



# COMMISSION REGULAR MEETING AGENDA

## Port of Seattle Commission

Tom Albro  
Bill Bryant  
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Rob Holland  
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## Chief Executive Officer

Tay Yoshitani

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**Port of Seattle:  
Creating Economic  
Vitality Here**

## Business Strategies:

- Ensure Airport and Seaport Vitality
- Develop New Business and Economic Opportunities for the Region and the Port
- Enhance Public Understanding and Support of the Port's Role in the Region
- Be a Catalyst for Regional Transportation Solutions
- Be a Leader in Transportation Security
- Exhibit Environmental Stewardship through our Actions
- Be a High-Performance Organization

Port of Seattle  
Commission Chambers  
Pier 69, 2711 Alaskan Way  
Seattle, Washington 98111

## REGULAR MEETING

Date: August 9, 2011

Revised: August 5, 2011, corrected memo for item 5a  
August 8, 2011, added item 6b

August 10, 2011, item 5a memo updated, item 6b memo and attachment added

## ORDER OF BUSINESS

- 12:00 noon 1. Call to Order  
Recess to:
- 1:00 p.m. 2. Executive Session, if necessary\*  
Call to Order or reconvene to Open Public Session
3. Approval of Minutes  
4. Special Order of Business  
5. Unanimous Consent Calendar\*\*  
6. Division, Corporate and Commission Action Items  
7. Staff Briefings  
8. New Business  
9. Policy Roundtables  
10. Adjournment

### 1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

2. EXECUTIVE SESSION\* - Pursuant to RCW 42.30.110, if necessary.

### 3. APPROVAL OF MINUTES

Approval of the minutes for the Regular Meeting of June 14, 2011.

### 4. SPECIAL ORDER OF BUSINESS

None.

### 5. UNANIMOUS CONSENT CALENDAR\*\*

**Notice: *There will be no separate discussion of Consent Calendar items as they are considered routine by the Port of Seattle Commission and will be adopted by one motion. If a Commissioner or a member of the public requests discussion on a particular item, that item will be removed from the Consent Calendar and considered separately.***

- a. Authorization for the Chief Executive Officer to authorize Port Construction Services to perform work in conjunction with small works contractors in support of the Concession Unit Readiness Project at Seattle-Tacoma International Airport. This authorization is for \$578,000 of a total estimated project cost of \$2,087,000 (CIP# C800147). ([memo](#), [exhibit A](#), and [exhibit B](#) enclosed)
- b. Authorization for the Chief Executive Officer to execute a Lease and Concession Agreement with U.S. Bank Corporation for the Management and Operation of an On-site Banking Facility and Automated Teller Machine Concession at Seattle-Tacoma International Airport for a term of seven years with one one-year option at the Port's sole discretion. The total minimum annual revenue to the Port, including rent for the bank space, is \$673,350. ([memo](#), [exhibit A](#), and [exhibit B](#) enclosed)

\* An Executive Session may be held at any time after the convening time, if necessary.

\*\* Unless otherwise requested by a Port Commissioner, all items under the Unanimous Consent Calendar will be considered as a single item.

\*\*\* Cellular telephones and pagers should be off or on vibrate mode during the Public Session.

**6. DIVISION, CORPORATE, AND COMMISSION ACTION ITEMS**

- a. Authorization for the Chief Executive Officer to execute the following amendments substantially as drafted: (1) Fifth Amendment to the Terminal 18 Lease between the Port of Seattle, SSA Containers, Inc. and SSA Terminals, LLC; (2) Second Amendment to the Terminal 18 Crane Agreement between the Port of Seattle, SSA Containers, Inc. and SSA Terminals, LLC; and (3) First Amendment to Supplemental Crane Agreement between the Port of Seattle, The Bank of New York Mellon, as the Bond Trustee, and the National Public Finance Guarantee Corp., as the Bond Insurer. ([memo](#), [attachment A](#), [attachment B](#), [attachment C](#), [attachment D](#), and [attachment E](#) enclosed)
- b. Request authorization for the Chief Executive Officer to enter into a lease termination agreement for the former Borders bookstore location at Seattle-Tacoma International Airport, including the payment of \$70,000 to the Borders Group, Inc., bankruptcy estate in consideration for the lease termination and release of the Airport lease from the bankruptcy liquidation proceedings. The transaction also includes waiver of amounts owed the Port for percentage rent, utility and other charges totaling approximately \$28,000. The lease termination proposal has been negotiated directly with the bankruptcy liquidators. ([memo](#) and [lease termination agreement](#) enclosed)

**7. STAFF BRIEFINGS**

- a. Presentation by Waterfront Seattle on Central Waterfront planning. ([memo](#) and [PowerPoint](#) enclosed)
- b. Briefing on a Proposed New Comprehensive Conference and Event Centers Management Agreement. ([memo](#) and [PowerPoint](#) enclosed)

**8. NEW BUSINESS****9. POLICY ROUNDTABLE**

None.

**10. ADJOURNMENT****PUBLIC TESTIMONY PROCEDURES**

1. Any person wishing to speak at a Port Commission meeting must register on a sign-up sheet and identify the specific agenda item to which he/she will speak before the agenda item commences.
2. The Commission does not generally take public testimony for non-action agenda items such as "Staff Briefings" or Work Session presentations, but may do so at the discretion of the Commission Chair.
3. An individual may testify on an agenda item for up to three minutes. Organization representatives may testify for up to five minutes.
4. Any person wishing to speak on a topic not appearing on an agenda may sign up to speak under "New Business." All testimony provided under "New Business" is limited to three minutes.
5. In the interests of time, the Commission Chair may limit the number of persons speaking on any topic or may limit testimony to those having new information or material to present.
6. The Commission Chair may alter the time allotments for testimony to ensure that more speakers have an opportunity to be heard.
7. The identity of each testifier will be noted in the meeting minutes. An individual or organization representative may have the text of his/her remarks appended to the Commission minutes by submitting a written text at or before the meeting. The appended written text will be preserved permanently.
8. A digital audio recording of the public testimony is on file in Port offices. Digital audio recordings are retained in Port offices for six years and then transferred to State Archives. A charge is assessed for duplication or transcription.
9. The Commission does not engage in discussion or debate with testifiers during Commission meetings. Questions and requests for information or documents may be addressed to Port staff or to individual Commissioners outside of Commission meetings. (Revised September 14, 2007)