MEETING MINUTES
Port of Tacoma Commission

REGULAR MEETING

June 16, 2026 - 12:00 p.m. Public Session Start
Fabulich Center, Room #104: 3600 Port of Tacoma Road, Fife

The Port of Tacoma Commission met for a regular meeting on **June 16, 2026**, at the Fabulich Center, 3600 Port of Tacoma Road, Room 104, Fife, WA.

CALL TO ORDER | EXECUTIVE SESSION:
Commission President, Dick Marzano, called the meeting to order at **10:00 a.m.** Also present at the start of the meeting were Commissioners Kristin Ang, Deanna Keller, and JT Wilcox. Commissioner John McCarthy joined the meeting remotely. A quorum was met.

Commissioner Marzano announced the Commission would meet in Executive Session until **12:00 p.m.** to discuss:

- One (1) Potential Litigation Item RCW 42.30.110(1)(i)
- One (1) Minimum Price of Real Estate Lease Item RCW 42.30.110(1)(c)

Eric Johnson (Executive Director—Port of Tacoma) stated the factors allowed to be discussed during Executive Session in relation to lease of real estate are as follows: size and zoning of the property, distance from and connectivity to deep-water marine terminals, potential for job creation and consistency with the Strategic Plan.

Commissioner McCarthy left the meeting at 10:54 a.m., when the Executive Session concluded.

PUBLIC SESSION –

1. **RETURN TO ORDER & FLAG SALUTE:**
Commission President Dick Marzano returned the meeting to order at **12:00 p.m.** and stated the Commission met in Executive Session from **10:00 a.m.** until **10:54 a.m.** to discuss the items noted previously. The public session began with the Pledge of Allegiance.

Commissioner Marzano acknowledged that we are situated on the traditional homelands of the Puyallup Tribe, who steward these lands, and stated the Commission considers the Tribe to be a partner in many of the efforts we undertake.

Commissioner Marzano also recognized June 2026 as Pride month, acknowledging the achievements of the LGBTQ+ community and to celebrate the diversity of the American people.

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2. **APPROVAL OF AGENDA:**
Commissioner Marzano sought approval of the agenda. A change in the agenda order was proposed by Commissioner Marzano. A request was made to move Special Order of Business Item 7A up in the agenda to be heard just before Commission Actions.

MOTION: Move Special Order of Business item 7A—Washington School Administrators Award up in the agenda to be heard just before Commission Actions.
Motion was made by Commissioner Keller and seconded by Commissioner Ang.

VOTE: Motion Carried 4-0

Commissioner Ang	Aye	Commissioner Marzano	Aye
Commissioner Keller	Aye	Commissioner Wilcox	Aye

There were no additional changes to the agenda.

3. **EXECUTIVE DIRECTOR'S REPORT: Eric Johnson**
   - **Puget Sound Regional Council (PSRC)** – Honoring the adoption of the Tideflats Sub-area Plan with this year's Vision 2050 Award. It is being given to all 5 of the partnering governments (Port of Tacoma, City of Tacoma, City of Fife, Pierce County and the Puyallup Tribe of Indians). Port staff will be working with PSRC to get an award ceremony set up in the next few months. Eric invited all of our partners, colleague agencies and governments to join us.
   - **Sub-Area Plan Critical Area Ordinance** – The Port is working with the City of Tacoma (City) on the Critical Area Ordinance, so it doesn't conflict with the Plan. Discussions are still in the works and they're looking positive.
   - **Arkema Clean Up** – We are working cooperatively with the City on buffering and mitigations requirements.
   - **Port Summer Events** – Public engagement opportunities that we'll be participating in during this season are the Juneteenth Ceremony, the Pride Ceremony on July 11th, and various Farmers markets.

4. **PUBLIC COMMENT:**
   - Mayor Anders Ibsen (City of Tacoma) and Corey Newton (Assistant Public Works Director) – Spoke on the Connect Tacoma effort.
   - Jackie Jones-Hook and Reggie Reece (Buffalo Soldiers Museum & Community Building Partners) – Spoke on the Community Connect Program's Labor Day Festival (Monday, September 7, 2026) honoring our military forces.

5. **CONSENT AGENDA:**

A. Approval of the minutes for the May 7, 2026 meeting.
B. Disbursement Certifications during the period of 4/23/26 to 6/3/26:
1. Check numbers 5532 to 5723 and 5725 to 5885 in the amount of $11,875,683.44, and electronic payments in the amount of $10,221,121.39 for a total of $22,096,804.83.
2. Check number 5724 in the amount of $4,580.75 to the State Auditor's Office.

