



Port of Seattle Regular Commission Meeting

January 27, 2026



COMMISSION REGULAR MEETING AGENDA

January 27, 2026

To be held virtually via MS Teams and in person at the Seattle-Tacoma International Airport – Conference Center, International Room, located at 17801 International Blvd, Seattle WA, Mezzanine Level. You may view the full meeting live at meetings.portseattle.org. To listen live, call in at +1 (206) 800-4046 or (833) 209-2690 and Conference ID 314 838 833#

ORDER OF BUSINESS

10:30 a.m.

1. CALL TO ORDER

2. **EXECUTIVE SESSION** – *if necessary, pursuant to RCW 42.30.110 (executive sessions are not open to the public)*

► 12:00 p.m. – PUBLIC SESSION

Reconvene or Call to Order and Pledge of Allegiance

3. **APPROVAL OF THE AGENDA** (*at this time, commissioners may reorder, add, or remove items from the agenda*)

4. SPECIAL ORDERS OF THE DAY

5. EXECUTIVE DIRECTOR'S REPORT

6. COMMITTEE REPORTS

7. **PUBLIC COMMENT** – *procedures available online at <https://www.portseattle.org/page/public-comment-port-commission-meetings>*

During the regular order of business, those wishing to provide public comment (in accordance with the Commission's bylaws) on Commission agenda items or on topics related to the conduct of Port business will have the opportunity to:

1) Deliver public comment via email: All written comments received by email to commission-public-records@portseattle.org will be distributed to commissioners and attached to the approved minutes. Written comments are accepted three days prior to the meeting and before 9 a.m. on the day of the meeting. Late written comments received after the meeting, but no later than the day following the meeting, will be included as part of the meeting record.

2) Deliver public comment via phone or Microsoft Teams conference: To take advantage of this option, please email commission-public-records@portseattle.org with your name and agenda item or topic related to the conduct of Port business you wish to speak to by 9:00 a.m. PT on Tuesday, January 27, 2026. **(Please be advised that public comment is limited to agenda items and topics related to the conduct of Port business only.)** You will then be provided with instructions and a link to join the Teams meeting.

3) Deliver public comment in person by signing up to speak on your arrival to the physical meeting location: To take advantage of this option, please arrive at least 15 minutes prior to the start of any regular meeting to sign-up on the public comment sheet available at the entrance to the meeting room to speak on agenda items and topics related to the conduct of Port business.

For additional information, please contact commission-public-records@portseattle.org.

8. CONSENT AGENDA (*consent agenda items are adopted by one motion without discussion*)

8a. Approval of the Special and Regular Meetings' Minutes of January 13, 2026. **(no enclosure)**

8b. Approval of the Claims and Obligations for the Period of December 1, 2025, through December 31, 2025, Including Accounts Payable Check Nos. 961183 through 961797 in the Amount of \$15,608,689.59; Accounts Payable ACH Nos. 079932 through 080982 in the Amount of \$149,844,215.24; Accounts Payable Wire Transfers Nos. 069581 through 069606 in the Amount of \$14,375,141.28; Payroll Check Nos. 229904 through 229994 in the Amount of \$49,304.18; and Payroll ACH Nos. 1287740 through 1292803 in the Amount of \$19,888,722.97, for Total Payments of \$199,766,073.26. **(memo enclosed)**

8b.1 Approval of the Claims and Obligations for the Period of November 1, 2025, through November 30, 2025, Including Accounts Payable Check Nos. 960740 through 961182 in the Amount of \$7,839,126.72; Accounts Payable ACH Nos. 079072 through 079931 in the Amount of \$106,721,927.59; Accounts Payable Electronic Fund Transfers Nos. 069553 through 069580 in the Amount of \$14,340,941.48; Payroll Check Nos. 229782 through 229903 in the Amount of \$92,994.23; and Payroll ACH Nos. 1282656 through 1287739 in the Amount of \$19,757,525.90, for Total Payments of \$148,752,515.92. **(memo enclosed)**

8c. Approval of Commissioner International Travel for the First Quarter 2026. **(memo enclosed)**

8d. Authorization for the Executive Director to Execute a Term Lease Agreement with Innspace, LLC at SeaTac Office Center (STOC) to Lease 4,193 Square Feet of Office Space for a Term of 70 Months. **(memo and presentation enclosed)**

