

**REGULAR COMMISSION MEETING MINUTES**  
**Fabulich Center: 3600 Port of Tacoma Road, Fife, WA**  
**October 20, 2022**



The Port of Tacoma Commission met for a regular meeting on October 20, 2022 at the Fabulich Center, 3600 Port of Tacoma Road, Fife, WA. Commissioners Keller and McCarthy were present. Commissioner Marzano participated via video teleconference. Commissioner Ang joined the meeting at 10:30 a.m. Commissioner Meyer was excused.

**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 a.m. to discuss a labor collective bargaining agreement.

At 10:21 a.m. Commissioner Keller announced that the Commission would then recess into an Executive Session until 11:50 a.m. to discuss:

One item of Litigation	RCW 42.30.110(1)(i)
One item of Real Estate Acquisition	RCW 42.30.110(1)(b)
One item of Real Estate Leasing	RCW 42.30.110(1)(c)

Executive Director, Eric Johnson, then stated that 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 of the property to marine terminals, and the potential for job creation, consistent with the Port's Strategic Plan. The Commission then recessed into Executive Session until 11:50 a.m.

**RETURN TO ORDER**

Commissioner Keller returned the meeting to order at 12:02 p.m. She then led the Pledge of Allegiance. Commissioner Keller also acknowledged that we are situated on the shores of the Salish Sea and reside on the ancestral lands of the Puyallup Tribe of Indians.

Commissioner Keller then called for a moment of silence to acknowledge the loss of Russ Blount, Deputy City Manager for the City of Fife, who was tragically killed in a motor vehicle accident on October 6<sup>th</sup>. The Port of Tacoma and the City of Fife met for a joint transportation project study session on October 5<sup>th</sup> here at the Fabulich Center with Russ in attendance. Russ worked for the City for more than two decades, 17 years of which he served as the Public Works Director. Russ was a leader on transportation issues, not just in Pierce County, but across all of Washington State. This is a huge loss for the City, the Port and the transportation industry as a whole. Our thoughts and prayers go out to his family and his City of Fife family.

**CONSENT AGENDA:**

- A. Minutes: September 15, 2022 and October 5, 2022
- B. Check Certifications: Checks during the period of 9-02-22 through 10-06-22, totaling \$7,530,185.96

**MOTION: "Approve the above Consent Agenda".**

*Motion was made and seconded.*

**VOTE: MOTION CARRIED 4-0**

**PUBLIC TESTIMONY:** None.

**EXECUTIVE DIRECTOR'S REPORT**

- **New Staff Introduction:** Eric Johnson introduced Alisa Praskovich, Chief, Strategic Initiatives and Commission Relations. She started working with the Port of Tacoma on October 17<sup>th</sup>. She moved here from Florida and was previously a Vice President with Crowley Maritime. We are looking forward to having her be a part of our team.
- **2022 Q3 Financials:** The Port's financials through the end of September were just released and are solid, with revenue higher than originally budgeted and forecasted.
- **Mayor Whalen, City of Lakewood:** Mayor Whalen visited the Port of Tacoma yesterday. We discussed the Port's primary issues. This was followed by a Port tour.

- **Youth Marine Foundation:** The YMF recently acquired a new vessel, the MV Doolin-Rogers. Some of commissioners joined the inaugural cruise from Olympia last Sunday. We look forward to continuing to work with the YMF. This vessel is a tremendous opportunity to get kids out on the water and expose them to the many opportunities that the maritime industry affords.
- **Washington State History Museum:** This evening the Washington State History Museum downtown Tacoma will have a ribbon cutting for the new 360 Trade Kiosk exhibit, which explains the history of the Port of Tacoma. Every third Thursday of the month the museum offers free admission for all.

## COMMISSION ACTIONS

### A. Proclamation 2022-07-PT: Native American Heritage Month & Indigenous People's Day

**MOTION:** "Adopt Proclamation 2022-07-PT, recognizing the second Monday in October as "Indigenous Peoples' Day" and the month of November as "Native American Heritage Month."

*Motion was made and seconded.*

DISCUSSION INCLUDED:

Commissioner Ang read Proclamation 2022-07-PT into the record.

**VOTE: MOTION CARRIED 4-0**

### B. Resolution 2022-19-PT: Port of Tacoma Homelessness Policy

**MOTION:** "Adopt Resolution 2022-19-PT, directing the Executive Director to prepare and present to the Commission alternatives to assist local governments in responding to the growing number of individuals in Tacoma and Pierce County experiencing homelessness."

*Motion was made and seconded.*

DISCUSSION INCLUDED:

1. Commissioner Keller read the resolution into the record.
2. Commissioner Ang stated that some ask if this is in the Port's lane. The reality is that it is in everyone's lane. The Port will become more proactive and work with other local governments. This is a huge problem that is affecting everyone. Locating encampments near terminals where trucks are speeding by is an incompatible land use and is a real safety issue. The Northwest Detention Center, located in the Tideflats, is also an incompatible use in an industrial zone. She looks forward to the Port becoming more active in the issues that affect our community.
3. Commissioner McCarthy stated that he thinks we could have mentioned some other distinct issues that the county is concerned with in addition to those listed in the resolution, which include shelter for the unsheltered and affordable housing. There is also a safety concern and the impermissible use of public property, such as land for parks and recreation, for homeless encampments. He would have added some other community concerns due to the increase in homelessness.

