

MINUTES
COMMISSION MEETING
February 20, 2020

The Port of Tacoma Commission met for its regular commission meeting, Thursday, February 20, 2020, in the Fabulich Center, room 104, 3600 Port of Tacoma Road, Tacoma, Washington. Commissioners Ang, Keller, McCarthy, Marzano, and Meyer were all present.

CALL TO ORDER AND EXECUTIVE SESSION

Commissioner McCarthy called the meeting to order at 11:00 a.m. and recessed into executive session for 60 minutes to discuss one litigation item RCW 42.30.110(1)(i). No votes or actions were taken.

PUBLIC SESSION

1. RETURN TO ORDER:

Commissioner McCarthy reconvened the meeting at 12:04 p.m. and lead the Pledge of Allegiance.

2. CONSENT AGENDA:

It was moved and seconded to approve consent agenda items 2A and 2B¹.

A. Approval of the minutes from the January 13, 2020 Commission special meeting.

B. Approval of the check/wire certification: Approving the payment of checks 225792 through 225949 and 225951 through 226150 and wire transfers in the total amount of \$12,460,915.15 during the period of January 4, 2020 through February 7, 2020, certified by the Port of Tacoma auditor.

The motion carried unanimously 5-0.

It was moved and seconded to approve consent agenda item 2C.

C. Approval of the check certification: Approving the payment of check 225950 to the State Auditor's Office in the total amount of \$4,824.82 during the period of January 4, 2020 through February 7, certified by the Port of Tacoma Auditor.

The motion carried 4-0 by the following vote:

In favor: Marzano, Keller, Meyer, Ang

Opposed: n/a

Abstain: McCarthy (Commissioner McCarthy is related to the State Auditor)

3. BRIEFINGS:

A. Leslie Barstow, Public Relations Manager for the Port of Tacoma, introduced Meilee Anderson, Marketing Consultant, Visit Rainier. In 2019 the Port Local Economic Investment Fund invested \$5000 toward the development of a Mount Rainier accessibility travel guide. Ms. Anderson provided a briefing on its development and expected impacts.

B. Tong Zhu, Chief Commercial and Strategy Officer for the Port provided a briefing on the Port's seven existing sister/friendship port relationships seeking input on how the Commission would like to manage those relationships moving forward. Commissioners provided preliminary comments. The topic will be included as part of the Port's strategic planning effort.

¹ Commissioners corrected the motion to separate check 225950 in the amount of \$4,824.82 to the State Auditor's Office (SAO) as item 2C for separate consideration and vote.

4. ACTIONS:

A. International Travel

Tong Zhu gave a presentation on possible international travel opportunities for the Commission's consideration for the period of January 1, 2020 through June 30, 2020. Opportunities included:

- GSP/AWB Trade Mission to Hanoi/Ho Chi Minh City, Vietnam, April 17-24.
- Port of Tacoma – Port of Hachinohe Memorandum of Understanding signing ceremony travel to Hachinohe, Japan, May 13.
- GSP Munich International Leadership Mission travel to Munich, Germany, May 10-15 (dates to be confirmed).
- Customer visits as needed.

Commissioners discussed the pros and cons of each opportunity.

It was moved and seconded to approve GSP/AWP Trade Mission travel to Hanoi/Ho Chi Minh City, Vietnam.

The motion carried unanimously 5-0.

It was moved and seconded to approve customer visits as needed.

The motion carried unanimously 5-0.

B. Commission Board Involvement

Commissioner McCarthy submitted corrections of scrivener errors in the 2020 Commission Board Involvement list presented at the January 13, 2020 Port of Tacoma Commission meeting. The document should reflect Commissioner Meyer as the voting member to the Economic Development Board with Commissioner Keller serving as the alternate member. Secondly, the document should reflect Commissioner McCarthy as the voting member to the Washington Council on International Trade, with Commissioner Ang serving as the alternate member.

It was moved and seconded to approve the corrected list as submitted.

The motion carried unanimously 5-0.