C. First Amendment to SeaPort Sound Terminal, LLC Easement
D. ILA Amendment with City of Tacoma: McKinley Overlook Project

MOTION: Approve the Consent Agenda items as presented.
Motion was made by Commissioner Keller and seconded by Commissioner Ang.

VOTE: Motion Carried 4-0

Commissioner Ang	Aye	Commissioner Marzano	Aye
Commissioner Keller	Aye	Commissioner Wilcox	Aye

UPDATE on SPECIAL ORDER OF BUSINESS – This item was originally moved up in the agenda. However, the speaker had not yet arrived, so the item was moved back to its original location.

MOTION: Move Special Order of Business 7A—Washington School Administrators Award back to its original place in the agenda.
Approved unanimously without objection.

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6. **COMMISSION ACTIONS:**

A. Mouth of Hylebos: American Construction Habitat Area Agreements
Rob Healy (Director–Remediation & Water Control) presented on behalf of the Port.

MOTION 1: Authorize the Executive Director, or his delegate, to execute the first amendment to the October 2004 Agreement Regarding Hylebos Waterway Sediment Management Area 421-B RD/RA Activities and Excess NCD Sit Capacity.
Motion was made by Commissioner Wilcox and seconded by Commissioner Ang.

VOTE MOTION 1: Motion Carried 4-0

Commissioner Ang	Aye	Commissioner Marzano	Aye
Commissioner Keller	Aye	Commissioner Wilcox	Aye

MOTION 2: Authorize the Executive Director, or his delegate, to enter into an Agreement to Purchase Excess Hylebos Waterway Sediment Management Area 421-B Habitat Mitigation Acreage with the Hylebos Waterfront Property, LLC and American Construction Co., Inc.
Motion was made by Commissioner Keller and seconded by Commissioner Ang. Discussion ensued.

VOTE MOTION 2: Motion Carried 4-0

Commissioner Ang	Aye	Commissioner Marzano	Aye
Commissioner Keller	Aye	Commissioner Wilcox	Aye

B. Arkema Manufacturing Area Project Authorization Increase
Brett Ozolin (Project Manager II—Engineering) presented on behalf of the Port.

MOTION: Approve authorization in the amount of $2,000,000 for a total authorized amount of $12,862,000, for work associated with the Arkema Manufacturing Area, Project ID #101585.01.
Motion was made by Commissioner Ang and seconded by Commissioner Keller. Discussion ensued.

VOTE: Motion Carried 4-0

Commissioner Ang	Aye	Commissioner Marzano	Aye
Commissioner Keller	Aye	Commissioner Wilcox	Aye

C. Saxum Investment Company, LLC Lease (2nd Reading)
Einar Roden (Sr. Manager—Real Estate & Business Development) presented on behalf of the Port.

MOTION: Authorize the Executive Director, or his designee, to enter into a 50-year ground lease with Saxum Investment Company, LLC, or affiliated entity, for the premises which include approximately 30.47 acres of land located at 1221-1225 E. Alexander Avenute, Tacoma, WA.
Motion was made by Commissioner Ang and seconded by Commissioner Keller. Discussion ensued.

VOTE: Motion Carried 4-0

Commissioner Ang	Aye	Commissioner Marzano	Aye
Commissioner Keller	Aye	Commissioner Wilcox	Aye

Matt Wassel, a representative for Saxum Investment, was invited to say a few words.

D. Action to Support the City of Tacoma Proposition 1—Connect Tacoma Safe Streets & Sidewalks Levy
Commissioner Marzano brought forth the topic to the Commission.

MOTION: Approve the Port of Tacoma Commission support the City of Tacoma's Proposition 1—Connect Tacoma Safe Streets and Sidewalks Levy.
Motion was made by Commissioner Marzano and seconded by Commissioner Keller.

Pursuant to RCW 29B.40.250, members of the Port Commission or the public shall be afforded equal opportunity to express opposing views to the position taken.

Commissioner Marzano invited members of the public and other Commissioners to speak in opposition to the item. Commissioner Wilcox commented and spoke in opposition.

Further Commission discussion ensued. Comments provided in support of this issue were voiced by Commissioners Ang, Keller, and Marzano.

