

COMMISSIONERS  
The Fabulich Center  
3600 Port of Tacoma Road, Tacoma, WA

Commissioners Present:

Clare Petrich, President  
Don Johnson, Vice President  
John McCarthy, Secretary  
Dick Marzano, 1<sup>st</sup> Assistant Secretary  
Don Meyer, 2<sup>nd</sup> Assistant Secretary

Staff Present:

John Wolfe, CEO  
Kurt Beckett, Deputy CEO  
Carolyn Lake, Port Counsel  
Evette Mason, Government Relations Manager  
Deirdre Wilson, Sr. Planning Manager  
Judi Doremus, Executive Assistant  
Juliet Campbell, Clerk of the Port

**2:00 PM: CALL TO ORDER AND EXECUTIVE SESSION:**

Commissioner Petrich called the Special Meeting to order at approximately 2:00 p.m. and then recessed into executive session for approximately 30 minutes to discuss one litigation/potential litigation item pursuant to RCW 42.30.110(1)(i). No votes or actions were taken.

**2:30 PM: SPECIAL COMMITMENT MEETING:**

**1. RETURN TO ORDER:**

Commissioner Petrich reconvened the Special Meeting at approximately 2:42 p.m. and lead Pledge of Allegiance.

**2. PUBLIC COMMENT:** None.

**3. WORK SESSION/ACTION AGENDA:**

A. Tacoma Tideflats Subarea Planning Work Plan.

*Presenter(s): Deirdre Wilson and Evette Mason*

- Staff provided background, status, and next steps associated with the Tacoma Tideflats Subarea Planning Work Plan.
- Port of Tacoma staff has been working with staff from the City of Tacoma, the Puyallup Tribe, Pierce County and the City of Fife to draft a mutually satisfactory subarea planning and approval process.
- Commissioners McCarthy and Meyer represent the Port Commission on the Steering Committee and will be attending a Steering Committee meeting tomorrow (February 8, 2019) to consider a draft Work Plan for the Tideflats.
- Staff went over some of the elements of the draft Work Plan including the proposed Subarea Plan Process Governance, Project Initiation, Project Development and

development of the Subarea Plan. Highlighted in the draft was Section IV Anticipated Outcomes which expressly calls out reference to the Container Port Element.

- Once the Work Plan is approved staff estimates a six-month search process for a consultant to assist with the Subarea Plan. The Subarea Planning process itself is expected to take two more years. Staff will continue to provide updates to the Commission.
- Commissioner Meyer underscored the importance of creating and maintaining balance in the makeup of the Stakeholder Advisor Group envisioned by the Work Plan. He also expressed that the Work Plan should be the focus over the separate but related Interim Regulations. The Interim Regulations will be coming up for approval by the City of Tacoma around March 2019. Staff will continue to advocate for no changes to the Interim Regulations.
- Commissioner Johnson noted the Tideflats community, the businesses surrounding the port as well as in the Port, understand the economic value that is down here. To provide middle class jobs, there must be middle class jobs to offer. The better paying jobs have always been manufacturing or heavy industry, longshore vs. retail or the hotel industry for example. Concerned whether all the participants in this process understand the value of business and its contribution to the community.
- Commissioner McCarthy noted that the Stakeholder Group proposal on the table is a result of a lot of compromise. There needs to be an emphasis on all those affected by these decisions. He gave the examples of non-port property owners, and non-port major businesses/tenants in the Tideflats. Changes to the Stakeholder Group will be brought back to the Commission before any final decision is made. Commissioner Petrich noted there are no small business or independent businesses from the Tideflats represented group.
- Each participating government will appoint two representatives to the Stakeholder Advisory Group. It will be up to the Project Managers to ensure continuous representation.
- At the end of the process any changes by the Planning Commission or the Tacoma City Council will be brought back to the Steering Committee. This is unlike previous practices. Commissioner McCarthy explained this is significant because the Port is not going into this process acknowledging that collaboration has taken place. That is to be seen after looking at the whole process.
- Action could possibly be taken by the Commission at a Special Meeting on Monday, February 11, 2019.

- 4. **COMMISSIONER COMMENT:** None.
- 5. **ADJOURNMENT:** There being no further business, the meeting adjourned at 3:08 p.m.



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Clare Petrich, President  
Port of Tacoma Commission

ATTEST:



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John McCarthy, Secretary  
Port of Tacoma Commission



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Juliet Campbell, Clerk of the Port  
Port of Tacoma

