

MEETING MINUTES

Port of Tacoma Commission



REGULAR MEETING

MAY 21, 2024 - 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 **May 21, 2024** at the Fabulich Center, 3600 Port of Tacoma Road, Fife, WA. Commissioners Kristin Ang, Deanna Keller, Dick Marzano, and Don Meyer were in person. Commissioner John McCarthy joined remotely. A quorum was met.

CALL TO ORDER | EXECUTIVE SESSION:

Commissioner Kristin Ang, Port of Tacoma Commission President, 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 **10:15 a.m.** to discuss a labor collective bargaining agreement, followed by an **Executive Session** until **12:00 p.m.** to discuss:

- Two (2) Potential Litigation Items – RCW 42.30.110(1)(i)
- One (1) Property Leasing & Potential Litigation Item – RCW 42.30.110(1)(c) & RCW 42.30.110(1)(i)
- One (1) Evaluation of a Public Employee – RCW 42.30.110(1)(g)

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

Commissioner Ang returned to the podium at **11:55 a.m.** and extended the time for Executive Session until **12:20 p.m.** At **12:18 p.m.**, Commissioner Ang extended the Executive Session further, until **12:35 p.m.**

1. RETURN TO ORDER & FLAG SALUTE:

Commissioner Ang returned the meeting to order at **12:37 p.m.** and stated they were in Executive Session until **12:35 p.m.** The public meeting began with the Pledge of Allegiance. Commissioner Ang acknowledged that we are situated on the traditional homelands of the Puyallup Tribe and committed to uplifting the voices, experiences, and histories of the Indigenous people of this land.

2. APPROVAL OF AGENDA:

Commissioner Ang asked if any Commissioner had changes to the agenda presented today. Commissioner Ang requested that item 7A-Honoring Port Retirees under Special Order of Business be moved up in the agenda to follow Public Comment. The change and remainder of the agenda was adopted unanimously. No other changes were made.

3. EXECUTIVE DIRECTOR'S REPORT – Eric Johnson

- The Washington Public Ports Association (WPPA) 2024 Spring Meeting was held at Skamania Lodge from May 15th-17th. It was well attended. Eric was joined by Commissioner Ang and Rob Healy from the Port.
- The Pierce County Construction Career Fair was held on May 17th at the Puyallup Fair Grounds. The Port had a booth at the event. Eric thanked staff from our Maintenance and Security departments for helping to promote Port employment opportunities at the fair.

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- The Propeller Club's Chowdown was held on May 17th at one of the Port-owned properties. Eric and Commissioners Ang & Marzano attended the annual event.
 - A Comment letter is due to the City of Tacoma for a draft EIS for the Tideflats Subarea Plan. This is scheduled to be sent this week.
 - Eric introduced Melissa Bod, a new employee in our Remediation Department.
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4. PUBLIC COMMENT:

- A comment was received in our Public Comment email on 5/18/24 from Ryan Holland in opposition to the partnership with Tacoma Public Schools and the new Maritime Center building. This email was received by all Commissioners.
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Note: the following agenda item listed as 7A was moved up in the meeting.

SPECIAL ORDER OF BUSINESS:

A. Honor Retirees: Nancy Hefty & Sandy Miller

Sandy Miller was recognized first. Sandy began her time at the Port as a temporary Finance Assistant, but was hired as a full-time employee in 2000 as the Risk Management Clerk. Since that time, she has held positions as Administrative Assistant, Building Services Specialist and Freight Coordinator. She first retired in December 2019, but returned in August 2021 as a temporary Freight Coordinator, until her final retirement in April 2024.

Nancy Hefty officially retires from the Port on June 14th after 27 ½ years of service. She started in 1995 as an IT Intern but transitioned to a full-time position as a LAN Administrator 1. She has held many roles at the Port since then. She maintained and enhanced the Port's critical IT infrastructure, supporting both the Port and the Northwest Seaport Alliance (NWSA).

5. CONSENT AGENDA:

- A. Approval of the minutes from the April 26, 2024 Commission Meeting and the May 8, 2024 Commission Retreat.
- B. Approval of Disbursement Certifications during the period of 4-6-24 to 5-9-24: Check numbers 240059 to 240355 in the amount of \$5,350,058.87, and electronic payments in the amount of \$6,844,294.40 for a total of \$12,194,353.27.
- C. WSDOT/TPU Easement Approval: Everport Site (Parcel 13)
- D. WSDOT/TPU Easement Approval: ProLogis Site (Parcel 14)

MOTION: Approve Consent Agenda as presented.

Motion was made by Commissioner Keller and seconded by Commissioner Meyer

VOTE: Motion Carried 5-0 (via roll call by Clerk)

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

6. COMMISSION ACTIONS:

A. Performance Evaluation of the Executive Director

The Commission expressed their appreciation for Executive Director Eric Johnson and highlighted key accomplishments in 2023. Top priorities for 2024 were outlined. The Commission recommended a 3% increase cost-of-living adjustment (COLA), a 6% increase on his current \$245,000 base salary, inclusion of \$700/month auto allowance (\$8,400 annual total), and total compensation of \$275,450.

