

THE NORTHWEST SEAPORT ALLIANCE
MEMORANDUM

MANAGING MEMBERS

ACTION MEMO

Item No.: 10C

Meeting Date: September 1, 2026

DATE: August 17, 2026
TO: Managing Members
FROM: John Wolfe, CEO
Sponsor: Tong Zhu, Chief Commercial & Strategy Officer
Project Manager(s): Jim Vo, Sr. Director – Real Estate
Annika Bjorkman, Real Estate Manager
SUBJECT: First Reading – GRT Environmental Services (USA) Ltd Lease at 3401 Taylor Way

A. ACTION REQUESTED

First reading of Lease Agreement By and Between The Northwest Seaport Alliance (“NWSA”) and GRT Environmental Services (USA) Ltd. (“GRT”).

B. SYNOPSIS

GRT Environmental Services (USA) Ltd. has requested a twenty-year term lease for approximately 7 acres of yard space and 500 linear feet of dock space at 3401 Taylor Way, commonly known as W Hylebos Log Dock.

GRT is currently negotiating a labor agreement. Once an agreement is reached, Staff will move forward with the Second Reading for approval.

C. BACKGROUND

- GRT is Canada’s first resource regeneration facility for waste soils, dredged sediments, hydro-excavated slurries, and drill cuttings.
- GRT’s resource regeneration process cleans excess soils, dredged sediments, and muds that would otherwise be sent to landfills and returns them to the local aggregate market for beneficial reuse, supporting a sustainable circular aggregate economy.
- Their first facility in Nanaimo opened in 2021.
- GRT plans to invest approximately \$40M of capital improvements to construct a plant facility with direct access to the Hylebos Waterway.
- GRT expects to employ 20 to 30 full-time employees at this site.
- GRT is a new addition to our tenant portfolio as they have not done business in our gateway.
- An Interlocal Agreement between the NWSA and the Port of Tacoma was approved in the June 2026 Managers Meeting for the use of approximately 4.8 acres adjacent to the proposed 7 acres for the GRT lease, also part of the W Hylebos Log Dock property.

- The Port seeks to utilize the premise for sediment transload, dewatering, and related activities in support of the Blair Watering Deepening Program projects.
- GRT and the Port of Tacoma are in early discussions of potential synergy between their operations with dredge material regeneration which is beneficial to both parties.

D. KEY LEASE TERMS

- Term: Twenty (20) years
- Premises: Seven (7) acres of land and 500 linear feet of non-exclusive preferential dock use
- Permitted Use: Construction and operation of a facility to process and divert soil from landfills and generate recycled aggregates, sands, and clays. Dock may be used for loading and unloading barges
- Maintenance and Repair: Lessor and Lessee maintenance responsibility as defined in Lease Agreement Maintenance Matrix.

Phase	Monthly Yard per Acre Rate (7-acres)	+12.84% Leasehold Excise Tax (LET)	Monthly Dock Rate per LF (500 LF)	Total Monthly Rent
I - Permitting	\$800.00	N/A	N/A	\$5,600.00
II - Construction	\$2,000.00	\$15,797.60	\$5.56	\$18,577.60
III - Operations	\$8,000.00	\$63,190.40	\$16.67	\$71,525.40

** Rent Escalation: Annual escalation based on CPI-U.*

- Phase I – Up to 12 months plus option to extend additional 6 months
- Phase II – Up to 12 months plus option to extend additional 6 months
- Phase II – Operations to commence no later than 36 months from Lease Commencement Date.

E. FINANCIAL IMPLICATIONS

Source of Funds

There are no capital expenditures associated with this new lease.

Financial Impact

The monthly revenue beginning in the Operations Phase is \$758,285/year excluding LET, with annual increases by CPI-U.

F. ATTACHMENTS

Attachment 1: COPY OF PROPOSED NEW LEASE

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W Hylebos Log Dock – GRT Environmental Services (USA) Ltd Lease - First Reading



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SEAPORT ALLIANCE
SEATTLE + TACOMA

Presenter Name: Jim Vo
Presenter Title: Sr. Director - Real Estate

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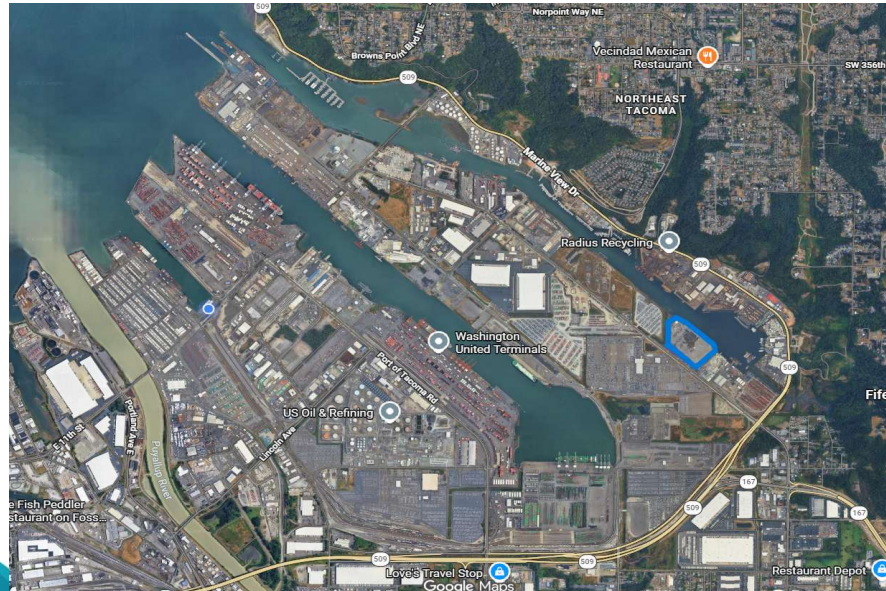


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Location



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Key Terms

Phase Rate Escalations

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Financial Implications

- Source of Funds
 - There are no capital expenditures associated with this new lease.
- Financial Impacts
 - The monthly revenue beginning in the Operations Phase is \$758,284.80/year excluding LET, with annual increases by CPI-U.

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