

BOARD OF 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  
Carolyn Lake, Port Counsel  
Lou Paulsen, Dir. Strategic Operations Projects & Risk Mgmt.  
Leslie Barstow, Public Relations Manager  
Erin DeBroux, Real Estate Analyst  
Evette Mason, Government Relations Manager  
Deirdre Wilson, Senior Planning Manager  
Scott Francis, Director Real Estate  
Juliet Campbell, Clerk of the Port

**11:00 AM: CALL TO ORDER AND EXECUTIVE SESSION:**

Commissioner Petrich called the regular meeting to order at approximately 11:04 a.m. and then recessed into executive session. Commissioners met for one hour to discuss two litigation/potential litigation items RCW 42.30.110(1)(i) and one real estate selling/leasing item RCW 42.30.110(1)(c). No votes or actions were taken.

**12:00 PM: COMMISSION MEETING:**

**1. RETURN TO ORDER:**

Commissioner Petrich reconvened the regular meeting at approximately 12:12 p.m. and lead Pledge of Allegiance.

**2. CONSENT AGENDA:**

**A. MINUTES OF JANUARY 7 AND JANUARY 24, 2019:**

It was moved and seconded (Johnson/Meyer) to approve the minutes of January 7, 2019 and January 24, 2019.

**Vote: 5-0, motion carried unanimously.**

**B. CHECK/WIRE CERTIFICATION:**

It was moved and seconded (Johnson/Meyer) to approve the payment of checks 222015 through 222263, and wire transfers in the total amount of \$8,620,847.10 during the period of January 12, 2019 through February 8, 2019.

**Vote: 4-0, motion carried. (McCarthy abstained due to check 222085 in the amount of \$475.00 paid to the Office of the State Auditor for auditing services. His wife is the State Auditor).**

**3. PUBLIC COMMENT:**

Nickie Walters: Asked if the Commission has engaged in consultation with the Puyallup Tribe regarding the Blair Waterway Project. The Port of Tacoma Commission President submitted letter requesting consultation with the Puyallup Tribal Council and is waiting to hear back. Ms. Walter's asked about steam she stated was emanating from tanker cars. The cars were likely holding asphalt for road construction projects.

**4. STAFF BRIEFINGS/STAKEHOLDER UPDATES:**

**A. RECOGNITION OF TACOMA SEAFARERS' CENTER**

*Presenter(s): Lou Paulsen*

- The Port of Tacoma Commission presented Chaplin Paul Peterson and Board Chair Ed Egan with plaques in recognition and appreciation of the Tacoma Seafarers' Center and its volunteers in service to the members of the international seafaring community.
- The Center provides services to mariners at no cost and include Wi-Fi and computer access, transportation to local venues, and support during times of crisis. They also operate a small store. Board Chair Ed Egan recognized Herb Bauer, who recently passed away. He and his wife ran the Seafarers' Center store for 38 years.

**B. 2018 LOCAL ECONOMIC DEVELOPMENT FUND'S INVESTMENT IN THE POINT  
DEFIANCE ZOOLOGICAL SOCIETY'S TIDAL SURGE EXHIBIT**

*Presenter(s): Leslie Barstow; Sue Mauermann, Interim Executive Director of The Zoo Society; Erik Hanberg, Metro Parks Commissioner*

- The Port of Tacoma Tidal Surge Exhibit at the Point Defiance Zoo's Pacific Seas Aquarium was funded in part by the Port of Tacoma's Local Economic Investment Fund. The Port of Tacoma contributed \$50,000.
- Thank you for support of the largest single capital project Metro Parks has endeavored on and Mr. Hanberg and Ms. Mauermann thanked the Commission for its contribution.
- In 2018, approximately 820,000 guests have visited the aquarium, the largest number in history. Fifty percent of those guests are from outside pierce county. It is the second most visited year-round attraction in Pierce County, behind Mount Rainer.

**5. PUBLIC HEARING:**

- A. The public hearing to consider declaring certain Port-owned real property at 2000 Taylor Way in Tacoma, Washington was postponed prior to the meeting.

**6. ACTION AGENDA:**

- A. The action item to consider declaring certain Port-owned real property at 2000 Taylor Way in Tacoma, Washington was postponed prior to the meeting.

**B. SECOND READING: GUY F. ATKINSON CONSTRUCTION, LLC LEASE AT THE FABULICH CENTER**

*Presenter(s): Scott Francis*

**It was moved and seconded (Meyer/Johnson)** to authorize the Chief Executive Officer or his designee to enter into a three-year lease with Guy F. Atkinson Constructing, LLC for office space located in the Fabulich Center at 3600 Port of Tacoma Road, Tacoma, Washington.

