

**COMMISSION REGULAR MEETING MINUTES**  
**March 21, 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 regular meeting on **March 21, 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 **10:02 a.m.** and announced that the Commission would recess into a closed **Special order of Business** until **10:15 am** to discuss a labor collective bargaining agreement, followed by an **Executive Session** from **10:15 a.m. to 11:45 a.m. to discuss:**

- A. One (1) Review the performance of a public employee – RCW 42.30.110(1)(g)
- B. Two (2) Acquisitions of Real Estate - RCW 42.30.110(1)(b)
- C. One (1) Property Selling/Leasing Items - RCW 42.30.110(1)(c)

Port of Tacoma Executive Director, Eric Johnson, then stated the factors that go into a decision of selling or leasing property include, in this instance, the size and zoning of the property, the distance and connectivity of the property to marine terminals, the potential for job creation, and consistency with the Port's Strategic Plan.

**RETURN TO ORDER:**

Commissioner Keller returned the meeting to order at **12:22 p.m.**, followed by the Pledge of Allegiance. (The return to order was delayed due to technical issues at the venue.) 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:**

- He recently made a trip to the Netherlands with Commissioners Keller and McCarthy. They were accompanied by Betty Capestany, Pierce County Economic Development Director. This business trip included discussions focused on supply chain and sustainable energy. Europeans are using Hydrogen fuel and green ammonia.
- He will give a State of the Port address to the Propeller Club. This report is presented annually to the Propeller Club.

**PUBLIC COMMENT:**

- **Nathe Lawver, Executive Secretary for the Pierce County Building and Construction Trades Council, AFL-CIO:** Submitted an e-mail (see attached) in support of the Interlocal Agreement between the Tacoma School District and the Port of Tacoma on Friday, March 17, 2023.

**CONSENT AGENDA:**

- A. Minutes: February 21, 2023 and February 22, 2023
- B. Check Certifications: Checks during the period of 2-03-23 to 3-03-23
- C. CPUS Portside Cross Access License Agreement
- D. 1905 Lincoln Ave. – Sewer Easement

**Note: The minutes were approved in a separate motion.**

**MOTION: "Approve Consent Agenda in two votes, with items 5B, 5C, and 5D in one vote and the minutes in a separate vote."**

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

**DISCUSSION (1<sup>st</sup> Vote):** None.

**VOTE: Approve items 5B, 5C and 5D - Carried 5-0**

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

**DISCUSSION (2<sup>nd</sup> Vote):**

- Commissioner McCarthy had a correction on page 4 of the minutes dated 2/21/23 regarding the discussion on Calbag. He indicated his comment was not stated correctly in the minutes and it should read that Calbag "buys and sells; they traffic in catalytic converters." He requested the minutes be amended to include that wording.
- No other amendments were made to the 2/21/23 minutes.

**VOTE: Approve the amendment to the 2/21/23 minutes - Carried 5-0**

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

**COMMISSION ACTIONS:**

**A. Port of Tacoma and Tacoma School District ILA**

Alisa Praskovich (Chief, Strategic Projects & Commission Relations), Thais Howard (Director, Engineering) from the Port of Tacoma, Morris Aldridge (Executive Director, Planning & Construction) and Alicia Lawver (Director of Strategic Planning) from the Tacoma School District, presented on the Interlocal Agreement for a Maritime Skills Center, utilizing Progressive Design Build (PDB). If approved, the Tacoma School District would present this to their Board on March 23rd for their approval. No financial costs are being sought at this time. Next steps of the process were reviewed.

**MOTION: "Approve authorization for the Executive Director or his designee to enter into an Interlocal Agreement (ILA) between Tacoma School District (TSD) and the Port of Tacoma (Port) to provide a framework to engage in a master planning and site assessment process to support the development of a Port-owned property that will include a South Puget Sound Maritime Skills Center, operated by TSD, and a Port Maritime Center to meet the business needs of the Port."**

*Motion was made by Commissioner Meyer and seconded by Commissioner McCarthy.*

**DISCUSSION:**

- Commissioners stated their support of the ILA.

