

**COMMISSION REGULAR MEETING MINUTES**  
**June 20, 2023 - 12:00 PM 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 20, 2023** at the Fabulich Center, 3600 Port of Tacoma Road, Fife, WA. Commissioners Meyer, Ang, Keller, McCarthy and Marzano were present.

**CALL TO ORDER | EXECUTIVE SESSION:**

Commissioner Keller called the meeting to order at **10:00 a.m.** and announced that the Commission would recess into **Executive Session from** until 12:00 p.m. to discuss:

1. One (1) Property Leasing Item RCW 42.30.110(1)(c)
2. One (1) Potential Litigation Item RCW 42.30.110(1)(i)
3. Two (2) Potential Property Acquisitions RCW 42.30.110(1)(b)

Port of Tacoma Executive Director, Eric Johnson, stated that the factors that go into a decision of selling or leasing property include, in this instance, the size and zoning of the property, the distance and connectivity of the property to marine terminals, and the potential for job creation, which is consistent with the Port's Strategic Plan.

---

**RETURN TO ORDER:**

Commissioner Keller returned the meeting to order at **12:00 p.m.**, followed by the Pledge of Allegiance. Commissioner Keller also acknowledged that we are situated on the shores of the Salish Sea and reside on the ancestral lands of the Puyallup Tribe of Indians.

---

**APPROVAL OF AGENDA:** The agenda was adopted by unanimous consent.

---

**EXECUTIVE DIRECTOR'S REPORT: Eric Johnson**

- The Port will host booths at local farmer's markets during the summer as part of our Community Connections program. In addition, we will be hosting tours of the Port. Our event locations and tours are listed on the events page on our website.
- We hired four paid interns for the summer as part of our Economic Vitality strategic initiative. The departments where we are hosting interns are Executive, Engineering, Operations and Government Affairs. Anwar Hassan, our Government Affairs Intern, was introduced at the meeting.
- We welcomed two new employees. Our new Real Estate Director, Debbie Shepack, and our new Communications Manager, Graham Johnson, were introduced at the meeting.

---

**PUBLIC COMMENT: None**

---

**CONSENT AGENDA:**

- A. Minutes: May 23, 2023
- B. Check Certifications: Checks during the period of 5-5-23 to 6-6-23

**MOTION: "Approve the Consent Agenda as presented."**

*Motion was made by Commissioner Meyer and seconded by Commissioner Ang with no discussion or comments.*

**VOTE: Motion Carried 5-0**

Commissioner Ang	Aye
Commissioner Keller	Aye
Commissioner McCarthy	Aye
Commissioner Meyer	Aye
Commissioner Marzano	Aye

---

**COMMISSION ACTIONS:**

**A. ILA with Tacoma Public Schools for Contribution to Summer Certificate Program**

Leslie Barstow (Community Relations & Workforce Development Manager) from the Port of Tacoma presented. The Port is requesting authorization to execute an Interlocal Agreement (ILA) with Tacoma Public Schools (TPS) in the amount of \$30,000 to expand the Tideflats Certification Program offered this summer. The certification program previously served 75 students but looks to increase that number to 150 students through this investment.

**MOTION: "Authorize the Executive Director, or his designee, to execute an Interlocal Agreement with Tacoma Public Schools in the amount of \$30,000 to expand the Tideflats Certification Program."**

*Motion was made by Commissioner Marzano and seconded by Commissioner McCarthy.*

**DISCUSSION:**

- Leslie was thanked and recognized for her work and help with workforce development.
- The areas included in the program were reviewed and those directly associated with Port work are: Tacoma Tideflats Warehouse and Logistics Program and the Merchant Mariner Program.
- It is a six-week program and the students for this year have been selected.
- The Port will host the students on June 30th and July 10th.
- The program serves incoming high school seniors or seniors who have just graduated.
- The three businesses who partnered with us (Tote, McMillan Piper, and Motive Power Marine) were recognized and thanked.

**VOTE: Motion Carried 5-0**

Commissioner Ang	Aye
Commissioner Keller	Aye
Commissioner McCarthy	Aye
Commissioner Meyer	Aye
Commissioner Marzano	Aye

---

**B. 459 E. 15th St Buildings Demolition – Project Authorization**

Elly Bulega (Engineering Project Manager II) from the Port presented and requested project authorization in the amount of \$746,000 for a total authorized amount of \$961,000, for work associated with the 459 E. 15th St. buildings demolition. Two of the four buildings are vacant. A cost analysis comparison was conducted in 2017 and it concluded that it was more practical to demolish the buildings rather than renovate them, as exterior surfaces are beyond repair and due to overall safety concerns. The buildings couldn't be demolished in 2017, as there was no economic driver at the time to justify the cost. The project timeline and details for demolition were reviewed.