**Vote: 5-0, motion carried unanimously.**

**C. FIRST READING: ILWU-PMA WELFARE FUNDS LEASE AT THE FABULICH CENTER**

*Presenter(s): Erin DeBroux*

- No action is requested at the First Reading. At second reading, the Commission will be asked to consider authorizing the Chief Executive Officer to enter into a three-year lease with ILWU-PMA Welfare Fund for office space located in the Fabulich Center at 3600 Port of Tacoma Road, Tacoma Washington.
- ILW-PMA administers healthcare and pension benefits to the active and retired longshore workers of the West Coast as well as their dependents and survivors. They have been a tenant at the Fabulich Center since 2005 and now wish to convert to a long-term lease. Staff provided an overview of the primary lease terms.

**D. TIDEFLATS SUBAREA PLANNING WORK PLAN**

*Presenter(s) Evette Mason and Deirdre Wilson*

**It was moved and seconded (Marzano/McCarthy)** to authorize Commissioners Meyer and McCarthy to approve the February 10, 2019 Tideflats Subarea Planning Work Plan. Approval of the Work Plan would obligate the financial contribution of up to \$500,000 as identified in the November 14, 2018 Intergovernmental Agreement.

- Commissioners Meyer and McCarthy attended a Steering Committee meeting on February 8, 2019 to consider the Draft Work Plan. The meeting resulted in changes to the draft including allowing Steering Committee members to attend meetings virtually or send an alternate. The revised draft also added Tacoma Public Utilities and the Washington State Department of Transportation as examples of technical advisors. It also clarifies that the Stakeholder Advisory Group meetings will be open to the Public and that public testimony will not occur at those meetings.

- Commissioners discussed the amendment process for the Work Plan and how decisions and recommendations will be made to the City of Tacoma Planning Commission and Council.
- Commissioners discussed that the subarea plan will be undertaken by the City of Tacoma whether or not the Port is involved. The Port needs to be involved to help steer the recommendations and ensure the container port element is protected.
- **PUBLIC COMMENT:** Jim Waldo, who facilitated discussions among the governments in the development of the Work Plan, noted that the Project Management team includes a staff member from each of the five governments. If the Project Manager has concerns, they bring them to the Senior Leadership Team which includes three staff members from each government. Only after those discussions would it go to the Steering Committee. There is participation by all the governments at all steps.
- **PUBLIC COMMENT:** Nickie Walters spoke in support of the Work Plan and requested the subarea plan meetings be held in a convenient location for public to attend. She would also like audio and video recordings of the meetings.

**Vote: 5-0, motion carried unanimously.**

## **7. GENERAL BUSINESS:**

### **A. 2018 Q4 REVIEW OF GOALS AND EXPECTATIONS**

*Presenter(s): John Wolfe*

- Commissioners discussed the results of the goals and expectations work plan agreed to at the beginning of 2018. Commissioner Meyer would like activities related to OxyChem incorporated into the results of the document. He would like to see the development of Key Performance Indicators for tracking the performance of the Ports environmental stewardship sustainability program a priority.
- The Port is following up on a stakeholder group related to the development of the Wheeler-Osgood property. Staff will be approaching The Foss Waterway Development Authority to lead the stakeholder group.
- Commissioner Johnson thanked CEO Wolfe for his leadership since joining the Port of Tacoma in 2010. He acknowledged several accomplishments during that time including extracting the Port from Maytown and investment in modernization of T3 and T4 for big ship capability.

**8. COMMISSIONER COMMENT:**

Commissioners held a conversation related to the number of times the topic of the Port of Tacoma’s funding of the Terminal 5 program has been discussed in public session. Commissioner McCarthy stated that he believed that public discussions are necessary as it relates to the Port’s funding. It was clarified that the Port of Tacoma will vote on whether to fund its share of the program. The Port’s Five-Year Plan of Finance assumed the Terminal 5 funding by the Port. Prioritization of projects and unseen opportunities were also discussed.

Commissioner Marzano thanked Commissioners McCarthy and Meyer for the work they will be embarking on and have been working on the subarea plan.

Commissioner Petrich informed the Commission that the subcommittee working on the Port of Tacoma’s executive director search will be meeting next week.

CEO Wolfe congratulated Commissioner Petrich on her Lifetime Achievement Award from the Word Trade Center Tacoma.

**9. ADJOURNMENT:** There being no further business, the meeting adjourned at 1:51 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