

MEETING MINUTES

Port of Tacoma Commission



SPECIAL MEETING

July 16, 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 special meeting on **July 16, 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 **10:17 a.m.** Also present at the start of the meeting were Commissioners Kristin Ang, Deanna Keller, and JT Wilcox. Commissioner John McCarthy attended the meeting remotely. A quorum was met.

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

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

Eric Johnson (Executive Director—Port of Tacoma) stated the factors allowed to be discussed during Executive Session in relation to 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.** The Commission met in Executive Session from **10:17 a.m.** until **11:33 a.m.** to discuss the items noted previously. Commissioner McCarthy left the meeting at 11:33am. 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 as posted.

3. EXECUTIVE DIRECTOR'S REPORT: Eric Johnson

- **Groundbreaking 167 Project** – Yesterday was the groundbreaking event for the SR 167 Project. Commissioner Keller attended and represented the Commission. Commissioners Ang and McCarthy were also in attendance. The ribbon cutting will occur at a future date.
- **Pride Fest** – The Port sponsored the event last weekend and had over 1,000 people visit our booth.
- **Showbox Concert** – The Port also sponsored this concert at the Dune Peninsula with about 900 attendees.
- **"Charge Where You Are" Grant** – The Environmental Department applied for a grant with the Department of Ecology, which would help fund charging stations for our maintenance fleet.
- **Department of Commerce** – A clean building standard was passed by the legislature to assess energy efficiency in buildings. A couple of the Port's buildings have passed the assessment, and we were awarded early adopter credits totaling \$30,000–\$40,000.

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- **Maritime Center Dock** – The dock was towed around the corner by Marine Floats yesterday. Installation has begun on the pilings.
 - **Army Corps of Engineers** – Eric will attend the Seattle District Colonel Change of Command Ceremony at the Hiram Chittenden Locks tomorrow. Colonel Sanborn is relinquishing her command to Colonel Adams.
 - **Certified Municipal Clerk (CMC)** – The Port's Commission Clerk, Helen Hickman, was awarded her certification after completing the program.
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4. **PUBLIC COMMENT:**

- In person Comment - Kathy Linnemeyer, City Clerk for the City of Yelm & President Elect of the Washington Municipal Clerk Association (WMCA), spoke on the Port Commission Clerk's CMC certification. She thanked the Port Commission for their support in this endeavor.
 - E-mailed Comment - Commissioner Marzano reported that the Port received one public comment e-mail from Nicholas Reidy regarding the condition of some of the Port-owned public access spaces.
 - Comment by Mail - Commissioner Marzano also reported a letter was received from Angela Morton, President of the Tacoma Education Association, stating the Association's opposition of Husky Terminal's tenant improvement request to automate job and cargo-handling functions.
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5. **CONSENT AGENDA:**

- A. Approval of the minutes for the 6/16/26 meeting.
- B. Disbursement Certifications during the period of 6/4/26 to 7/2/26: Check numbers 5886 to 6131 in the amount of \$12,164,669.59, and electronic payments in the amount of \$10,032,739.68 for a total of \$22,197,409.27.
- C. Approval of a Conservation Easement (Parcel 37D)

MOTION: Approve the Consent Agenda as presented.

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

VOTE MOTION 1: Motion Carried 4-0

Commissioner Ang	Aye	Commissioner Marzano	Aye
Commissioner Keller	Aye	Commissioner Wilcox	Aye

6. **COMMISSION ACTIONS:**

A. Parcel 103 Steam Plant Environmental Cleanup Project Authorization

Melisa Kegans (Project Manager I – Environmental) presented on behalf of the Port. This is a joint cleanup project between the Port and Tacoma Power. The request, the progress made to date, and the next phase of work were reported.

MOTION: Approve project authorization in the amount of \$870,000 for a total authorized amount of \$3,525,000 to finalize the Remedial Investigation and prepare the Feasibility Study and Cleanup Action Plan for the Parcel 103 Steam Plan property (Project ID #101243.01).

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

VOTE: Motion Carried 4-0

Commissioner Ang	Aye	Commissioner Marzano	Aye
Commissioner Keller	Aye	Commissioner Wilcox	Aye

B. Interlocal Agreement (ILA) #5 with the Tacoma School District – Maritime Center Security

Erin Galeno (Chief—Financial & Administrative Officer) presented on behalf of the Port. The Port employs armed security personnel who will patrol the Port-owned property where the Maritime Skills Center sits. RCW 9.41.289 prohibits firearms on school properties, but does not apply to any person engaged in military, law enforcement, or school district security activities. This ILA memorializes the understanding between the District and the Port in compliance with the RCW.

MOTION: Approve authorization for the Executive Director, or his designee to enter into Interlocal Agreement #5 between the Tacoma School District and the Port of Tacoma for Security Services associated with the Maritime Skills Center and the Port Maritime Center.

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

VOTE: Motion Carried 4-0

Commissioner Ang	Aye	Commissioner Marzano	Aye
Commissioner Keller	Aye	Commissioner Wilcox	Aye

C. Tru-Grit Remedial Action Construction Project Authorization & Ecology Agreed Order Acceptance

Kyle Smith (Project Manager II—Engineering) and Scott Hooton (Project Manager II—Environmental) presented on behalf of the Port. This shoreline cleanup is associated with the deepening of the Blair Waterway by the Army Corps of Engineers, allowing the Port to accommodate the largest container ships. Removal of the contaminated sediment prevents sloughing into the Federal Navigation Channel.

MOTION 1: Approve authorization to enter into a first amendment to the Agreed Order No. DE 8978 with the Washington Department of Ecology (Ecology) at the Tru-Grit Abrasives Site (Port Parcel 115).

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

VOTE MOTION 1: Motion Carried 4-0

Commissioner Ang	Aye	Commissioner Marzano	Aye
Commissioner Keller	Aye	Commissioner Wilcox	Aye

MOTION 2: Project authorization in the amount of \$9,000,000 for a total authorized amount of \$11,685,000, for work associated with the Tru-Grit Remedial Action, Project ID #101652.01.

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

VOTE MOTION 2: Motion Carried 4-0

Commissioner Ang	Aye	Commissioner Marzano	Aye
Commissioner Keller	Aye	Commissioner Wilcox	Aye

D. Puget Sound Clean Air Agency ILA (First Reading)

Einar Roden (Sr. Manager—Real Estate & Business Development) presented on behalf of the Port. This is a 5-year lease on a small parcel of land for an air monitoring station. No action was taken, as this is the first reading

of the Interlocal Agreement with the Puget Sound Clean Air Agency. The second reading will commence at a future Commission meeting.

7. **SPECIAL ORDER OF BUSINESS:** None

8. **NEW BUSINESS:** None

9. **COMMITTEE REPORTS:** None

10. **ISSUE BRIEFINGS:** None

11. **ANNOUNCEMENTS / COMMENTS:**

- A. **Commissioner Keller** — Recognized Sean Eagan and Commissioner Marzano for their work on the 167 Gateway Project.
 - B. **Commissioner Marzano** — In Washington DC for two days meeting with different administrations to discuss the trade competition with our neighbors to the north to make sure we have a level playing field. He also spoke with different agencies regarding dredging waterways and grant opportunities.
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12. **ADJOURNMENT:** Commissioner Marzano adjourned the meeting at **12:45 p.m.**

ATTEST:



Dick Marzano, President
Port of Tacoma Commission



Kristin Ang, Secretary
Port of Tacoma Commission



Helen Hickman, Clerk
Port of Tacoma