8e. Commission Federal Legislative Agenda for 2026. **(memo and presentation enclosed)**

9. UNFINISHED BUSINESS

10. NEW BUSINESS

10a. Authorization for the Executive Director to Advertise and Execute a Construction Contract for the Flight Corridor Management Project 2024 in the Requested Amount of \$6,000,000, for an Estimated Total Project Cost of \$9,700,000. **(memo and presentation enclosed)**

10b. Authorization for the Executive Director to Execute All Related Contract Agreements for the 2026/2027 Selected Tourism Marketing Support Program Recipients in an Amount Not-to-Exceed \$600,000. **(memo, attachment, and presentation enclosed)**

11. PRESENTATIONS AND STAFF REPORTS

11a. Rental Car Program at Seattle-Tacoma International Airport Briefing. **(memo and presentation enclosed)**

11b. 2026 Draft International Policy Agenda Briefing. **(memo and presentation enclosed)**

12. QUESTIONS on REFERRAL to COMMITTEE and CLOSING COMMENTS

13. ADJOURNMENT

COMMISSION
AGENDA MEMORANDUM

Item No. 8b.1

ACTION ITEM

Date of Meeting January 27, 2026

DATE: December 9, 2025
TO: Steve Metruck, Executive Director
FROM: Eloise Olivar, Assistant Director of Disbursements
SUBJECT: **Claim and Obligations – November 2025**

ACTION REQUESTED

Request Port Commission approval of the Port Auditor's payment of the salaries and claims of the Port pursuant to RCW 42.24.180 for payments issued during the period November 01 through 30, 2025 as follows:

Payment Type	Payment Reference Start Number	Payment Reference End Number	Amount
Accounts Payable Checks	960740	961182	\$7,839,126.72
Accounts Payable ACH	079072	079931	\$106,721,927.59
Accounts Payable EFT	069553	069580	\$14,340,941.48
Payroll Checks	229782	229903	\$92,994.23
Payroll ACH	1282656	1287739	\$19,757,525.90
Total Payments			\$148,752,515.92

Pursuant to RCW 42.24.180, "the Port's legislative body" (the Commission) is required to approve in a public meeting, all payments of claims within one month of issuance.

OVERSIGHT

All these payments have been previously authorized either through direct Commission action or delegation of authority to the Executive Director and through his or her staff. Detailed information on Port expenditures is provided to the Commission through comprehensive budget presentations as well as the publicly released Budget Document, which provides an even greater level of detail. The Port's operating and capital budget is approved by resolution in December for the coming fiscal year, and the Commission also approves the Salary and Benefit Resolution around the same time to authorize pay and benefit programs. Notwithstanding the Port's budget approval, individual capital projects and contracts exceeding certain dollar thresholds are also subsequently brought before the Commission for specific authorization prior to commencement of the project or contract - if they are below the thresholds the Executive Director is delegated authority to approve them. Expenditures are monitored against budgets monthly by management and reported comprehensively to the Commission quarterly.

Meeting Date: January 27, 2026

Effective internal controls over all Port procurement, contracting and disbursements are also in place to ensure proper central oversight, delegation of authority, separation of duties, payment approval and documentation, and signed perjury statement certifications for all payments. Port disbursements are also regularly monitored against spending authorizations. All payment transactions and internal controls are subject to periodic Port internal audits and annual external audits conducted by both the State Auditor's Office and the Port's independent auditors.

For the month of November 2025, over \$128,901,995.79 in payments were made to nearly 711 vendors, comprised of 2,855 invoices and over 12,381 accounting expense transactions. About 96 percent of the accounts payable payments made in the month fall into the Construction, Employee Benefits, Contracted Services, Payroll Taxes, Utility Expenses, Sales Taxes, Maintenance Inventory, Software, Legal and Room-Space-Land Rental. Net payroll expense for the month of November was \$19,850,520.13.

Top 10 Payment Category Summary:

Category	Payment Amount
Construction	85,318,870.79
Employee Benefits	13,321,230.28
Contracted Services	8,005,097.04
Payroll Taxes	7,416,075.78
Utility Expenses	3,329,356.33
Sales Taxes	2,073,953.07
Maintenance Inventory	1,272,090.08
Software	1,102,908.91
Legal	1,076,858.28
Room/Space/Land Rental	1,029,438.97
Other Categories Total:	4,956,116.26
Net Payroll	19,850,520.13
Total Payments	\$148,752,515.92

Meeting Date: January 27, 2026

Appropriate and effective internal controls are in place to ensure that the above obligations were processed in accordance with Port of Seattle procurement/payment policies and delegation of authority.



