

MINUTES
SPECIAL COMMISSION MEETING
July 21, 2021

Port of Kalama: 110 W. Marine Drive Kalama, Washington

The Port of Tacoma Commission met for a special meeting on July 21, 2021. Commissioners Ang, Keller, McCarthy, Marzano and Meyer were all present.

1. CALL TO ORDER

The meeting was called to order at 10:00 a.m. The Commission immediately recessed for a walking tour of the Port of Kalama headquarters and interpretative center. Commissioner Marzano reconvened the special meeting at 12:01 p.m. and lead the Pledge of Allegiance.

2. OPENING REMARKS

Commissioner Sweet, Port of Kalama, welcomed us to the Port of Kalama and gave background on the economic development of the new headquarters and interpretative center.

Eric Johnson thanked Commissioner Sweet and Mark Wilson for hosting the Port of Tacoma for today's meeting. He wished the Port of Kalama a happy birthday for its 101st anniversary.

3. STUDY SESSION: Future of the Port of Tacoma Administration Building

A. Port of Kalama, Mark Wilson, Executive Director

1. Port of Kalama's mission was reviewed.
2. Side by side comparisons of the improvements made from 2003 to 2019 were reviewed.
3. The improvements were intentionally community-based and involved many community public meetings and a survey to determine which amenities were important to the community.
4. An important part of the successful redevelopment of the waterfront is the historical significance of all of the buildings and the outdoor spaces. For example, the window designs and roof pitch of the administration building reflect the original buildings that were at the Port of Kalama.
5. Future development at the Kalama waterfront was discussed.
6. The architectural process was discussed. The design was done in-house.
7. The community input process for the Port of Kalama was discussed.
8. Waterfront public access was discussed to include access for paddlers. A beach enrichment program was part of the redevelopment process.
9. There is an economic development professional on staff, but they do utilize outside consultants for marketing as well.
10. The marina, park spaces and interpretative center are managed by a staffer. The small business incubator is being developed with a local junior college.

B. Port of Pasco, Randy Hayden, Executive Director

1. The background of their new port administration building was reviewed. They started with developing a citizen committee. The financing was also discussed to include the use of bonding.
2. The vision for this project started with deciding on the type of anchor building, budget friendly versus a revitalization and a place the community wanted to spend time. They did utilize a contractor, BCRA out of Tacoma, for the master vision. They took a very industrial area and made it into a destination area on the waterfront. The focus was not to make revenue with tenants within the new headquarters; the focus was to gain interest in the area.

3. Future plans for the Port of Pasco were reviewed to include a public market space, an amphitheater and mixed-use buildings. The public space will be maintained along the waterfront so that it can be utilized by the community. There will be some residential that will be sold and leased.
4. The Port of Pasco owns all of the 60 acres of property in their waterfront development project.
5. It took about four years for the Port of Pasco to go from breaking ground to the grand opening.
6. Public access to the water is a key component to the project.
7. The public market utilizes local micro-manufacturers year-round, as opposed to a farmer's market that focuses on produce in the summer months.
8. The key is to decide your values for the revitalization project.
9. Commissioner Meyer would like us to think about a carbon neutral building and perhaps visit other spots prior to deciding on the master plan. The Catalyst is a carbon neutral building in Spokane. The Port of Everett has done a significant waterfront redevelopment that we could learn from. Olympia has done some historically significant redevelopment.
10. Sustainability programs are being looked at, including the LEEDS certification programs. The monitoring and maintenance is expensive with a LEEDS certified building. Construction can follow LEEDS building specifications, but not use the certification process to keep costs lower.

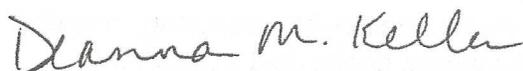
4. ADJOURNMENT:

There being no further business before the Commission, the meeting adjourned at 1:29 p.m.

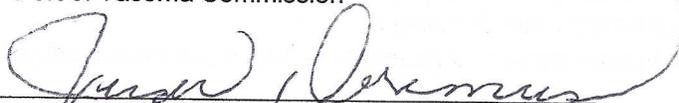


Dick Marzano, President
Port of Tacoma Commission

Attest:



Deanna Keller, Secretary
Port of Tacoma Commission



Judi Doremus, Acting Clerk of the Port
Port of Tacoma