**MOTION: "Approve project authorization in the amount of \$746,000 for a total authorized amount of \$961,000 for work associated with the 459 E. 15th St Buildings Demolition."**

*Motion was made by Commissioner Meyer and seconded by Commissioner Marzano*

**DISCUSSION:**

- Any recycling of materials will be left to the contractors, and they can use those materials for extra funds.
- The Foss Waterway Museum is not being demolished. They were only a tenant of this building.
- Port Maintenance has tried to board-up the buildings to prevent people from occupying them, due to safety concerns.

**VOTE: Motion Carried 5-0**

Commissioner Ang	Aye
Commissioner Keller	Aye
Commissioner McCarthy	Aye
Commissioner Meyer	Aye
Commissioner Marzano	Aye

---

**C. Resolution 2023-10-PT: Review Charter & ILA with NWSA**

Heather Burgess (Legal Counsel for the Port) presented. She assisted Commissioner McCarthy with his request to develop Resolution 2023-10-PT, which makes two requests of the Managing Members of the Northwest Seaport Alliance (NWSA): authorize a third-party review of NWSA projects and undertake a comprehensive review of the NWSA Charter and Interlocal Agreement.

**MOTION: "Approve Resolution 2023-10-PT requesting the Managing Members of the NWSA to authorize a third-party review of NWSA projects and undertake a comprehensive review of the NWSA Charter and Interlocal Agreement."**

*Motion was made by Commissioner McCarthy and seconded by Commissioner Meyer.*

**DISCUSSION:**

- Two statements in opposition of the proposed Resolution were given.
- Discussion of presenting these topics to the NWSA Internal Governance Workgroup (IGWG) before voting on the Resolution ensued. It was communicated to the work group previously, but no action has occurred to date.
- It was stated that IGWG had received the communication; the request addressing the concerns was noted by the group and they plan to make a report in July.
- The cost and purpose of bringing on a third-party reviewer were discussed.
- The criteria and methodology for review, as it pertains to future endeavors and properties, were requested.
- A suggestion to table the motion was made, but it was noted that tabling the motion could only be made before discussion or comment was given.
- Although much of the alliance funding recently has benefitted the Port of Seattle, a statement indicating we cannot assume that future funding needs for the Port of Tacoma would automatically be approved by the NWSA Managing Members was made.

**SUBSIDIARY MOTION TO MAIN MOTION: "Postpone the vote on Resolution 2023-10-PT indefinitely or until the NWSA Internal Governance Workgroup addresses the concerns."**

*Subsidiary Motion was made by Commissioner Ang and seconded by Commissioner Meyer.*

**VOTE ON SUBSIDIARY MOTION TO MAIN MOTION: Motion Carried 3-2**

Commissioner Ang	Aye
Commissioner Keller	Nay
Commissioner McCarthy	Aye
Commissioner Meyer	Aye
Commissioner Marzano	Nay

**(Clarification Note:** No vote occurred on the main motion presented, as it was tabled indefinitely through the Subsidiary Motion.)

---

**SPECIAL ORDER OF BUSINESS: None**

---

**NEW BUSINESS:**

**A. Clarification on Items for New Business**

A request for an item presented under New Business does not automatically make the topic a future Commission meeting agenda item. The item still needs to have a second or co-sponsor to bring to the President and Executive Director for consideration to officially be added to an agenda per the Bylaws.

---

**COMMITTEE REPORTS:**

**A. DEI Workgroup**

Report given by Commissioners Ang & Marzano. The work group has participated in over seven meetings and a retreat to date. The work group is comprised of dedicated individuals from 11 different departments. The goal is to present a DEI Plan by the end of the year to ensure an innovative and healthy workplace. Partnering and contracting with BIPOC businesses and attracting BIPOC employees were discussed.

---

**ISSUE BRIEFINGS:**

**A. Zero Emissions by 2040**

Graham VanderSheldon (Environmental Project Manager II) from the Port of Tacoma presented. The goal to achieve net zero of Greenhouse Gas (GHG) efforts has been accelerated to 2040 instead of 2050. Today's presentation included a briefing of these goals, with the action request expected at the July meeting. The background and three main targets were reviewed. Scope 1 addresses the Port's fleet (vehicles & equipment) and building/facility fuel combustion (natural gas, propane, etc.). Scope 2 addresses electricity and scope 3 identifies other indirect GHG emissions and those out of our control (tenants, vessels, waste, employee commuting, travel, etc.). Scopes 1 and 2 are the current priority in these efforts. Zero emission vehicle replacement will include the infrastructure for charging stations and replacing natural gas in the buildings and facilities to electric. Financial implications and estimated costs were reviewed.

