

COMMISSION SPECIAL MEETING MINUTES
April 11, 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 special meeting on **April 11, 2023** at the Fabulich Center, 3600 Port of Tacoma Road, Fife, WA. Commissioners Keller, McCarthy, Marzano and Meyer were present in person. Commissioner Ang joined the meeting remotely.

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 a closed **Special order of Business** until **10:30 am** to discuss a labor collective bargaining agreement, followed by an **Executive Session** from **10:30 a.m. to 11:35 a.m. to discuss:**

- A. One (1) Review the performance of a public employee – RCW 42.30.110(1)(g)
- B. One (1) Acquisitions of Real Estate - RCW 42.30.110(1)(b)

RETURN TO ORDER:

Commissioner Keller returned the meeting to order at **12:00 p.m.**, followed by the Pledge of Allegiance. Commissioner Keller 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:

- There was a vessel fire at the Trident dock at the Port of Tacoma on Saturday, April 8th. The fire is under control but burned through the weekend. The staff, Tacoma Fire Department and other first responders were thanked for their work 24/7.
- The Port received a clean audit and the team was thanked.
- He will be traveling to Washington DC next week for the Chamber's WA-to-WA efforts.
- The Tideflats Subarea Plan Committee will be meeting on Thursday, April 13th.
- There will be a Special Meeting on Friday, April 14th to approve the Port Patrol Collective Bargaining Agreement (CBA).

PUBLIC COMMENT:

- None

CONSENT AGENDA:

- A. Minutes: March 21, 2023
- B. Check Certifications: Checks during the period of 3-4-23 to 4-4-23.
- C. SAFE Boats International LLC – Assignment of Lease

MOTION: "Approve Consent Agenda as presented."

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

DISCUSSION: None

VOTE: Motion Carried 5-0

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

COMMISSION ACTIONS:

A. Approve 2023-2024 Executive Director Evaluation & Compensation

Commissioner Keller read the Executive Director's review. Separate evaluations were received from each Commissioner and combined into one review. Eric Johnson's accomplishments last year were highlighted and priorities for April 2023-2024 were reviewed.

MOTION: "Approve the 2023-2024 Executive Director Evaluation & Compensation."

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

DISCUSSION:

- Eric was thanked for his leadership, hard work and assembling a strong team. The Commission is looking forward to working with Eric in the future and recognizes it is a team effort.
- Priority topics of particular interest to Commissioners were expressed.
- A new job description for the Executive Director was presented to Eric this year.

VOTE: Motion Carried 5-0

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

B. Banana Yard Switch Upgrade: Project Design Authorization & Grant Agreement

Norm Gilbert, Engineering Project Manager at the Port of Tacoma, presented on the topic. The yard is designed to build or break the longer trains moving on the national rail network. Switches are the mechanisms which allow that to happen. Fifteen switches need to be replaced. The scope, timeline and cost of the project were reviewed. It was noted that projected costs reflect pre-covid prices.

MOTION: "Authorization to:

- 1. Enter into a grant agreement with the US Dept of Transportation's Federal Railroad Administration (FRA) for \$2,500,000 to implement the switch replacement at the Banana Yard.**
- 2. Project authorization in the amount of \$200,000 for a total authorized amount of \$200,000 for work associated with the Banana Yard Switch Upgrade project, Master Identification No. 101615.01."**

Motion was made by Commissioner Marzano and seconded by Commissioner Ang

DISCUSSION:

- Legislative tax relief, design-build and the Port of Tacoma's vs. NWSA's roles were discussed. Clarified that the rail is on our property.
- Mention of Senator Murray's efforts in securing and earmarking the grant was given.

VOTE: Motion Carried 5-0

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

C. Motive Power Marine Lease (1st reading)

Shannon Bartlett, Real Estate Property Manager for the Port of Tacoma, presented a first reading for a long-term lease at 402 Alexander Ave. This lease is currently month to month, but the tenant would like to convert it to a three-year lease. No action requested today.

DISCUSSION:

- No stormwater violations are associated with the lease.
- Commissioner Meyer requested that the Real Estate Department reach out to the tenant and report back at the next meeting as to what the impact would be on them if the following amendment to the last sentence of Exhibit B, page 22 were to read as: *Cargo handling equipment purchased after the effective date of this lease will reflect zero emissions technology.*

- Motive Marine is a Green-Certified Business. Shipyards are heavily regulated by state and federal regulations, and you have to apply for a special permit as a Green-Certified Business. Stringent environmental practices must be adhered to and they are the only shipyard in our state who has this certification.
 - The Real Estate Department will be reaching out to all tenants who lease property near the location of the vessel fire to see how they may have been impacted to determine any appropriate action needed. This particular tenant is near that location.
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SPECIAL ORDER OF BUSINESS: None

NEW BUSINESS:

- Commissioner Ang requested three items:
 - Copies of the incident and any follow-up reports with regards to Trident fires in 2021 and this year, and the Darling fire, including the impact on our operations, damages incurred, and the impact on our communities.
 - An update on Tacoma's Green Economic plan. Perhaps they can make a presentation to the Commission.
 - A report on offshore wind opportunities with regards to our real estate, and include the names of companies, their interest in the Port of Tacoma and offshore wind, and how the Port might be part of the supply chain, which speaks to our Green Certified businesses and job creation opportunities.

