

MEETING MINUTES

Port of Tacoma Commission



REGULAR MEETING

April 21, 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 **April 21, 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 **10:00 a.m.** Also present in person were Commissioners Kristin Ang, Deanna Keller, and John McCarthy. Commissioner JT Wilcox joined the meeting remotely. A quorum was met.

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

- Two (2) Minimum Price of Real Estate Sale or Lease Items RCW 42.30.110(1)(c)
- One (1) Potential Litigation Item RCW 42.30.110(1)(i)
- One (1) Evaluation of a Public Employee RCW 42.30.110(1)(g)

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 **10:00 a.m.** until **11:20 a.m.** to discuss the items noted previously. The public session began with the Pledge of Allegiance.

Commissioner Marzano thanked everyone for being here today and 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.

2. APPROVAL OF AGENDA:

Commissioner Marzano sought approval of the agenda. There were no suggested changes. The agenda was approved unanimously as presented.

3. EXECUTIVE DIRECTOR'S REPORT: Eric Johnson

- **New Executive Assistant** – Sara Ortquist was introduced as the new Executive Assistant for the Port. This is her first Commission meeting in this new role.
- **Earth Day Beach Clean-up** – Last Saturday, 118 members of the public joined Port staff for a beach clean-up at Dickman Mill Park. He thanked Leslie Barstow and Brynden Gorman for their work organizing the event.
- **Earth Day Bus Tour** – Tomorrow is the annual Earth Day Bus Tour, which visits the Port's environmental sites.

- **Restoration Crews** – This week, the Northwest Youth Core and Earth Core Stewardship Crew will help us in restoring some of the environmental sites. WA State University will provide a briefing into the stewardship crews for the sentinel trees near SR 509.
- **WPPA Environmental Excellence Award** – The Port received the award for our beach clean-up restoration at our new Maritime Center site.
- **Highway 167 Update** – WSDOT has finalized contract for the project and construction is expected to begin by month’s end.
- **Port of Tacoma Road & I-5 Interchange** – Bids for this project opened last week. Approval is expected at the City of Tacoma meeting on April 28.

4. PUBLIC COMMENT:

- **Sam Merrill** (Member of Board of Directors for South Sound Bird Alliance) & **Sharon Coontz** (Friends of Rocky Prairie) each spoke on the expectation that the agreements previously made with the Port of Tacoma will be honored by those entering into the Purchase & Sale Agreement related to Item 6A in the agenda.

5. CONSENT AGENDA:

- A. Approval of the minutes for the 3/17/26 meeting.
- B. Disbursement Certifications during the period of 3/7/26 to 4/9/26:
 - 1. Check numbers 5078 to 5162 and 5164 to 5415 in the amount of \$14,556,293.15, and electronic payments in the amount of \$6,768,131.44 for a total of \$21,324,424.59.
 - 2. Check number 5163 in the amount of \$3,118.31 to the State Auditor’s Office.
- C. Appointment of 2026 Bylaws Review Committee
- D. Approve Substitute for Audit Committee Meeting

Commissioner Marzano clarified item 5D would approve a substitute Commissioner to attend both the Port of Tacoma and the NWSA Audit Committee meetings on April 30, 2026.

MOTION 1: Approve the Consent Agenda items 5A, 5B-1, 5C and 5D as presented.

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

VOTE MOTION 1: Motion Carried 5-0-0

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

MOTION 2: Approve the Consent Agenda item 5B-2 to the State Auditor’s Office.

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

VOTE MOTION 2: Motion Carried 4-0-1

Commissioner Ang	Aye	Commissioner Marzano	Aye
Commissioner Keller	Aye	Commissioner Wilcox	Aye
Commissioner McCarthy	Abstain		

6. COMMISSION ACTIONS:

A. Commission Annual Evaluation of Executive Director

Commissioner Marzano presented the annual evaluation for the Executive Director, Eric Johson, for the Port.

MOTION: Approve the Executive Director’s Evaluation and Compensation.

