

# MEETING MINUTES

Port of Tacoma Commission



## COMMISSION SPECIAL MEETING-RETREAT

May 8, 2024 - 9:00 AM – 3:00 PM

Silver Cloud Hotel Point Ruston Waterfront, 5125 Grand Loop, Ruston, WA 98402

The Port of Tacoma Commission met for a Special Meeting-Retreat on **May 8, 2024** at the Silver Cloud Hotel Point Ruston Waterfront, Onyx Room located at 5125 Grand Loop, Ruston, WA 9802. Commissioners Kristin Ang, Deanna Keller, John McCarthy, Dick Marzano and Don Meyer were present at the start of the special meeting and a quorum was met.

The meeting was not streamed live, but was open to the public.

### Staff in attendance:

Eric Johnson, Erin Galeno, Alisa Praskovich, Jean West, Carol Bua, Tyra Dieffenbach, Judi Doremus, Sean Eagan, Andre Elmaleh, Rob Healy, Helen Hickman, Thais Howard, Graham Johnson, Jason Jordan, Colin Millan, Mark Miller, Einar Roden, Debbie Shepack, Tony Warfield, Deirdre Wilson

Guest speaker in attendance: Eric ffitich – Executive Director, Washington Public Ports Association

### Call to Order:

Commissioner Kristin Ang, Port of Tacoma Commission President, called the meeting to order at **9:00 a.m.** Eric Johnson, Executive Director with the Port of Tacoma, welcomed everyone to the retreat and outlined the events for the day.

*Questions were fielded throughout the retreat as they arose.*

### South Sound Strategic Initiatives:

- An update on the auto terminals was provided by Andre Elmaleh (Sr. Business Development Manager – NWSA).
- An update on the status and projected costs of the Maritime Center was presented by Alisa Praskovich (Strategic Programs & Commission Relations) and Stan Ryter (Sr. Project Manager).
- An update on the Thorne Road Development for off-dock cargo operations was given by Thais Howard (Sr. Director of Engineering – NWSA).
- Alisa Praskovich reported on an upcoming Table-Top Exercise on June 26, 2024 to address emergency response and preparation. This exercise will simulate an emergency at the Port and involve all responding partners.
- A grant update was presented. Sean Eagan (Director of Government & Community Affairs) spoke of our partnering opportunities, and Deirdre Wilson (Sr. Manager of Planning – NWSA) provided an update on the Port's grant opportunities.

### Tribal Consultation Update:

- Tony Warfield (Sr. Project Manager, Permitting – Environmental) provided an update of the topics address through Tribal Consultations.

### Washington Public Ports Association Presentation:

- Eric ffitich, Executive Director for WPPA, spoke on the 2024 dues formula review and process. The WPPA dues were last updated in 2007. Goals for the current formula review included: parity, stability, transparency, and simplicity. Next steps and a timeline for the process were presented. Offshore wind was also presented and two current studies were highlighted.

Lunch: The Commission took a break for lunch from **12:00 p.m. – 12:37 p.m.**

**Real Estate Highlights:** *Note – This item was moved one spot up in the agenda.*

- The Real Estate team present from the Port was introduced.
- Debbie Shepack (Sr. Director of Real Estate) presented on the Progress Rail site and the divestiture/sale of property consideration of the Maytown property.
- Jason Jordan (Sr. Director for Environmental & Planning Services – NWSA) discussed the development and clean-up plan for the area with an invasive snail species issue.

**Strategic Planning & Execution Updates:**

- Debbie Shepack (Sr. Director of Real Estate) and Einar Roden (Real Estate Property Manager) presented on the Earley Business Center (EBC) building demolition and tenant plans, financial impacts and next steps.
- Rob Healy (Sr. Project Manager, Remediation – Environmental) provided an update on the Occidental clean-up. Debbie Shepack spoke on access issues for Oxy on the EBC.
- Tony Warfield (Sr. Project Manager, Permitting – Environmental) spoke on the Blair Waterway Deepening program and timeline from 2023–2029.
- The retreat concluded with an update from Deirdre Wilson (Sr. Manager of Planning – NWSA) on the Tideflats Subarea Plan. The estimated completion is the spring/summer of 2025.

**Adjournment:**

Commissioner Ang adjourned the meeting at **2:01 p.m.**

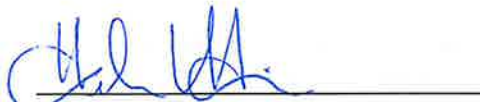
Attest:



Kristin Ang, President  
Port of Tacoma Commission



Dick Marzano, Secretary  
Port of Tacoma Commission



Helen Hickman, Clerk of the Port  
Port of Tacoma