

MEETING MINUTES

Port of Tacoma Commission



REGULAR MEETING

August 18, 2026 - 12:00 p.m. Public Session Start

Fabulich Center, Room #104: 3600 Port of Tacoma Road, Fife

The Port of Tacoma Commission met for a regular meeting on **August 18, 2026**, at the Fabulich Center, 3600 Port of Tacoma Road, Room 104, Fife, WA.

CALL TO ORDER | EXECUTIVE SESSION:

Commission President, Dick Marzano, called the meeting to order at **10:01 a.m.** Also present were Commissioners Kristin Ang, Deanna Keller, and John McCarthy. Commissioner JT Wilcox is absent and excused. A quorum was met.

Commissioner Marzano announced the Commission would meet in Executive Session until **12:00 p.m.** to discuss:

- One (1) Potential Litigation Item RCW 42.30.110(1)(i)
- Two (2) Minimum Price for Sale or Lease of Real Estate Lease Items RCW 42.30.110(1)(c)

Eric Johnson (Executive Director—Port of Tacoma) stated the factors allowed to be discussed during Executive Session in relation to sale or lease of real estate are as follows: size and zoning of the property, distance from and connectivity to deep-water marine terminals, potential for job creation and consistency with the Strategic Plan.

PUBLIC SESSION

1. RETURN TO ORDER & FLAG SALUTE:

Commission President Dick Marzano returned the meeting to order at **12:00 p.m.** and stated the Commission met in Executive Session from **10:01 a.m.** until **11:10 a.m.** to discuss the items noted previously. The public session began with the Pledge of Allegiance.

2. APPROVAL OF AGENDA:

Commissioner Marzano sought approval of the agenda. There were no suggested changes. The agenda was approved unanimously without objection.

Commissioner Marzano acknowledged that we are situated on the traditional homelands of the Puyallup Tribe, who steward these lands, and stated the Commission considers the Tribe to be a partner in many of the efforts we undertake.

3. EXECUTIVE DIRECTOR'S REPORT: Eric Johnson

- **Blair Deepening Project** – On July 29, 2026 the Port of Tacoma (Port) hosted a tour of the project. Guests included the new Colonel of the Army Corps of Engineers (Corps), a delegation of high-ranking civilian Corps officials from the division in Washington, DC and individuals from the Office of Management & Budget.
- **Commissioner of Public Lands** – Yesterday, Eric provided a briefing on the Echo Project to Dave Uptegrove, Commissioner of Public Lands with the Washington State Department of Natural Resources (DNR), who manages the State's aquatic lands.
- **Port of Tacoma Gnome & Fairy Walk** – The event was held last week. It is a popular community event for kids which allows them to learn more about the Port's various habitat sites.
- **Farmers Market Booths** – The Port wrapped up its participation at local Farmers Markets with the final booth of the summer in Orting. The Port met with over 8,500 community members this year.

- **Annual Boat Tours** – The event will be on September 13th this year. Tickets are free. They will be available on our website tomorrow morning at 9:00 a.m. He encouraged folks to sign up quickly because they go fast.

4. **PUBLIC COMMENT:** *None*

5. **CONSENT AGENDA:**

- A. Approval of the minutes for the 7/16/26 meeting.
- B. Disbursement Certifications during the period of 7/3/26 to 8/6/26: Check numbers 6132 to 6466 in the amount of \$11,387,860.58, and electronic payments in the amount of \$4,845,181.78 for a total of \$16,233,042.36.
- C. Approve Puget Sound Clean Air Agency Interlocal Agreement (2nd Reading)
- D. Approve Tacoma Public Utilities Easement – 1131 E Alexander Avenue (Parcel 14)
- E. Approve Temporary Construction Easement for Parcel 12 (Private Owner)

MOTION: Approve the Consent Agenda as presented.

Motion was made by Commissioner Ang and seconded by Commissioner Keller.

VOTE MOTION: Motion Carried 4-0

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

6. **COMMISSION ACTIONS:**

A. 5301 8th Street East Roof Replacement Project Construction Authorization

Kyle Smith (Project Manager II – Engineering) presented on behalf of the Port. There are two buildings on the site that are very deteriorated. This construction project would replace both roofs.

MOTION: Approve project authorization for construction in the amount of \$870,000 for a total authorized amount of \$980,000, for work associated with the 5301 8th St. E. Roof Replacement, Project ID #101716.01.

Motion was made by Commissioner Keller and seconded by Commissioner Ang. Discussion ensued.

Debbie Shepack (Sr. Director—Real Estate) provided details on the lease and tenant on an inquiry during discussion.

VOTE MOTION: Motion Carried 4-0

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

B. Silverback Industries, LLC Lease Termination Agreement

Debbie Shepack (Sr. Director—Real Estate), Elly Bulega (Project Manager II—Engineering) and Einar Roden (Sr. Manager—Real Estate & Business Development) presented on behalf of the Port. The proposed termination agreement terms were presented and reviewed.

MOTION: Approve authorization for the Executive Director, or his designee, to enter into a termination agreement for two existing leases with Silverback Industries, LLC for the premises located at 401 E. Alexander Avenue, Tacoma, WA, effective September 30, 2026.

Motion was made by Commissioner Ang and seconded by Commissioner Keller. Discussion ensued.

VOTE MOTION: Motion Carried 4-0

Commissioner Ang	Aye	Commissioner Marzano	Aye
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Commissioner Keller

Aye

Commissioner McCarthy

Aye

C. SAFE Boats International, LLC Amended & Restated Lease (1st & 2nd Reading)

Einar Roden (Sr. Manager—Real Estate & Business Development) and Debbie Shepack (Sr. Director—Real Estate) presented on behalf of the Port. SAFTE Boats currently leases two buildings in the Earley Business Center. The proposed action consolidates both agreements into a single amended lease.

MOTION: Waive the second reading and authorize the Executive Director, or his designee, to enter into an amended and restated lease with SAFE Boats International, LLC, for the premises located at 401 E. Alexander Avenue, Buildings 532 and 326, Tacoma, WA.

Motion was made by Commissioner Keller and seconded by Commissioner McCarthy. Discussion ensued.

VOTE MOTION: Motion Carried 4-0

Commissioner Ang

Aye

Commissioner Marzano

Aye

Commissioner Keller

Aye

Commissioner McCarthy

Aye

7. SPECIAL ORDER OF BUSINESS: None

8. NEW BUSINESS: None

9. COMMITTEE REPORTS: None

10. ISSUE BRIEFINGS: None

11. ANNOUNCEMENTS / COMMENTS:

A. Commissioner Marzano — Attended the City of Tacoma Council meeting and accepted the Puget Sound Regional Council's 2050 Vision Award on behalf of the Port, which recognized the work on the Subarea Plan.

12. ADJOURNMENT: Commissioner Marzano adjourned the meeting at **12:34 p.m.**

ATTEST:



Dick Marzano, President
Port of Tacoma Commission



Kristin Ang, Secretary
Port of Tacoma Commission



Helen Hickman, Clerk
Port of Tacoma