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

VOTE: Motion Carried 4-1-0

Commissioner Ang	Aye	Commissioner Marzano	Aye
Commissioner Keller	Aye	Commissioner Wilcox	Aye
Commissioner McCarthy	Nay		

B. Parcel 1A Tote USTs Site Closure Investigation

Melisa Kegans (Project Manager—Environmental) presented on behalf of the Port. The Port is seeking funding to complete an environmental investigation to meet Ecology’s requirements to address residual contamination related to underground storage tanks (USTs). The Port is pursuing a parcel wide *No Further Action* determination through Ecology’s Voluntary Cleanup Program. External grant funding was sought, but the properties did not qualify. The timeline for this project and the financial summary was reviewed.

MOTION: Approve project authorization in the amount of \$480,000 for work associated with environmental investigation at Parcel 1A, Project ID 102048.

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

Rob Healy (Director, Remediation & Water Quality) and Heather Burgess (Port Legal Counsel—DFPB Law) fielded a question on the environmental consultant work associated with this project, with regard to Request for Qualifications (RFQ) for professional services.

VOTE: Motion Carried 5-0

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

C. Fife Ditch Tide Gate Upgrades Project Authorization Increase

David Myers (Project Manager II—Engineering) presented on behalf of the Port. A new tide gate structure and trash collection system at the Fife Ditch at Hylebos Creek is needed to improve the flow of discharge water and create safer access for operations and maintenance. Work on the upgrade would occur in the dry season with an expected completion in November 2026.

MOTION: Approve authorization increase in the amount of \$1,300,000 for a total authorized amount of \$1,650,000, for work associated with the Fife Ditch Tide Gate Upgrades, Project Identification No. 101597.01.

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

VOTE: Motion Carried 5-0

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

D. Neptune Mitigation Authorization Increase

David Myers (Project Manager II—Engineering) presented on behalf of the Port. Neptune mitigation is compensation for wetland impacts associated with evasive snail eradication. There are critical areas impacted by the eradication. This request is related to the design and construction for phase 1 mitigation at parcels 12 and 37D. The project will result in an increase in habitat wetlands acreage.

MOTION: Approve project authorization increase in the amount of \$2,250,000 for a total authorized amount of \$3,850,000 for work associated with the Neptune Mitigation Project, Identification No. 101711.

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

Kristin Evered (Project Manager II—Permitting & Habitat Development) fielded a question on expenses paid thus far with the snail eradication.

VOTE: Motion Carried 5-0

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

E. Authorization to Execute a Purchase and Sale Agreement: 13120 Tilley Road SW

Tyra Dieffenbach (Sr. Manager—Real Estate) presented on behalf of the Port. The Port is seeking approval to enter into a Purchase and Sale Agreement with Miles Sand and Gravel Company for Port-owned property. The sale will remove a non-performing Port asset, eliminate current site permit costs, and satisfy the sale of property per the terms of an interlocal agreement with the Port of Olympia.

MOTION: Authorize the Executive Director, or his designee, to execute a Purchase and Sale Agreement dated April 21, 2026 with Miles Sand and Gravel Company (Buyer) to sell Port-owned real property located at 13120 Tilley Road SW, Thurston County, Washington, and to execute any additional documents and take any and all additional actions necessary through closing of the sale consistent with the Purchase and Sale Agreement.

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

VOTE: Motion Carried 5-0

Commissioner Ang	Aye	Commissioner Marzano	Aye
Commissioner Keller	Aye	Commissioner Wilcox	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 McCarthy** — Reported on his travel with the Mayor of the City of Tacoma (City) as part of their China Delegation.
- B. **Commissioner Keller** — Thanked Commissioner McCarthy for representing the Port as part of the City’s visit to China. She participated in the Daffodil Festival Marine Parade, which passed the site of the new Maritime Center, and provided opportunity to speak with the other community members about it.
- C. **Commissioner Ang** — Also thanked Commissioner McCarthy on his travels with the delegation to China, one of our largest trade partners. She looks forward to hosting other delegation in our new Maritime Center.
- D. **Commissioner Wilcox** — Appreciates the hard work and dedication of his colleagues and of the Port staff. He is happy to be part of this group.
- E. **Commissioner Marzano** – Thanked staff for their work.

12. ADJOURNMENT: Commissioner Marzano adjourned the meeting at **1:11 p.m.**


ATTEST:



Dick Marzano, President
Port of Tacoma Commission



Kristin Ang, Secretary
Port of Tacoma Commission



Helen Hickman, Clerk
Port of Tacoma