**VOTE: MOTION CARRIED 4-0**

### C. Port of Tacoma Amended and Restated Bylaws Adoption

**MOTION:** "Adopt Resolution 2022-11-PT, Port of Tacoma Commission 2022 Amended and Restated Bylaws."

*Motion was made and seconded.*

DISCUSSION INCLUDED:

1. On July 21, 2022 we discussed changes to the bylaws. In August we had an initial review of the updated bylaws and then we went into more detail at the September Commission meeting.
2. Heather Burgess took the feedback for additional meetings and incorporated this into the bylaws starting in 2023.
3. Today we are here to adopt these updated and restated bylaws.

**MOTION CARRIED 4-0**

**D. Marine View Drive Lease Amendment:**

**MOTIONS:**

1. "Request Commission approval of the First Amendment to the land lease between the Port of Tacoma and Steve and Mary Shelton for property located at 5108 Marine View Drive to allow for Lease termination and reimbursement of tenant improvements to the house for the flat rate of \$50,000.
2. Waive the second reading, which is required for Port of Tacoma lease approvals pursuant to Commission Master Policy on Delegation of Authority, Section III. B. 2."

*Motions were made and seconded.*

**DISCUSSION INCLUDED:**

1. The background on this lease was reviewed, as were the current lease terms.
2. With this amendment, the Shelton's will vacate the property on or about 11/01/22. They will be paid a flat \$50,000 for the tenant improvements made to this property.
3. This amendment will allow removal of the house, allowing the Port to continue working toward the long-term intent of conducting habitat restoration and developing public access to Commencement Bay.

**VOTE: MOTIONS CARRIED 4-0**

**NONACTION NEW BUSINESS:** None.

**COMMITTEE REPORTS:** None.

**ISSUE BRIEFINGS:**

**A. 2023 Tax levy:**

1. We have now received the tax assessment from Pierce County. Today we will have a discussion on the tax levy for 2023 in advance of the budget study session on November 3<sup>rd</sup>.
2. The key thing to note, up until a few years ago, the Commission used a millage rate to calculate the tax levy. A couple of years ago the Commission changed to a fixed percentage. Last year it was a 3%. This year shows a 20% increase in the county's previous assessment. Erin Galeno, CFAO, presented what the levy would be at 3%, 4% and 5% for 2023. At 4%, with the average home value of \$580,000, this would be approximately \$6 per month per household.
3. Potential Port uses of tax levy funds were reviewed.
4. Commissioner Ang asked if there were any key projects that would be underfunded if we choose a lower tax rate. The cost of the key projects staff have identified for 2023 will exceed what we will collect in tax funds, even at the 5% level. Staff is recommending a 4% tax rate for 2023. This will be brought forward to the study session. The Commission asked what the total tax collected would be if we continued to use a millage rate to calculate it.
5. Commissioner McCarthy asked about the Port's total debt. It is currently at \$503 million.
6. The Commission asked about an opportunity to give input on how funds are used. Citizens in the community have asked about electric drayage vehicles.
7. The Commission stated that citizens often ask why the Port levies a tax when it should be self-sustaining. Eric Johnson described the rationale for collecting a tax. Many projects, such as transportation projects, have to be funded with public dollars. The Port of Tacoma has never taken the maximum tax that we legally could. We only use tax dollars for general obligation bonds and debt. These tax dollars put land back into productive use, create jobs and economic development.

**ANNOUNCEMENTS / COMMISSIONER COMMENTS**

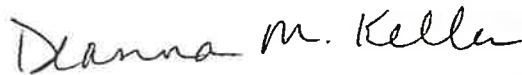
**Commissioner Keller:** She stated that she joined the inaugural cruise on the new YMF vessel, MV Doolin-Rogers. It is a wonderful vessel. There were all kinds of boats in Commencement Bay to welcome the Doolin-Rogers to its new home, from working boats, tugs, fire and police boats, as well as Tacoma Yacht Club boats. It took about a year for the YMF and the community to come together to fund this vessel for our community's youth.

**Commissioner Ang:** At the AAPA Annual Meeting earlier this week, the Port of Tacoma received a Lighthouse Environmental Award. She is thankful for the work the team has done in putting together this award-winning water quality guide. Our staff is already ahead of the curve. The Ports of Everett and Seattle also received awards during the AAPA Annual Meeting in Orlando. Commissioner Ang also stated that it is Filipino American History Month. On October 14<sup>th</sup> Commissioner Ang also served on panel and attended the Washington Conservation Gala.

**Commissioner McCarthy:** Stated that he attended the TOTE open house in downtown Tacoma. TOTE came to Seattle in about 1978. They were the first customer that introduced us to the international container trade. The annual Alaska Chamber meeting brings together those involved in the movement of cargo, and about 80% of Alaska's goods come through the Port of Tacoma. However, this critical port now needs a new terminal. He saw how fragile that port of entry is and the effects on the citizens if that terminal were to have to close for any length of time. On October 9<sup>th</sup> Commissioner McCarthy attended a dinner for the Taiwan National Celebration up in Seattle. Taiwan is a very Important trading partner for the Port and NWSA. Our Sister Port in Taiwan led to the Port of Tacoma obtaining the Evergreen business. He also commented on the Pierce County Council voting down a grant for the Canyon Road extension. He feels we need to discuss this project. He has heard some say that after the successful completion of SR-167, Canyon Road may not be as important. Executive Director Johnson will get a briefing on this project from the County so we're all on the same page.

#### ADJOURNMENT

With no further business, Commissioner Keller adjourned the meeting at 1:01 p.m.



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Deanna M. Keller, Vice President  
Port of Tacoma Commission

Attest:



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Kristin Ang, Secretary  
Port of Tacoma Commission



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Judi Doremus, Clerk of the Port  
Port of Tacoma