

BOARD OF COMMISSIONERS
THE FABULICH CENTER, ROOM 104
3600 PORT OF TACOMA ROAD, TACOMA, WASHINGTON

COMMISSIONERS PRESENT

1. Don Meyer, President
2. Clare Petrich, Vice President
3. Don Johnson, Secretary
4. John McCarthy, 1st Assistant Secretary
5. Dick Marzano, 2nd Assistant Secretary

STAFF PRESENT

1. John Wolfe, Chief Executive Officer
2. Carolyn Lake, Port Counsel
3. Ricardo Charlton, Director, Maintenance
4. Nick Demerice, Director, Public Affairs
5. Scott Francis, Director, Real Estate
6. Erin Galeno, CFAO
7. Rob Healy, Sr. Project Mgr, Environmental Quality
8. Rod Koon, Senior Manager, Communications
9. Evette Mason, Manager, Government Affairs
10. Tara Mattina, Director, Communications
11. Sarah Weeks, Project Manager I, Environmental
12. Judi Doremus, Executive Assistant
13. Juliet Campbell, Clerk of the Port

10:00 A.M.: EXECUTIVE SESSION

1. CALL TO ORDER:

Commissioner Meyer called the Commission Meeting to order at 10:00 a.m. and then recessed into Executive Session for approximately two hours and twenty minutes.

2. RECESS INTO EXECUTIVE SESSION:

- A. One (1) Collective Bargaining Item: RCW 42.30.140
- B. Two (2) Litigation/Potential Litigation Items: RCW42.30.110(1)(i)

At 11:56 a.m. Commissioner Meyer announced the public meeting start time would be delayed approximately 15 minutes.

No decisions were made and no votes were taken.

12:00 NOON: COMMISSION MEETING

1. RETURN TO ORDER:

Commissioner Meyer reconvened the Commission Meeting at approximately 12:20 p.m. and a flag salute was performed.

2. CONSENT AGENDA:

- A. Minutes of February 22, 2018 as amended, March 13, 2018 and March 15, 2018
- B. Check/Wire Certification: Approve the payment of checks 217828 through 218347 and wire transfers in the total amount of \$10,026,935.91 during the period of March 3, 2018 through April 6, 2018.
- C. Parcel 77 Auto Terminal Boundary Line Adjustment 3400 Taylor Way, Tacoma, Washington
- D. Parcel 95 Boundary Line Adjustment 1514 Taylor Way, Tacoma, Washington

Motion was made by Commissioner Petrich, seconded by Commissioner Johnson:

“Approve the Consent Agenda.”

VOTE: MOTION CARRIED 5-0

3. PUBLIC COMMENT: None.

4. ACTION AGENDA:

A. Parcel 103 Steam Plant Property

Motion was made by Commissioner Petrich, seconded by Commissioner Marzano:

“Authorize changing the project scope for the Parcel 103 Steam Plant Property Cleanup, Master Identification Nos. 101243.01 and 101243.02.”

Discussion Included:

1. The Port acquired the Steam Plant property (1171 Taylor Way) from Tacoma Public Utilities (TPU) in 2007. The Purchase and Sale Agreement provides indemnity from TPU for environmental liability, including investigation and cleanup costs stemming from releases of hazardous wastes during Steam Plant operations.

2. The Port conducted an initial investigation to determine the nature and extent of contamination associated with historical operations and submitted an open-ended claim for costs totaling \$676,000 in 2012. TPU and the Port disagree over what/who is responsible for the contamination.
3. The site does not pose an ongoing or significant threat to human health and the environment. Staff recommends monitoring the site as it returns to its natural state, and collecting supporting data in anticipation of future Ecology review.
4. No development or regulatory drivers exist to pursue site cleanup at this time. Discussion took place regarding the timing of claim submission.
5. The recently updated claim brings reimbursable indemnity related costs to \$938,120.
6. The proposed project scope is resolution of the claim against TPU and to negotiate a cost-sharing agreement for future cleanup.

VOTE: MOTION CARRIED 5-0

B. Surplus Storeroom Inventory

Motion was made by Commissioner Marzano, seconded by Commissioner McCarthy:

“Declare storeroom inventory parts associated with cranes formerly owned by APMT surplus, and authorize the CEO to dispose of the items in the most effective and efficient manner.”