Lisa Lam/Port Auditor

At a meeting of the Port Commission held on January 27, 2026, it is hereby moved that, pursuant to RCW 42.24.180, the Port Commission approves the Port Auditor's payment of the above salaries and claims of the Port:

Port Commission

COMMISSION
AGENDA MEMORANDUM

Item No. 8b

ACTION ITEM

Date of Meeting January 27, 2026

DATE: January 13, 2026
TO: Steve Metruck, Executive Director
FROM: Eloise Olivar, Assistant Director of Disbursements
SUBJECT: **Claim and Obligations – December 2025**

ACTION REQUESTED

Request Port Commission approval of the Port Auditor's payment of the salaries and claims of the Port pursuant to RCW 42.24.180 for payments issued during the period December 01 through 31, 2025 as follows:

Payment Type	Payment Reference Start Number	Payment Reference End Number	Amount
Accounts Payable Checks	961183	961797	\$15,608,689.59
Accounts Payable ACH	079932	080982	\$149,844,215.24
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Payroll Checks	229904	229994	\$49,304.18
Payroll ACH	1287740	1292803	\$19,888,722.97
Total Payments			\$199,766,073.26

Pursuant to RCW 42.24.180, "the Port's legislative body" (the Commission) is required to approve in a public meeting, all payments of claims within one month of issuance.

OVERSIGHT

All these payments have been previously authorized either through direct Commission action or delegation of authority to the Executive Director and through his or her staff. Detailed information on Port expenditures is provided to the Commission through comprehensive budget presentations as well as the publicly released Budget Document, which provides an even greater level of detail. The Port's operating and capital budget is approved by resolution in December for the coming fiscal year, and the Commission also approves the Salary and Benefit Resolution around the same time to authorize pay and benefit programs. Notwithstanding the Port's budget approval, individual capital projects and contracts exceeding certain dollar thresholds are also subsequently brought before the Commission for specific authorization prior to commencement of the project or contract - if they are below the thresholds the Executive Director is delegated authority to approve them. Expenditures are monitored against budgets monthly by management and reported comprehensively to the Commission quarterly.

Meeting Date: January 27, 2026

Effective internal controls over all Port procurement, contracting and disbursements are also in place to ensure proper central oversight, delegation of authority, separation of duties, payment approval and documentation, and signed perjury statement certifications for all payments. Port disbursements are also regularly monitored against spending authorizations. All payment transactions and internal controls are subject to periodic Port internal audits and annual external audits conducted by both the State Auditor's Office and the Port's independent auditors.

For the month of December 2025, over \$179,828,046.11 in payments were made to nearly 842 vendors, comprised of 3,407 invoices and over 17,629 accounting expense transactions. About 95 percent of the accounts payable payments made in the month fall into the Construction, Employee Benefits, Contracted Services, Janitorial Services, Other Liabilities, Payroll Taxes, Utility Expenses, Software, Sales Taxes and Maintenance Inventory. Net payroll expense for the month of December was \$19,938,027.15.

Top 10 Payment Category Summary:

Category	Payment Amount
Construction	109,782,720.52
Employee Benefits	12,424,165.44
Contracted Services	11,986,937.28
Janitorial Services	11,587,401.52
Other Liabilities	10,200,000.00
Payroll Taxes	7,149,083.29
Utility Expenses	2,832,275.23
Software	2,211,151.26
Sales Taxes	1,813,962.96
Maintenance Inventory	1,476,291.18
Other Categories Total:	8,364,057.43
Net Payroll	19,938,027.15
Total Payments	\$199,766,073.26

Meeting Date: January 27, 2026

Appropriate and effective internal controls are in place to ensure that the above obligations were processed in accordance with Port of Seattle procurement/payment policies and delegation of authority.



Lisa Lam/Port Auditor

At a meeting of the Port Commission held on January 27, 2026, it is hereby moved that, pursuant to RCW 42.24.180, the Port Commission approves the Port Auditor's payment of the above salaries and claims of the Port:

Port Commission

COMMISSION

AGENDA MEMORANDUM

Item No.