VOTE: Motion Carried 3-1

Commissioner Ang	Aye	Commissioner Marzano	Aye
Commissioner Keller	Aye	Commissioner Wilcox	Nay

A brief recess was taken at 12:57 p.m. for the signing of the Saxum Investment Company lease documents and commemorative photo. The meeting returned to order at 12:59 p.m.

E. Resolution 2026-05-PT: 2026 Amended & Restated Bylaws
Heather Burgess (Port Legal Counsel—Dickson Frohlich Phillips Burgess, PLLC) presented on behalf of the Port.

MOTION: Approve Resolution 2026-05-PT adopting the Port of Tacoma Commission 2026 Amended & Restated Bylaws.
Motion was made by Commissioner Ang and seconded by Commissioner Keller. Discussion ensued.

AMENDMENT #1: Amend Article II, Section 1.N to insert the words "paid for by the Port of Tacoma" after "international travel." (Reflected as follows)
Commission international travel paid for by the Port of Tacoma shall be approved in advance by vote of the Commission in public session. The Commission shall strive to allocate travel opportunities equally amongst its members.
Motion was made by Commissioner Keller and seconded by Commissioner Wilcox. Discussion ensued.

VOTE AMENDMENT #1: Motion Carried 4-0

Commissioner Ang	Aye	Commissioner Marzano	Aye
Commissioner Keller	Aye	Commissioner Wilcox	Aye

AMENDMENT #2: Amend Article III, Section 4 to replace the word "shall" with "may." (Reflected as follows)

The Commission will review and discuss the proposed assignment of Commissioners to outside Boards and Committees and assignments to Commission Committees and Work Groups during the last meeting of the calendar year. The Commission will approve Board and Committee assignments at the first meeting of the following calendar year. In the event of shared interest assignments, the President may make a recommendation to the Commission before action is taken to approve such assignments. Assignments to Boards and Committees will be equitably distributed among the Commission.

Motion was made by Commissioner Keller and seconded by Commissioner Wilcox. Discussion ensued.

VOTE AMENDMENT #2: Motion Carried 4-0

Commissioner Ang	Aye	Commissioner Marzano	Aye
Commissioner Keller	Aye	Commissioner Wilcox	Aye

AMENDMENT #3: Amend Article III, Section 10 to change the language to reflect the following –

Commissioners who serve as members on outside boards (whether serving on behalf of the Port Commission or in a Commissioner's personal capacity) must comply with all applicable conflicts of interest laws, including RCW 42.23, and shall avoid participating in Port decisions in which they have a prohibited financial or personal interest. If a Commissioner serves on the board of an outside organization that is seeking a contract, funding, or other material benefit from the Port, the Commissioner shall disclose that relationship to the Commission. The Commissioner shall recuse themselves from Port Commission deliberation or voting only when required by law, including when the Commissioner has a financial or other legally cognizable interest in the matter. Commissioners are encouraged to consult with Port Legal Counsel when questions arise regarding potential conflicts of interest. Disclosures and recusals resulting from conflicts of interest shall be noted in the minutes.

Motion was made by Commissioner Keller and seconded by Commissioner Wilcox. Discussion ensued.

VOTE AMENDMENT #3: Motion Carried 4-0

Commissioner Ang	Aye	Commissioner Marzano	Aye
Commissioner Keller	Aye	Commissioner Wilcox	Aye

AMENDMENT #4: Amend Article IV, Section 1 to change the language to reflect the proposed paragraph –

The President shall preside at all public meetings of the Commission and at executive sessions of the Commission. The President shall ensure that meetings are conducted in an orderly, impartial and transparent manner consistent with the Bylaws and applicable law. The President shall sign all resolutions, contracts, official correspondence, and other instruments on behalf of the Commission only when such actions have been duly authorized by the Commission. The President shall perform all such other duties that are incident to the office and all additional duties expressly assigned by the Commission. The President shall authorize the issuance of notices for regular and special meetings of the Commission as provided in **ARTICLE V** of these Bylaws. No action of the President shall supersede, modify, or circumvent decisions of the Commission, nor shall the President exercise unilateral authority except where expressly permitted by these Bylaws or a vote of the Commission. The President shall not direct staff, commit Commission resources, or represent positions of the Commission without prior authorization. Any one Commissioner may call for a future special meeting, during a regular or special meeting. Such a meeting shall be scheduled and held upon approval by a quorum of the Commission.

Motion was made by Commissioner Keller and seconded by Commissioner Wilcox. Discussion ensued.