Discussion Included:

1. Tenant, SSA, is taking over the responsibility of performing maintenance on the underground power supply at its terminal location. There is no need for the Port to keep an inventory of parts to perform this work.
2. Parts are not used on any other cranes in either the North or South harbors.

VOTE: MOTION CARRIED 5-0

C. Avenue 55 Lease – Second Reading

Motion was made by Commissioner Petrich, seconded by Commissioner Johnson:

“Authorize the CEO or his designee to enter into a 50-year lease with a 25-year extension option with Avenue 55, LLC for the premises located at 3402 Lincoln Avenue, Tacoma, Washington.”

Discussion Included:

1. The parcel was purchased in 2007 and was previously used as a log yard. Since being used as a log yard the property has remained vacant for the last seven years.
2. Avenue 55 is starting construction on a three-building industrial development that will include 423,940 square feet of new warehouse space. This lease will support that development by allowing maximum warehouse development and possible rail service.
3. Terms of the lease were discussed, as were lease benefits to the Port.
4. Language regarding Leadership in Energy and Environmental Design (LEED) certification was added to the lease to require that any new industrial buildings over 50,000 square feet constructed on the property will be completed to 90 percent basic LEED Certification as evidenced by a draft LEED Project Score card completed by a LEED accredited professional.
5. Commissioner Meyer wants the Port of Tacoma to be leaders is requiring these standards and is appreciative of the efforts of both staff and Avenue 55.
6. Commissioner Petrich voiced concerns regarding placing a cap on the annual CPI at 3 percent on a 50-year lease. Rents reset to market at 15-year intervals.

VOTE: MOTION CARRIED 5-0

6. STAKEHOLDER UPDATE/GENERAL BUSINESS:

A. Sound Transit Tacoma Dome Link Extension Update

Discussion Included:

1. Sound Transit’s Curvie Hawkins, Project Development Director and Austin Neilson, Government & Community Relations Officer – South Corridor, provided a presentation on the Tacoma Dome Link Extension to the Sound Transit 3 (ST3) Plan.
2. The project will connect the Federal Way Transit Center to the Tacoma Dome. The projected start of service date is in 2030.
3. Sound Transit is seeking early community engagement. Early scoping continues to May 3, 2018.
4. Commissioner Johnson’s concerns include adequacy of parking and the logistics of placing a commuter garage in Fife at 54th Street as shown in Sound Transits representative renderings. Strategies for parking management will be looked at by the Sound Transit Board. Certain Sound Transit 2 projects are coming online to specifically address surface parking and accessibility improvements around Tacoma Dome Station.
5. Commissioner McCarthy stressed the priority of the project should be getting commuters to and from work as opposed to ridership for recreational purposes.
6. Commissioner Meyer expressed concerns of cost adjustments of the project over time.

B. Review of Brokerage Fee and Policy Discussion

Discussion Included:

1. Real estate commission payments are addressed in the Master Policy Resolution 2018-01-PT and staff provided a summary.
2. Using Pierce County market information gathered from the Commercial Brokers Association, commission fees range from 4 percent to 8 percent. The average commission fee is 5 percent. No tiered commission rates were identified.
3. The Port of Tacoma's policy is similar to policies found in other Western Washington ports and competitive with local commission rates.
4. Using a broker to list Port properties is not typical, but is useful in unique situations.

C. Centennial Celebration Update

Discussion Included:

1. The Port's centennial celebration goals are to celebrate, educate, plan for and look to the future and leave a legacy.
2. The Port of Tacoma's centennial anniversary date is November 5, 2018. The Port will begin celebration activities in July which will run through early November.
3. An overview was provided of the major events planned. A centennial retiree party, Maritime Fest sponsorship and displays, boat tours, community outreach and an annual event with the Tacoma Historical Society are some examples.
4. The Port is exploring options on a possible sculpture or art installation with Metro Parks and the City of Tacoma as a legacy project.

D. Q1 Review: CEO Goals and Expectations

The Q1 review of CEO goals and expectations will be taken up at the May 17, 2018 meeting.