**VOTE: Motion Carried 5-0**

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

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**B. Proclamation 2023-02-PT: International Women's Day**

Proclamation 2023-02-PT was read into record by Commissioner Ang. This Proclamation is in support of International Women's Day and recognizing March 2023 as Women's History Month.

**MOTION: "Approve Proclamation 2023-02-PT, recognizing March 2023 as Women's History Month and March 8, 2023 as International Women's Day."**

*Motion was made by Commissioner McCarthy and seconded by Commissioner Marzano*

**DISCUSSION:** None.

**VOTE: Motion Carried 5-0**

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

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**C. Taylor Way/Alexander Ave. Fill Area Project Authorization**

Scott Hooton, Environmental Project Manager II for the Port of Tacoma, requested additional project authorization for work associated with the Taylor Way and Alexander Avenue Fill area. Three properties purchased by the Port were adjacent to a former landfill in which hazardous substances from Occidental Chemical and General Metals were placed. The Port's liability is tied to property ownership, but the Port was not responsible for the releases of those hazardous substances. Scope of the work was reviewed and next steps in the process were communicated.

**MOTION: "Approve additional project authorization in the amount of \$300,000 for a total authorized amount of \$1,667,000, for work associated with the Taylor Way and Alexander Avenue Fill Area (TWAFA), Master Identification No. 101082.01."**

*Motion was made by Commissioner Meyer and seconded by Commissioner McCarthy.*

**DISCUSSION:**

- Majority of costs were from consultants and litigation.

**VOTE: Motion Carried 5-0**

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

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**D. ERP Planning & Design Project Approval**

Erin Galeno (Chief Financial & Administrative Officer), Mark Miller (Director, Informational Technology), and Martyn Adamson (Sr. Manager, Enterprise Applications) from the Port of Tacoma presented and sought approval for the planning and design phase. Project schedule for this phase is April 2023 – August 2023.

**MOTION: "Authorize the Executive Director to execute a Statement of Work with Crowe LLP for Microsoft Dynamics 365 Enterprise Resource Planning (ERP) Planning and Design Project Services up to \$400,000 for 2023."**

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

**DISCUSSION:**

- This is considered a maintenance event and is conducted every 10-15 years.
- Cost was discussed. The size and scope of the products fit our size of business and market.

- The Port of Tacoma systems are leveraged and utilized for the Northwest Seaport Alliance (NWSA). A portion of the costs are covered by NWSA through our service agreement.

**VOTE: Motion Carried 5-0**

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

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**E. WJR (Calbag) Lease Consolidation**

**MOTION: "Take the item from the table for action."**

This item was tabled at the February 21, 2023 Port of Tacoma Commission meeting.

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

**DISCUSSION:** None

**VOTE: Motion Carried 4-1**

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

Gloria Fletcher (Sr. Manager of Real Estate & Economic Development) from the Port of Tacoma reviewed the previous presentation with the Commission. The new combined lease will have the same general conditions as the previous. The current lease and new proposed lease were compared.

**MOTION: "Authorize the Executive Director or his designee to:**

- (1) Terminate the current 5.43-acre Lease with WJR Tacoma LLC for the premises located at 1602 Marine View Drive.**
- (2) Terminate the current 3.31-acre Lease with Calbag Tacoma LLC for the premises located at 1602 Marine View Drive.**
- (3) Enter into a new Lease with a termination date of December 31, 2045, and one 30-year extension period with WJR Tacoma, LLC for an 8.74-acre premises located at 1602 Marine View Drive, Tacoma, WA."**

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

**DISCUSSION:**

- The length of the new lease, escalation rate and current market were discussed, as it is a very long-term lease term.
- Cost per acre was reviewed. The stormwater costs have doubled, which would make it costly to try and lease to someone else.
- Commissioner McCarthy made a statement in opposition.