VOTE AMENDMENT #4: Motion Failed 1-3

Commissioner Ang	Nay	Commissioner Marzano	Nay
Commissioner Keller	Aye	Commissioner Wilcox	Nay

VOTE ON MOTION AS AMENDED: Motion Carried 4-0

Commissioner Ang	Aye	Commissioner Marzano	Aye
Commissioner Keller	Aye	Commissioner Wilcox	Aye

Commissioner Marzano requested an additional adjustment to the agenda order to hear the Special Order of Business at this time. It was met with no objection from any Commissioner.

7. **SPECIAL ORDER OF BUSINESS:**

A. Washington School Administrators Award

Adam Kulaas (Chief of Schools—Tacoma Public Schools) presented the 2026 Washington Association of School Administrators Community Leadership Award to Eric Johnson, Port of Tacoma Executive Director.
Eric was recognized for being a steadfast champion for students and a valued partner to Tacoma Public Schools.

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6. **COMMISSION ACTIONS (continued)**

F. Microsoft D365 Contract Amendment Authorizations

Martyn Adamson (Chief Information Officer), Matt Andrew (Director—Enterprise Applications), and Mark Moore (Sr. Manager—IT Project Management) presented on behalf of the Port.

MOTION: To approve –

- A contract amendment to add $120,000 plus WA State sales tax to the D365 Real Estate contract PA000000358 with Crowe, LLP to support the planned real estate system enhancements project.
- A contract amendment to add $400,000 plus WA State sales tax to the D365 Finance & Procurement contract 071709 with Crowe, LLP to enable continued finance system improvements through the end of the contract.

Motion was made by Commissioner Ang and seconded by Commissioner Keller. Discussion ensued.

VOTE: Motion Carried 4-0

Commissioner Ang	Aye	Commissioner Marzano	Aye
Commissioner Keller	Aye	Commissioner Wilcox	Aye

G. TR Port Commerce: Amended & Restated Leases (1st Reading)

Tyra Dieffenbach (Sr. Manager—Real Estate) presented on behalf of the Port. No action was requested at this meeting, as it is the first reading. *Discussion ensued.*

H. Commissioner Foreign Travel Approval: July to December 2026

Alisa Praskovich (Chief External Strategy Officer) presented on behalf of the Port.

MOTION 1: Approve Commission travel to Asia for customer trade visits in early Fall of 2026.
Motion was made by Commissioner Keller and seconded by Commissioner Ang.

VOTE 1: Motion Carried 4-0

Commissioner Ang	Aye	Commissioner Marzano	Aye
Commissioner Keller	Aye	Commissioner Wilcox	Aye

MOTION 2: Approve Commission travel to Europe for customer visits in November or early December 2026.
Motion was made by Commissioner Keller and seconded by Commissioner Ang.

VOTE 2: Motion Carried 4-0

Commissioner Ang	Aye	Commissioner Marzano	Aye
Commissioner Keller	Aye	Commissioner Wilcox	Aye

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7. **SPECIAL ORDER OF BUSINESS:** Note—this item was heard earlier in the meeting.

8. NEW BUSINESS: *None*

9. COMMITTEE REPORTS: *None*

10. ISSUE BRIEFINGS:

A. Port of Tacoma Commission Code of Governance & Conduct

Commissioner Marzano and Heather Burgess (Port Legal Counsel) led a Commission discussion on the Commission Code of Governance & Conduct. Eric Johnson and Heather Burgess will provide recommendations for external reviewers.

11. ANNOUNCEMENTS / COMMENTS:

- **A. Eric Johnson** – Thanked Berny Rodriguez for filling in today. We moved the July meeting from July 21st to July 16th to allow the Commission to attend the WPPA Commissioner Seminar.
- **B. Commissioner Keller** — Extended a Happy Father's Day to all Commissioners and staff.
- **C. Commissioner Ang** — Congratulated and thanked Eric (and the staff) on receiving the award from Tacoma Public Schools.
- **D. Commissioner Marzano** — Thanked staff for everything. Gave a huge shout out to the Puyallup Tribe on their welcoming Parade for the World Cup.

12. ADJOURNMENT: Commissioner Marzano adjourned the meeting at **2:10 p.m.**

ATTEST:

Dick Marzano

Dick Marzano, President
Port of Tacoma Commission

Kristin Ang, Secretary
Port of Tacoma Commission

Sara Ortquist

Sara Ortquist, Acting Clerk
Port of Tacoma