E. CEO Announcements, Events and Recognitions

1. The Port of Tacoma received a Corporate/Civic Partner Award last week at the Emergency Food Network's Recognition Breakfast. CEO Wolfe acknowledged Port volunteers who repack emergency food monthly. The Port volunteers repacked more than 66,000 pounds of food.
2. Since January an estimated 300 members of the public have taken a tour of the Port of Tacoma through the Port's bus tour program.
3. The Port will be presenting a series of nature walks as it celebrates Earth Day. Port biologist, Jenn Stebbings, will lead citizens behind the fence at Place of Circling Waters, a 30-acre remediated habitat site.

7. **COMMISSIONER COMMENT:**

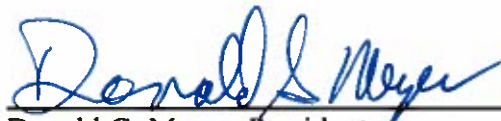
Commissioner Marzano: Thanked port staff for their work in the community. Provided an update on Puget Sound Gateway discussions taking place on MOU adjustments related to completion of SR-509/167.

Commissioner Johnson: RSM completed its independent financial audit for 2017 and the Port of Tacoma received another clean audit.

Commissioner Meyer: Attended the Tacoma Propeller Club's Lelli Memorial Scholarship Program event. The Port of Tacoma was one of the scholarship sponsors. In the last 24 years the Tacoma Propeller Club has awarded over \$170,000 in cash and merchandise.

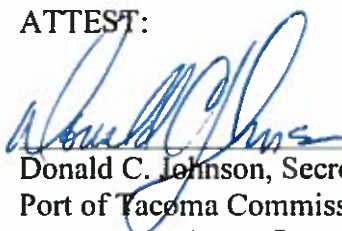
8. **ADJOURNMENT:**

There being no further business, President Meyer adjourned the meeting at 1:30 p.m.



Donald G. Meyer, President
Port of Tacoma Commission

ATTEST:



Donald C. Johnson, Secretary
Port of Tacoma Commission



Juliet Campbell, Clerk of the Port
Port of Tacoma

SOUND TRANSIT'S VOTER-APPROVED SYSTEM EXPANSION MEANS:

- 116 miles of light rail, more than five times its current length.
- Bus rapid transit serving north, east and south of Lake Washington.
- Extended Sounder south line with more frequent service, longer trains and two more stations.
- Improved access to stations with new parking spaces and miles of bike and pedestrian paths.
- Transit Oriented Development creating walkable neighborhoods near stations.
- Greenhouse gas emission savings of 793,000 tons each year.



MORE INFORMATION ON EACH PROJECT:
SOUNDTRANSIT.ORG/SYSTEM



SERVING MORE PEOPLE AS THE POPULATION GROWS

Sound Transit ridership topped 42 million in 2016, a 23 percent increase over the prior year. As the region's population grows and driving times increase, more people are choosing fast, frequent, reliable transit.



SOUND TRANSIT SERVICE AND SCHEDULES:
SOUNDTRANSIT.ORG/RIDER-GUIDE

ACCOUNTABLE AND RESPONSIVE

Sound Transit is governed by a board of directors made up of the state Secretary of Transportation and elected officials who represent the cities and counties in the Sound Transit District.



SOUND TRANSIT LEADERSHIP AND ACCOUNTABILITY:
SOUNDTRANSIT.ORG/ABOUT-SOUND-TRANSIT



soundtransit.org • main@soundtransit.org • 401 S. Jackson St., Seattle, WA 98104
Sound Transit: 1-800-201-4900 • TTY Relay: 711 • Rider Information: 1-888-889-6368 • TTY Relay 711

SOUND TRANSIT PLANS, BUILDS AND OPERATES REGIONAL TRANSIT SYSTEMS AND SERVICES TO IMPROVE MOBILITY FOR CENTRAL PUGET SOUND.

Para obtener información sobre el sistema de Sound Transit, llame al 1-800-823-9230 durante el horario de atención normal.

Để lấy thông tin về việc mở rộng hệ thống Sound Transit, xin gọi số 1-800-823-9230 trong giờ làm việc thường lệ.