**VOTE: Motion carried 4-1**

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

#### **F. Concrete Tech Lease Termination**

Gloria Fletcher (Sr. Manager of Real Estate & Economic Development) from the Port of Tacoma, presented on the termination of Concrete Tech Corp's lease effective March 31, 2023. Space will be backfilled and the Port expects to lease this out to a new tenant.

**MOTION: "Authorize the Executive Director or his designee to terminate the current lease with Concrete Technology Corporation located at 1202 Port of Tacoma Road, effective March 31, 2023. "**

*Motion was made by Commissioner McCarthy and seconded by Commissioner Meyer*

**DISCUSSION:** None

**VOTE: Motion Carried 5-0**

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

**SPECIAL ORDER OF BUSINESS:** None

**NEW BUSINESS:**

- An update on the Asia Pacific Cultural Center (APCC) which was discussed at last month's meeting was requested. Staff is working on some options to present to the Commission at our April meeting.

**COMMITTEE REPORTS:** None

**ISSUE BRIEFINGS:**

- A request for work sessions on the Port's environmental policies was made. The Environmental Work Group, through the Northwest Seaport Alliance, is meeting next week to begin the conversation on the goal of zero emissions by 2040. Through this work group and venue, the start of conversations surrounding our environmental policies, efforts and issues specific to the Port will be identified. Following this, next steps will be discussed.
- An update on the Strategic Plan efforts and preventative maintenance for the Port will be addressed at future meetings.
- Information on our rezoning efforts for the Maytown property was requested.
- A consultation with the Puyallup Tribe is scheduled for April 5th with Commissioners Ang and Marzano attending. Once initial discussion occurs, more information will be provided.

**ANNOUNCEMENTS / COMMISSIONER COMMENTS:**

**Commissioner Ang** – No further announcements, but she is looking forward to the consultation meeting with the Tribe. Happy Women's Day.

**Commissioner Marzano** – The Tacoma Propeller Club will be holding their annual Chowdown event in May 2023.


**Commissioner McCarthy** – Traveled to Antwerp & Rotterdam ports and found the trip to be very beneficial. A lot of information passed along on hydrogen, maritime center activities, infrastructure and general leadership roles and responsibilities.

**Commissioner Meyer** – Particularly proud of the Commission and the staff for their efforts with the Strategic Plan, specifically the partnership with the Tacoma School District (TSD). The basic concept came from the strategic planning process, but implementation was a demonstration in leadership.

**Commissioner Keller** – Also reflected on the Europe trip and is looking for legacy projects. In Antwerp and Rotterdam, they were able to see the use of hydrogen energy and she believes the Port could be a leader in this area. She was at the Port of Tacoma on Women's Day and was able to participate in the picture taken of the many women working at the Port. Maritime industry is moving more women into it our partnership with the TSD will also bring more women into this field.


**ADJOURNMENT:**

Commissioner Keller adjourned the meeting at **2:15 p.m.**

  
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Deanna Keller, President  
Port of Tacoma Commission

Attest:

  
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John McCarthy, Secretary  
Port of Tacoma Commission

  
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Helen Hickman, Clerk of the Port  
Port of Tacoma

**Public Comment - Read Into Record - Port of Tacoma Commission Meeting 3/21/23**

**From:** Nathe Lawver <nathe@pcbuidingtrades.org>  
**Sent:** Friday, March 17, 2023 5:09 PM  
**To:** DL\_KristinAng <Kristin.Ang@portoftacoma.com>  
**RE:** March 21: ILA Support

Good afternoon Commisioner Ang,

On behalf of the Pierce County Buidling and Construction Trades Council, AFL-CIO, I am writing to encourage your support for the Interlocal Agreement currently slated on the agenda for your March meeting.

This agreement would help to move forward a vital component to our workforce pipeline for maritime skills and the buidling trades. We know this is a need, and why our organization is supporting the efforts.

Please reach out with any questions you might have for me.

Sincerely,

Nathe Lawver  
Executive Secretary  
Pierce County Building and Construction Trades Council, AFL-CIO  
(253) 241-2564 (text is fine)