MOTION: Approve the Executive Director’s compensation of a 3% COLA increase, a 6% increase, an \$8,400 yearly total auto allowance, for a total compensation package of \$275,450.

Motion was made by Commissioner Keller and seconded by Commissioner Marzano

VOTE: Motion Carried 4-1 (via roll call by Clerk)

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

B. Ground Lease ILA for the Maritime 253 Skills Center-Tacoma Public School District

Debbie Shepack (Sr. Director—Real Estate) with the Port of Tacoma presented. The Ground Lease Interlocal Agreement terms for the 30,830 square foot building were reviewed. A capital contribution from the Tacoma School district will be made in lieu of monthly rent. A Joint Use Agreement (JUA), separate from the ground lease, will be implemented to cover non-exclusive use areas, such as parking and public access areas.

MOTION: Authorize the Executive Director, or his designee, to enter into a Ground Lease Interlocal Agreement (ILA) between the Tacoma School District (District) and the Port of Tacoma (Port) for a 50-year lease of the premises located at 1203 East D Street, Tacoma, WA.

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

VOTE: Motion Carried 5-0 (via roll call by Clerk)

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

C. Local Economic Development Investment Fund – Investment Approval

Leslie Barstow (Manager—Community Relations & Workforce Development) with the Port of Tacoma presented. The Port’s Local Economic Development Policy authorizes the Port to make investments with local governments and federally registered non-profit organizations that promote international trade, tourism, or infrastructure efforts in Pierce County. The organizations, projects and recommended investment amounts selected by the review committee were presented for approval.

MOTION: Authorize the Executive Director, or his designee, to execute Interlocal Agreements with the City of Fife, the City of Orting, the City of Tacoma, Tacoma Metro Parks, and Pierce County, and to fund

investments to eight Pierce County non-profit organizations from the Local Economic Development Investment Fund, for a total authorized amount of \$169,200.

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

VOTE: Motion Carried 5-0 (via roll call by Clerk)

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

7. SPECIAL ORDER OF BUSINESS:

Note: Item 7A - Honoring the Port Retirees was moved up in agenda and presented after Public Comment.

B. Proclamation 2024-03-PT: Recognizing Asian/Pacific American Heritage Month

Commissioner Marzano read the Proclamation acknowledging the achievements and contributions of Asian Americans and Pacific Islanders in our community.

MOTION: Approve Proclamation 2024-03-PT recognizing Asian/Pacific American Heritage month.

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

VOTE: Motion Carried 5-0 (via roll call by Clerk)

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

8. NEW BUSINESS: None presented.

9. COMMITTEE REPORTS:

A. Tideflats Subarea Plan Steering Committee

Commissioner Keller provided an update on the committee's work. The May steering committee meeting was cancelled, but the committee is expected to meet in June. A draft of the EIS is on the City of Tacoma's website. The Port is advocating to retain the core area size due to the importance and rarity of industrial marine property for the County. The deadline for public comment is 5:00 p.m. on Thursday, May 23, 2024.

10. ISSUE BRIEFINGS:

A. Maritime Center Occupancy Plan

Alisa Praskovich (Chief—Strategic Projects & Commission Relations) and Stanley Ryter, PE (Sr. Project Manager) with the Port of Tacoma presented. The briefing provided an understanding of the short-term and

long-term staffing occupancy plans for the new Port Maritime Center. The total occupancy, including a 10% contingency for future growth is anticipated to be 168, and contains Port of Tacoma staff, as well as NWSA staff who are based out of Tacoma. Anticipated future scenarios of the Fabulich Center and the building located at One Sitcum (the current Port Admin office) were presented.

11. ANNOUNCEMENTS / COMMISSIONER COMMENTS:

1. **Commissioners Marzano** – Thanked the retirees and staff for their hard work.
2. **Commissioner Keller** – Extended condolences to the Tacoma City Council on the passing of Councilmember Catherine Ushka. A celebration of life is scheduled for Thursday at 2:30 p.m. at the Eastside Community Center. She also thanked Jason Jordan and Heather Curbow for their work with the 2024 Environmental Excellence Business Awards event, in partnership with the Tacoma-Pierce County Chamber and Communities for a Healthy Bay.
3. **Commissioner Meyer** – The Agriculture Transportation Coalition (ATC) conference is occurring in Tacoma right now. This is a major conference that the NWSA is involved in. He thanked those who made this conference focusing on agriculture happen.
4. **Commissioner McCarthy** – Visited Washington DC last week for Port of Tacoma and NWSA business. Topics ranged from the intersection of Highway 509 to HMT taxes. He participated in the 2024 Puget Sound Day on the Hill, a group consisting of representatives from the Tribes, local governments, and other business leaders who met with several members of the Congressional delegate.
5. **Commissioner Ang** – Echoed Commissioner Keller’s remarks on Councilmember Catherine Ushka’s passing. She spoke at the ATC Conference this morning, where 500+ were in attendance. She provided brief report on her Washington DC visit for the Zero Emission Freight Strategy Meeting and meeting the Port of Busan, who visited with NWSA regarding green corridors.

12. ADJOURNMENT: Commissioner Ang adjourned the meeting at **2:23 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