- C. Third Amendment to the Purchase and Sale Agreement (PSA) with NorthPoint Development, LLC
Scott Francis, Director, Real Estate for the Port, provided a background of the property. NorthPoint has applied for inclusion on the Thurston County Comprehensive Plan Docket 2020 to request a zoning amendment that would allow its planned industrial distribution warehouse project (the property is currently grandfather zoned as a mining pit). NorthPoint has requested extensions to the PSA including extending the feasibility period, the approvals period, and the closing date. Concerns from commissioners included the likelihood of NorthPoint's ability to meet the aggressive timeline for permits, sufficiency of the \$10 thousand increase in non-refundable earnest money, and the environmental/business balance.

Public comment was received from Chris Chisholm, a City of Puyallup resident and business owner opposing the PSA and warehouse development of the property.

It was moved and seconded to approve the Third Amendment to the Purchase and Sale Agreement (PSA) dated December 6, 2018 with NorthPoint Development, LLC (Buyer) to sell property located at 13120 Tilley Road SW, Unincorporated Thurston County, Washington, and authorize the Executive Director or his designee to execute any and all additional documents and take any and all additional actions necessary or required in connection with the completion of the sale, consistent with the PSA.

The motion carried unanimously 5-0.

5. GENERAL BUSINESS:

A. Debt and Swap Overview

Josh Adams, Senior Financial Analyst & Deputy Treasurer, presented an overview of the Port's debt profile. David Morrison, Director Financial Planning & Treasury then gave a presentation on the Port's Interest Rate Payment Agreements – Swaps. The presentation included a summary of all the Port's debt.

B. 2020 Goals and Expectations

The commissioners were provided with the proposed 2020 goals and objectives document. Executive Director, Eric Johnson, noted that the document will be updated over the next month adding details on the progress toward the identified goals. Commissioners suggested a study session on the topic.

C. Executive Director Announcements, Events, Recognitions.

- The Port celebrated lunar new year by participating with other local governments the Tacoma tradition of hiding Monkeyshines around Pierce County. Mr. Johnson thanked Hilltop Artist who created the Monkeyshines hidden by the Port.
- He reported on Port Day in Olympia. Priorities included SR 167, remedial action grants and shore power funding.
- The Port received a community engagement award from University of Washington Tacoma (UWT) in recognition of the Port's assistance to UWT in its efforts to obtain designation as a Carnegie Foundation University.
- Carpet replacement at the Port Administration building begins February 21, 2020.

6. PUBLIC COMMENT:

Chris Chisholm, City of Puyallup resident, suggested commissioner email addresses on the website go directly to the commissioners, not through commissioner support staff. Suggested the Port place more emphasis on its environmental role as listed on the Port's website. He would like the Port to commit to becoming carbon neutral by a specific date.

7. COMMISSIONER COMMENTS:

Commissioner Ang: The Port is in the process of securing funds for its shore power program which would reduce diesel emissions in the area. Shore power and habitat restoration are two things the Port is working on.

Commissioner Keller: Reported on her efforts with Tacoma Public Schools Workforce Development and their career and technical education program. She is also working with Goodwill to bring back their Good Guides program.

Commissioner McCarthy: Requested increased police presence at Port intersections to increase traffic safety.

Commissioner Ang: Attended the League of Woman Voters 100-year anniversary event. The keynote speaker was Bookda Gheisar, the Port of Seattle's Senior Director for Equity, Diversity, and Inclusion. The Port's strategic plan includes efforts in this area. She recommended reviewing Bookda Gheisar's work to incorporate and build on.

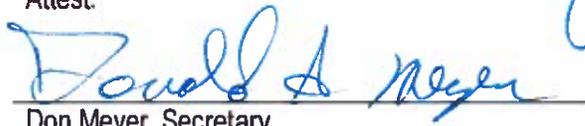
8. ADJOURNMENT:

There being no further business before the Commission, the meeting adjourned at 2:45 p.m.

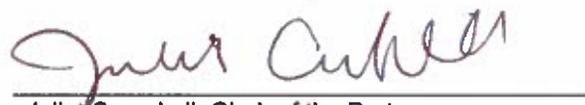


John McCarthy, President
Port of Tacoma Commission

Attest:



Don Meyer, Secretary
Port of Tacoma Commission



Juliet Campbell, Clerk of the Port
Port of Tacoma