要獲取有關 Sound Transit 系統的擴展信息，請在正常的工作時間致電 1-800-823-9230。

Upang makakuha ng impormasyon ukol sa pagpapalawak ng Sound Transit na sistema, tumawagisa 1-800-823-9230 sa panahon ng pangkaranwang mga oras ng kalakal.

Sound Transit 시스템 확장에 대한 정보를 얻으시려면 정규 업무 시간 중에 1-800-823-9230 번으로 연락해 주십시오.

За получением информации о расширении системы Sound Transit обращайтесь по телефону 1-800-823-9230 в обычные часы работы.



SYSTEM EXPANSION

BUILDING MORE CONNECTIONS

EVERY FEW YEARS NEW LIGHT RAIL, BUS RAPID TRANSIT AND COMMUTER RAIL STATIONS OPEN THROUGHOUT THE REGION, PROVIDING FAST, RELIABLE ALTERNATIVES TO CONGESTED ROADS.

DELIVERY DATES

Link Light Rail

- 2021:** University of Washington to Northgate (3 new stations)
- 2022:** Tacoma Link extension to Hilltop (6 new stations)
- 2023:** Seattle to Mercer Island, Bellevue and Overlake (10 new stations)
- 2024:** Northgate to Lynnwood (4 new stations)
- 2024:** Overlake to downtown Redmond (2 new stations)
- 2024:** Angle Lake to Kent/Des Moines and Federal Way (3 new stations)
- 2030:** Federal Way to Fife and Tacoma (4 new stations)
- 2030:** West Seattle to downtown Seattle (3 new stations)
- 2031:** Stations on existing line at S. Graham Street, S. Boeing Access Road and NE 130th Street (3 new stations)
- 2035:** Ballard, Seattle Center and South Lake Union to downtown Seattle (7 new stations and new downtown Seattle tunnel)
- 2036:** Lynnwood to Paine Field Industrial Center and Everett (6 new stations)
- 2039:** Tacoma Link extension to Tacoma Community College (6 new stations)
- 2041:** Issaquah to south Kirkland (4 new stations)

Bus Rapid Transit (BRT)

- 2024:** I-405 and SR 518 from Lynnwood to Burien (11 stations; connections to light rail at Lynnwood, Bellevue and Tukwila)
- 2024:** SR 522 and NE 145th Street (10 stations; connections to light rail at NE 145th and to I-405 BRT at Woodinville)

Souder Commuter Rail

- 2021–2023:** Parking access improvements to south line stations (Auburn, Kent, Sumner, Puyallup)
- 2024:** Additional parking at Mukilteo and Edmonds north line stations
- 2024–2036:** Souder south capacity expansion
- 2036:** Souder south service from Lakewood to DuPont (2 new stations)



MORE INFORMATION ON EACH PROJECT:
[SOUNDTRANSIT.ORG/SYSTEM](https://www.soundtransit.org/system)



Sound Transit plans, builds and operates regional transit systems and services to improve mobility for Central Puget Sound.



Tacoma Dome

Link Extension

December 2017

Project Overview

The Tacoma Dome Link Extension will connect Pierce and South King County residents to the regional light rail network, including direct access to SeaTac Airport and downtown Seattle, with stations at Tacoma Dome, East Tacoma, Fife and South Federal Way. The Tacoma Dome station will serve as a multi-modal transit hub, with transfer options to and from Sounder service, Tacoma Link, and Pierce Transit and Sound Transit buses.