COMMITTEE REPORTS:

- A. Diversity, Equity & Inclusion (DEI) Committee Report** – Commissioner Marzano reported on the work group's March 29th meeting. The entire group meets monthly with the consultants but will have additional gatherings of just the Port staff members in between those meetings. The workgroup consists of Commissioners Marzano and Ang, as well as 13 staff members.

ISSUE BRIEFINGS:

A. Present Alternative to Assist Local Governments in Responding to Homelessness

Matthew Mauer, Government Affairs Manager at the Port of Tacoma, presented on the topic. The City of Fife is requesting \$72,000 from the Port to help continue their efforts to address homelessness. They received funding previously through the Department of Commerce and Pierce County. The background and scope of the ask were reviewed. This one-time payment would help fund engagement efforts, housing search and placement, services to special populations, transportation, and staff training (not salaries).

DISCUSSION:

- Legal Counsel has reviewed, and we are in compliance with the RCWs if we enter into this ILA.
 - The City of Fife will still apply for another county grant for the coming year, but the current grant expires at the end of June.
 - City of Fife's efforts have targeted some of the areas that have been challenging for the Port. They present a solution-oriented program.
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B. Strategic Plan Implementation Update

Erin Galeno (Chief Financial & Administrative Office) and Alisa Praskovich (Chief, Strategic Projects & Commission Relations) with the Port of Tacoma gave a progress update on the 2022 Strategic Plan Initiatives. They gave an overview and where we are at with implementation of those initiatives. There are a total of 112 actions identified through the plan with 44% complete, 41% in progress, and 17% not yet started. The top accomplishments, as well as stallers/blockers were reviewed.

DISCUSSION:

- Comments, suggestions and priorities from the Commissioners were made.
 - Staff were thanked for their work and efforts in addressing the initiatives.
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C. EBC Master Plan / Clean-up

Deidre Wilson (Senior Planning Manager), Sarah Weeks (Project Manager, Remediation), and Gloria Fletcher (Senior Manager, Real Estate & Economic Development) from the Port of Tacoma presented a briefing on the long-term plan for the Earley Business

Center. The presentation addressed the current site conditions and remediation obligations, the tenant occupancy, uses and lease obligations, and examined the potential and how redevelopment could advance strategic plan goals. Continuous clean-up of contaminated land is ongoing. Opportunities from the Master Plan were provided, as well as next steps throughout 2023.

DISCUSSION:

- Commissioners provided feedback on the vision for the Master Plan, which included prioritizing and phasing due to cost, seeking grant opportunities for funding, identifying the infrastructure, consideration of job creation and family wage opportunities, and flexible options within the Master Plan.
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ANNOUNCEMENTS / COMMISSIONER COMMENTS:

Commissioner Ang – Participated in this year’s Daffodil parade and thanked the Daffodil Festival members for the unique event empowering young women in our community. She also recognized and thanked Carol Bua from the Port of Tacoma for her efforts this past weekend in addressing the fire incident.

Commissioner Marzano – Recognized the Audit Committee and their efforts toward achieving a clean audit and making sure the Port is in compliance. He also thanked Carol Bua for her work.

Commissioner McCarthy – Likes the Daffodil Parade as a community event, and suggested we create a Port event that involves the Daffodil court.

Commissioner Meyer – Thanked Commissioners Keller and Ang for participating in the Daffodil Parade on the Commission’s behalf. The situation with the fire has really impacted our community, and we need to perform our due diligence with follow-up. He thanked staff for their work on it.

Commissioner Keller – Echoed Commissioner Ang’s thoughts on the Daffodil Parade and thanked the LeMay Car Museum for the convertible cars they rode in. Sunday is the Daffodil Marine Parade which starts at Tacoma Yacht Club and continues through Foss Waterway.

ADJOURNMENT:

Commissioner Keller adjourned the meeting at **1:54 p.m.**

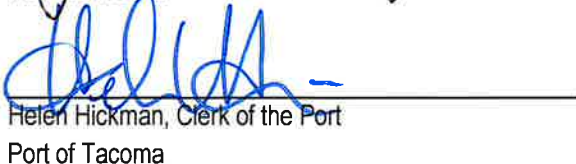


Deanna Keller, President
Port of Tacoma Commission

Attest:



John McCarthy, Secretary
Port of Tacoma Commission



Helen Hickman, Clerk of the Port
Port of Tacoma