

Business Update – 3400 Taylor Way (Former Kaiser facility)

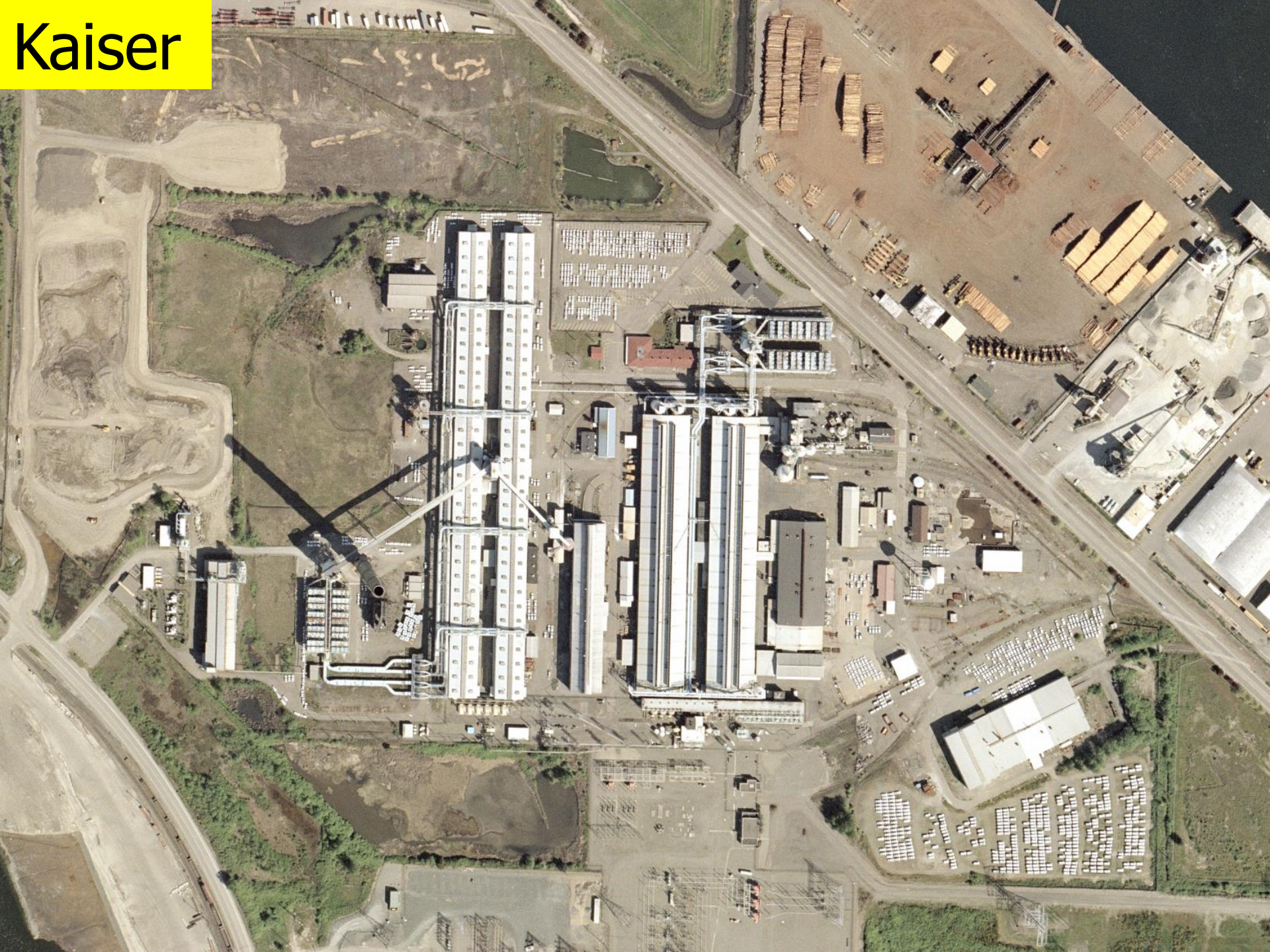


Background Former Aluminum Smelter



- Kaiser operated an aluminum smelter from 1947 until 2001 and sold the property to the Port in 2002 for \$21M.
- The purchase price reflected a \$4M discount for remediation and development costs.
- Cleanup under MTCA, RCRA and Dangerous Waste Rules addressed:
 - Carcinogenic polycyclic aromatic hydrocarbons in soil, fill and groundwater.
 - Petroleum, polychlorinated biphenyls, copper and zinc in groundwater.
 - Arsenic and cyanide in soil and groundwater.