★ Planning phase

Alternatives development

Benefits

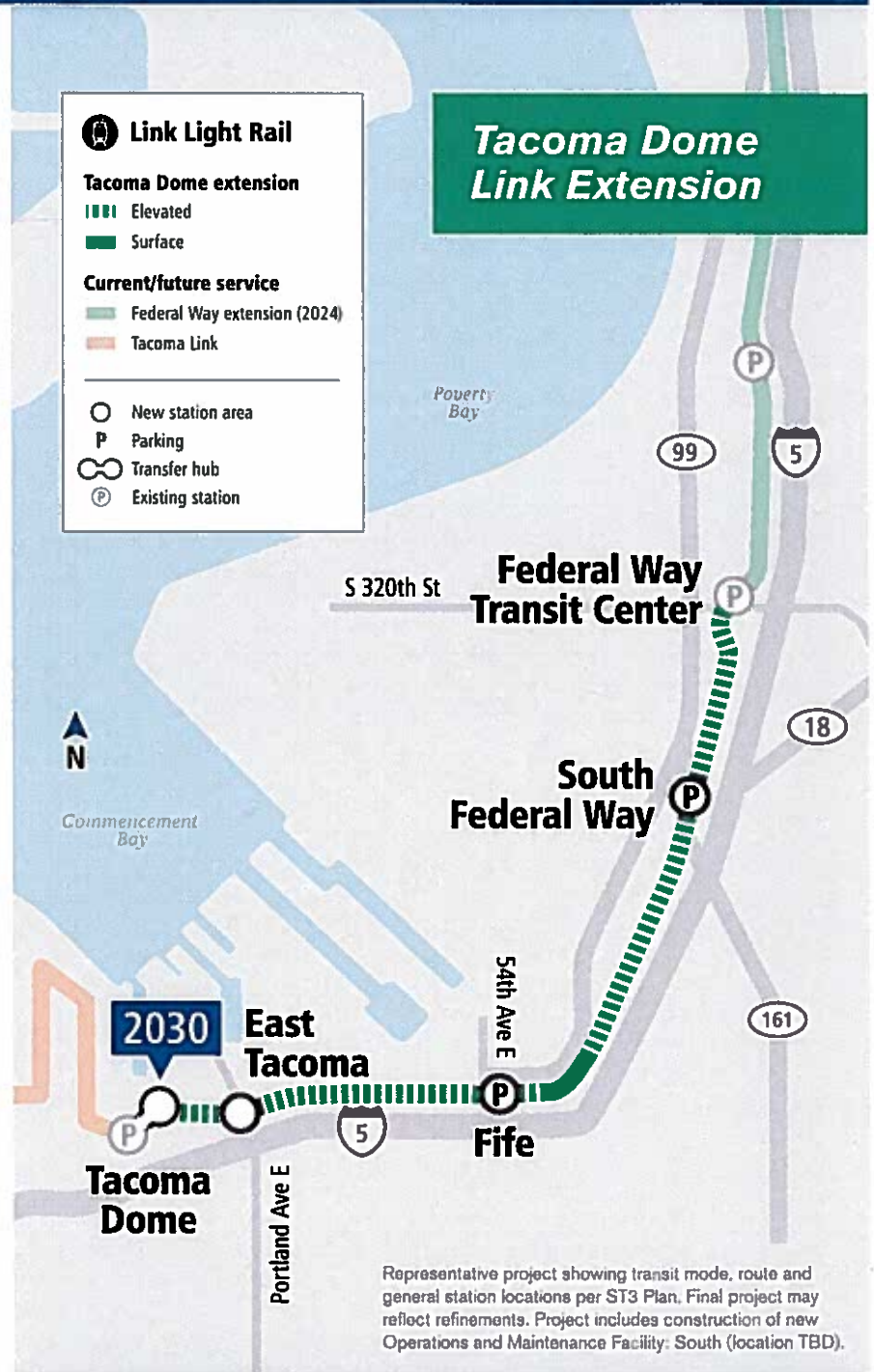
- › 9.7 new miles of light rail service connecting Pierce and South King County to the regional network.
- › 4 new light rail stations, from the Federal Way Transit Center station (2024) to Tacoma Dome station.
- › Parking garages at the South Federal Way and Fife stations; each with approximately 500 stalls.
- › Average projected daily riders by 2040: 27,000 – 37,000.
- › Open for service in 2030.

Stay informed

Get project updates: soundtransit.org/subscribe.

Contact Sound Transit's Community Outreach team at 206-370-5516 or via email at wilbert.santos@soundtransit.org.

Learn more about the project: soundtransit.org/tacomadomelink.



Fast and frequent service to destinations

- › Federal Way to Tacoma Dome station in 20 minutes.
- › Tacoma Dome station to SeaTac Airport in 35 minutes.
- › Federal Way to CenturyLink Field in 45 minutes.

