 17

Brittney Kigara, Real Estate Manager gave the presentation.

Vane Line Bunkering, LLC has requested a term lease agreement for the moorage of vessels at Pier 17 with a two-year lease plus options to extend. The current lease between Vane and

the NWSA is on a month-to-month basis. Staff presented the background, key terms of the proposed lease, and financial implications. The initial monthly revenue is \$15,613.25 with annual increases by CPI-U. No improvements, maintenance or operational changes requiring permits, authorization or additional environmental reviews are considered as part of this action.

It was moved and seconded (Keller/Cho) to waive the first reading and authorize the Chief Executive Officer, or his delegate, to execute a new lease agreement with Vane Line Bunkering, LLC at Pier 17.

Discussion:

Staff provided the following in response to questions from Commissioners.

- When the new rate was negotiated, the Alliance performed a market rate analysis of the Seattle market and surrounding properties.
- Staff described its approach in determining rate escalation for this lease.
- Whether a lease is month-to-month or long-term does not have bearing on the rate. Staff strives for market rate. A long-term lease that requires substantial investment is a different negotiation. Month-to-month leases have an annual adjustment.

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 – No vote	John McCarthy - Excused
Toshiko Hasegawa - Aye	Dick Marzano - Aye
Hamdi Mohamed - Excused	Don Meyer – Aye

10. Briefings

- A. 2021 Puget Sound Maritime Air Emissions Inventory (PSEI).

The Managing Members received a briefing on the 2021 PSEI results. The presentation was given by Jason Jordan, Director, Environmental & Planning Services.

Commissioner Calkins left the meeting at 12:55 p.m.

Commissioner Meyer left the meeting at 1:08 p.m.

11. General Business

- A. Cargo Update

Tong Zhu, Chief Commercial & Strategy Officer and Jeff Bellerud, COO provided an update on cargo operations and volumes.

- B. CEO Comments

CEO Wolfe commented on the Terminal 5 celebration. He thanked Commissioners and Labor partners that attended.

- C. Commissioner Comments

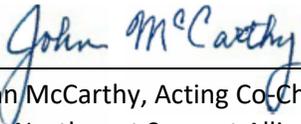
- Commissioner Ang reported on a Canadian trade mission attended by Commissioners Ang, Keller, and Hasegawa to Vancouver and Ottawa. Visited the Port of Vancouver to

hear about their decarbonization efforts and operations. Other topics included the Roberts Bank program in regard to how they are dealing with salmon and southern resident killer whales. She commented on the 2024 Cascadia Innovation Corridor Conference happening November 18-19 in Portland, Oregon and housing issues in the region. She commented that Canada is our competitor, but also collaborator on Northwest Ports Clean Air Strategy.

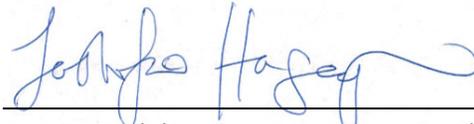
- Commissioner Keller found the delegation valuable especially surrounding digitalization efforts at their airport and how that would work at the marine ports. She noted Eastern Washington legislators expressed interest in helping to fund digitization efforts. Commissioner Shewmake, Vice Chair of the Senate Transportation Committee is interested in a tour of the Port of Tacoma.
- Commissioner Hasegawa added the excursion was led by the Association of Washington Business and was attended by representatives of the agricultural community. The Port of Seattle will be hosting an excursion to Eastern Washington July 24 – 26, 2024. The Alliance will be leading its own trip to Wenatchee in August to visit Washington fruit growers.

12. Adjournment

With nothing further before the Managing Members, the meeting was adjourned at 1:15 p.m.



John McCarthy, Acting Co-Chair
The Northwest Seaport Alliance



Toshiko Hasegawa, Acting Co-Chair
The Northwest Seaport Alliance

ATTEST:

Ryan Calkins, Co-Secretary
The Northwest Seaport Alliance



Dick Marzano, Co-Secretary
The Northwest Seaport Alliance



Juliet Campbell, Clerk
The Northwest Seaport Alliance