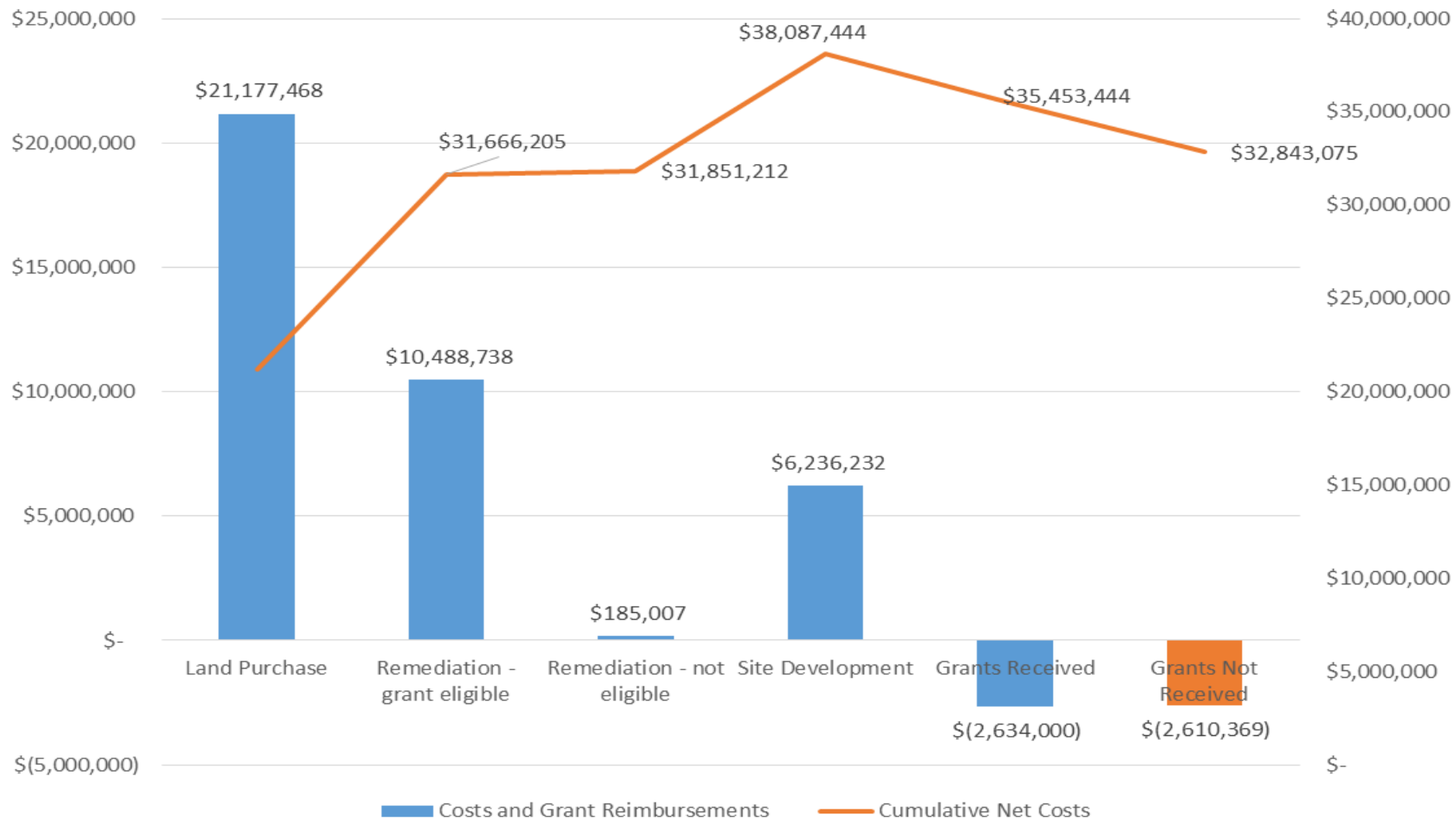
Kaiser



Summary of Costs Incurred Former Aluminum Smelter



Summary of Kaiser Redevelopment Costs

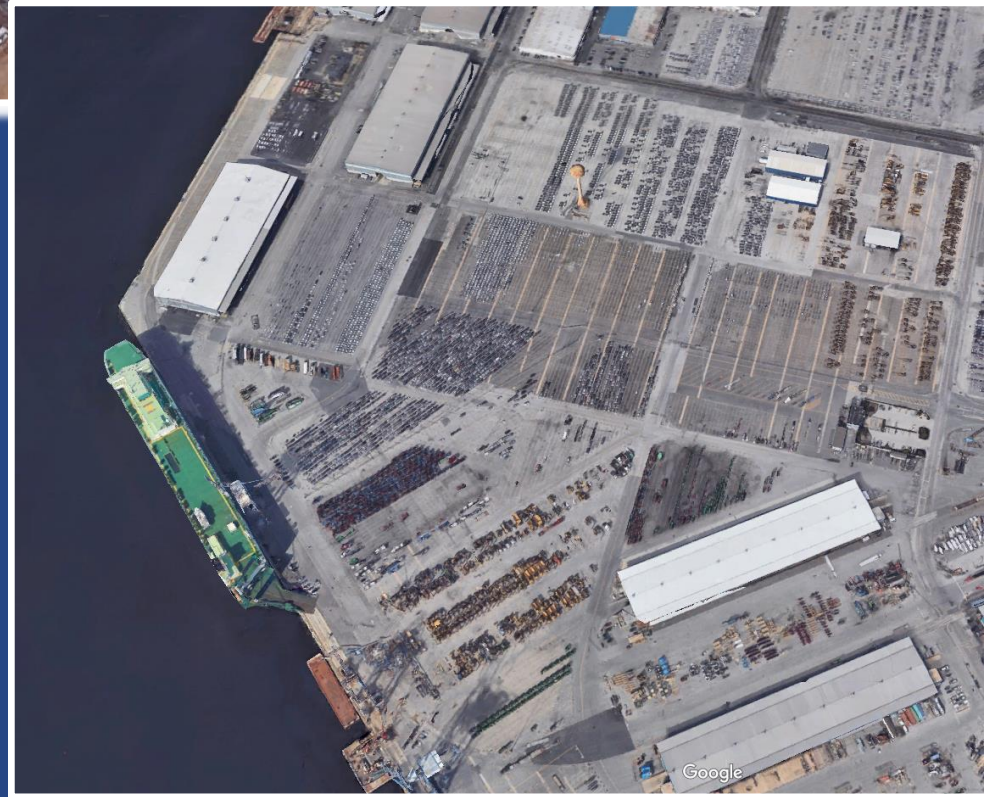


An aerial photograph of an industrial port area. A large, irregularly shaped plot of land in the center is mostly cleared of vegetation, showing dark soil and some tire tracks. This area is labeled 'Kaiser Property'. To the left of this plot is a parking lot filled with many colorful shipping containers. Above the plot, a road runs horizontally, and beyond that, a body of water with several large ships docked. To the right of the plot, there are some small ponds and more industrial buildings. At the bottom of the image, a curved concrete wall separates the land from a body of water, with a white arrow pointing to it from the label 'East Blair One Terminal'.