Tacoma Dome Link Extension and Operations & Maintenance Facility

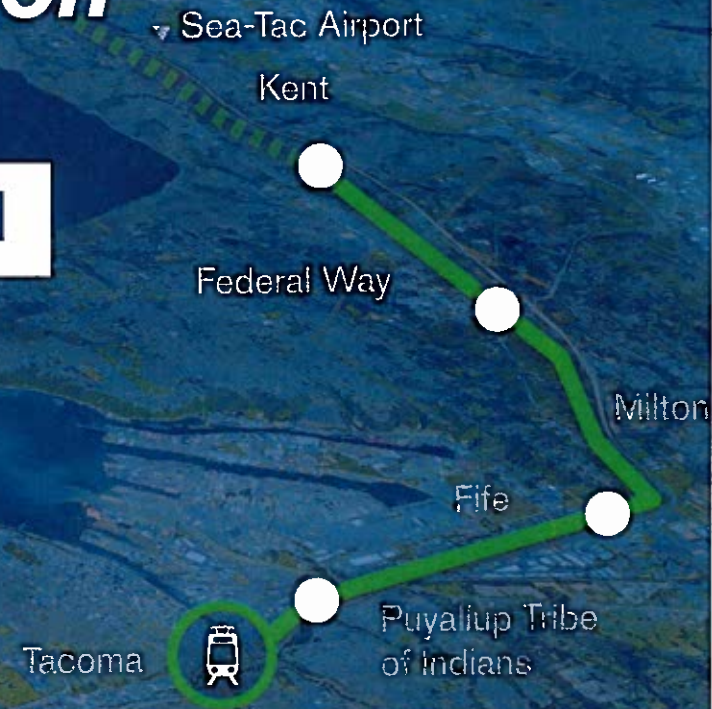
Connecting light rail to the South Sound

Help shape the future of your regional light rail.
Attend one of the following community open houses:

Tacoma // Tuesday, April 17, 6-8 p.m.
Best Western Plus Tacoma Dome Hotel // 2611 E. E Street

Federal Way // Wednesday, April 18, 6-8 p.m.
Todd Beamer High School // 35999 16th Ave. S.

Fife // Tuesday, April 24, 6-8 p.m.
Fife Community Center // 2111 54th Ave. E.



SOUNDTRANSIT

Fly through traffic from Tacoma to Sea-Tac Airport in 35 minutes

➤ Engage online: tdlink.participate.online

Connecting light rail to Tacoma will improve transportation for residents across the South Sound. Riders will enjoy fast, reliable travel across an eventual 116-mile regional system and won't compete for space on increasingly congested roads.

Visit an in-person or online open house for your first opportunity to:

- Learn about the project background, timeline and how to stay informed and involved.
- Provide input on the route, stations, potential alternatives, benefits and impacts.
- Provide input on the potential location of the Operations and Maintenance Facility in the south corridor.

Submit comments by May 3* (in person, online, mail or email)

Online: tdlink.participate.online // Email: tdlink@soundtransit.org // Phone: 206-903-7118 // Mail: Tacoma Dome Link Extension, c/o Senior Environmental Planner Steven Kennedy, Sound Transit, 401 S. Jackson St. Seattle, WA 98104

Sound Transit has two new light rail projects in Pierce County. The 9.7 mile Tacoma Dome Link Extension will extend the regional light rail system from Federal Way to Fife and Tacoma. The Hilltop Tacoma Link Extension will extend current service 2.4 miles within the city.

*The 30-day early scoping period, which ends May 3, is just the first opportunity for public input.

To request accommodations for persons with disabilities or information in alternative formats, call 1-800-201-4900/TTY Relay: 711 or email accessibility@soundtransit.org.

Para información acerca del proyecto llame al: 1-800-823-9230 // Звоните 1-800-823-9230, чтобы получить информацию о проекте // 프로젝트에 관한 정보는 다음으로 연락하십시오: 1-800-823-9230



Union Station
401 S. Jackson St.
Seattle, WA 98104-2826

More info and to sign up
for project news:

➤ soundtransit.org/tdlink

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