**Questions/Comments:**

- The largest scope (# 3) involves areas we don't have control over but could perhaps be addressed through our leases.
- A suggestion was given to survey our tenant businesses to see what their plans are toward this effort and identify infrastructure needs and areas of support where we can offer assistance.

- Another suggestion was to use an equity index to look at the areas surrounding the Tideflats and identify our plan to assist disadvantaged communities in terms of air emissions.
- 

#### **B. 2023 Street Vacations Priorities**

Matthew Mauer (Manager, Government Affairs) and Gloria Fletcher (Sr. Manager, Real Estate & Economic Development) with the Port of Tacoma, and Jason Jordan (Director, Environmental & Planning Services) with the Northwest Seaport Alliance presented on the short, mid-range and long-term plans for the Port to request street vacations from the City of Tacoma. The private acquisition of owning public right-of-ways is authorized by the State of Washington through RCW 35.79. The streets, background, priorities and timeline for this process were reviewed.

##### **Questions/Comments:**

- The Port is working closely with The NWSA and discussions are occurring to address compensation associated with Port properties and street access. Many of the acquisition streets being considered are for operational purposes associated with NWSA business.
  - Consideration of the traffic patterns within the Tideflats was requested as part of this process.
  - Prioritization and identification of the streets involved were discussed.
- 

#### **C. Resolution 2023-01-PT: SEPA Policy**

Jason Jordan (Director, Environmental & Planning Services—NWSA) and Heather Burgess (Legal Counsel—Port of Tacoma) presented a briefing on the SEPA Policy. Heather Curbow, Environmental Specialist for the Port, was introduced and recognized for her work with our State Environmental Policy Act (SEPA) efforts. The background for SEPA was reviewed. It was established in the 1970's to ensure agencies consider environmental impacts associated the decision-making process. This Resolution is a new version of the SEPA Policy. Changes mentioned include use of electronic mail for public notification and the appeal process. Revisions are consistent with those of other local ports, specifically Everett and Bellingham.

##### **Questions/Comments:**

- A copy of the proposed update highlighting the changes was requested to be sent to the Commission.
- 

#### **D. Strategic Initiatives Update**

Alisa Praskovich (Chief, Strategic Projects & Commission Relations) and Mark Moore (Manager, IT Project Management) from the Port presented on the topic. Metrics from 120 actions and key accomplishments from 2023 thus far were reviewed. Regular progress review meetings with the Executive Director and Port management are scheduled. The next update to the Commission will be in the first quarter of next year to report on 2023 accomplishments.

##### **Questions/Comments:**

- Appreciation of the implementation of the initiatives and regular report updates to the Commission was expressed.
  - The need for a master plan to identify all possible uses of the site with regard to the Tacoma Public School project was stressed, as stakeholder input is a critical part of the objectives.
-

**Commissioner Meyer** – Thought it was a good meeting and had nothing more to add.

**Commissioner McCarthy** – Requested information on what changes will be made to our budget as a result of not receiving \$20 million in Harbor Maintenance Tax (HMT) funds. An analysis was completed and Executive Director, Eric Johnson, communicated that the memo will be sent to the Commission in one of the upcoming Friday packets. (It was thought to have been sent to the Commission previously, but we will follow up and resend.)

Commissioner McCarthy is the Port Representative for Washington State's Freight Mobility Strategic Investment Board to address freight movement and enhance trade opportunities. Legislation has expanded the board's role with regard to freight mobility. Approximately \$20 million is available for projects and other local port districts have been applying for those funds. He would like to see the Port of Tacoma identify and take the lead in a project of our own, as opposed to recent efforts of supporting freight mobility projects for other agencies.

**Commissioner Marzano** – Thanked staff for their work. Offered condolences to the family of Denny Miller, who served as a long-time congressional representative, who recently passed.

**Commissioner Ang** – Thanked the Port's Government Affairs Department for helping to secure funds from the State for shore power and zero emissions for heavy duty trucks. Thanked our two senators for securing \$30 million in HMT funds for next year. The Agriculture Transportation Coalition (AgTC) held its annual conference in Tacoma and she indicated it was a successful event.

**5. Commissioner Keller** – Echoed Commissioner Ang's remarks on the AgTC Conference and thanked her fellow Commissioners who each attended some part of the event.

---

**ADJOURNMENT**

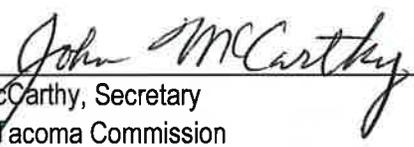
Commissioner Keller adjourned the meeting at **2:18 pm**.



---

Deanna Keller, President  
Port of Tacoma Commission

Attest:



---

John McCarthy, Secretary  
Port of Tacoma Commission



---

Helen Hickman, Clerk of the Port  
Port of Tacoma