Kaiser Property

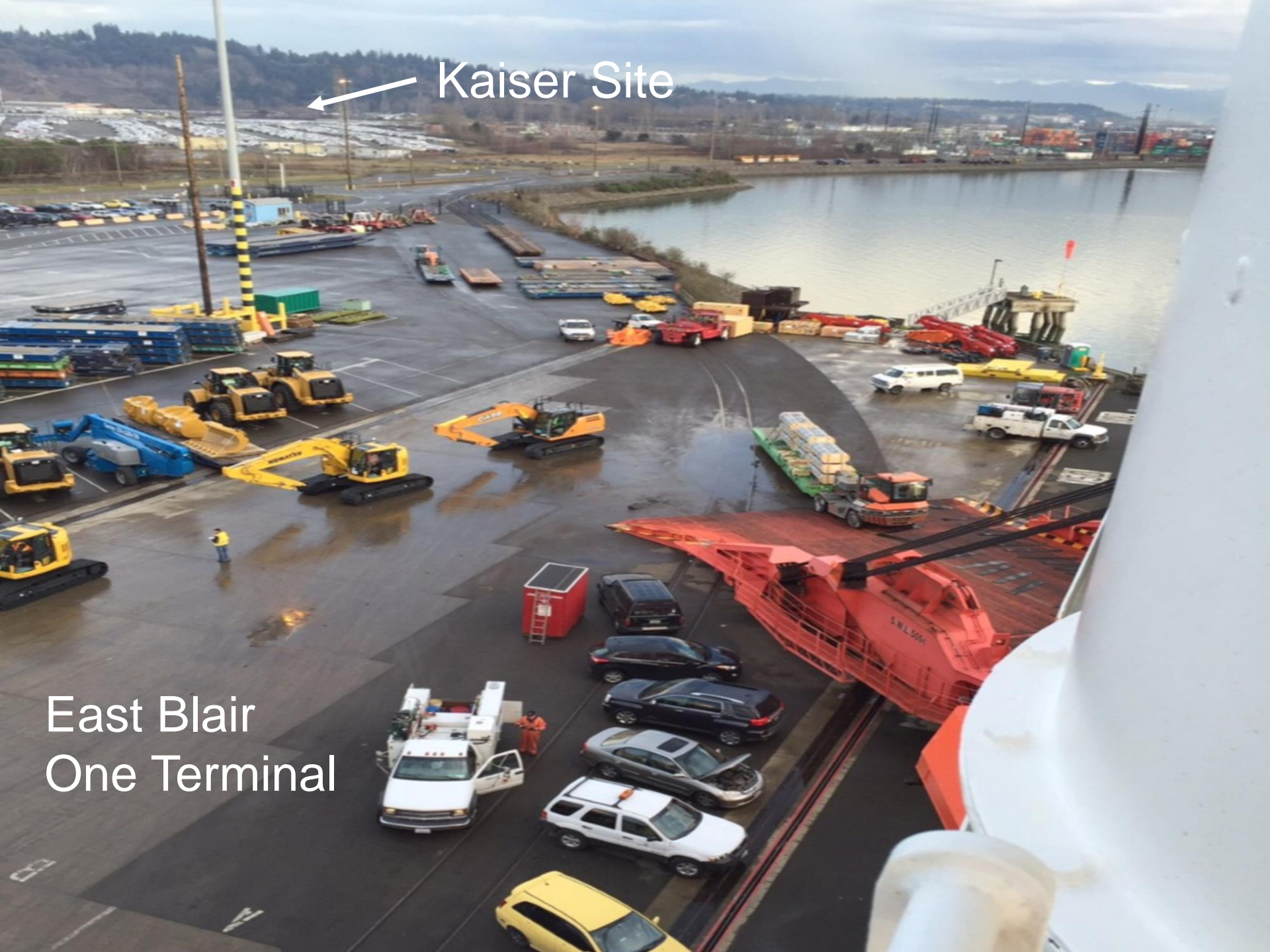
East Blair One Terminal

Bulk, Breakbulk, & Auto Terminals



← Kaiser Site

East Blair
One Terminal



Clean Air and Greenhouse Gas Reduction Policies



- In 2008 adopted the Northwest Ports Clean Air Strategy to establish goals to reduce seaport-related air emissions for the benefit of the entire region.
- Clean air goals include reducing greenhouse gas emissions from 2005 levels by 15 percent and diesel emissions per ton of cargo by 80 percent by 2020.
- We joined the national We Are Still In coalition of governments, businesses and universities committed to supporting the Paris Agreement climate action plan and clean air goals.
- Reduction efforts include a Clean Truck Program, ships that plug into electricity at berth or use cleaner-burning fuels, retrofitted cargo equipment and locomotives, high efficiency lighting at terminals and green energy purchases through Tacoma Power.
- Greenhouse gas emission reduction targets of 50% below 2005 by 2030 and carbon neutral by 2050, will be recommended to the Commission in August.