8c

ACTION ITEM

Date of Meeting

January 27, 2026

DATE: January 27, 2026

TO: Stephen P. Metruck, Executive Director

FROM: Karin Zaugg Black, Manager, International Relations and Protocol
LeeAnne Schirato, Commission Deputy Chief of Staff
Aaron Pritchard, Commission Chief of Staff

SUBJECT: Approval of Commission International Travel – First Quarter 2026

ACTION REQUESTED

Commission approval of international travel requests for known travel in the first quarter of 2026.

EXECUTIVE SUMMARY

Article III(5)(h) of the Commission's Bylaws and Rules of Procedure requires approval of Commissioner international travel requests by Commission authorization. The authorization shall include: the number of commissioners traveling (if applicable), the port-related reason for travel, and the dates and destination of travel. International travel requests shall be submitted to the Commission Office 21 days in advance of each calendar quarter. Travel change requests for previously approved international travel shall again be put before the full Commission for review and action. Commissioners not receiving advanced travel authorization for international travel shall report to the Commission regarding the purpose of their travel, dates of travel, location of travel, benefit received by the Port through the travel, and shall seek majority approval of the post-travel authorization in order to submit claims for travel expense reimbursement. Travel requests of Commissioners should be equitable to all members and consistent with the interests of the Port. Domestic travel requests are approved by the Commission President consistent with the requirements of Article III(5)(h).

The following are known travel requests for approval as of this authorization date:

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Travel Dates	No. of Attendees	Reason for Travel	Destination	Other Information
January 28-February 7	1	Seattle Metro Chamber of Commerce and Greater Seattle Partners' International Leadership Mission to India	Delhi and Mumbai, India	Commissioner Cho will represent the Port on this International Leadership Mission of regional leaders from Snohomish, King, and Pierce counties, studying the insights and best practices from Delhi and Mumbai, India, and building strong connections with one of the world's fastest-growing innovation hubs and global markets. The mission will focus on key sectors such as Climate Tech, FinTech, Maritime, and Logistics. With the recent opening of a Consulate General of India here in Seattle, there are increasing business opportunities with key regional companies to increase trade ties.
March 4-5	1	13th Annual World Ocean Summit & Expo 2026	Montreal, Canada	Commissioner Cho will speak at the 13th Annual World Ocean Summit & Expo 2026, a global gathering of leaders from business, government, finance, academia, and civil society to accelerate progress toward a sustainable ocean economy. The summit will focus on critical issues shaping the future of the ocean, including marine ecosystem restoration, blue finance, climate resilience, and technological innovation for ocean monitoring and protection. Discussions will also emphasize strategies to strengthen cross-sector partnerships spanning shipping, fisheries, energy, tourism, and conservation. Commissioner will be speaking on a panel titled: Efficiency through partnership: rethinking shipping supply chains.

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ATTACHMENTS TO THIS REQUEST

None.

**COMMISSION
AGENDA MEMORANDUM**

ACTION ITEM

Item No.

8d

Date of Meeting

January 27, 2026

DATE : January 8, 2026

TO: Stephen P. Metruck, Executive Director

FROM: Blaine Burk, Aviation Real Estate Portfolio Manager III
Jason Johnson, Assistant Director Airline Affairs & Aviation Properties

SUBJECT: STOC Innspace Term Lease

ACTION REQUESTED

Request Commission authorization for the Executive Director to execute a term Lease Agreement with Innspace, LLC at SeaTac Office Center (STOC) to lease 4,193 square feet of office space for a term of 70 months.

EXECUTIVE SUMMARY

Innspace has been a tenant at STOC since 2023, they currently occupy 2,617 square feet on the fourth floor of the South Tower (Suite 415). The Port has tentatively agreed to a new lease for Innspace to relocate to a 4,193 square feet suite on the eleventh floor (Suite 1106) for an initial term of 70 months. Prior to occupancy, Innspace will invest approximately \$500,000 in tenant improvements. In lieu of a tenant improvement allowance, the Port proposes to abate base rent for the first 10 months (approximately \$80,365 of value). The lease also includes two 2-year renewal options, subject to Port approval.

Since acquiring STOC, the Port has experienced steady improvements in occupancy. This proposed lease would further strengthen that trend, increasing the building's occupancy rate to approximately 90%. The transaction reflects continued demand for space at STOC.

JUSTIFICATION

Suite 1106 is due for refresh, with its last renovation completed in 2005, and would benefit from significant upgrades toward Class A office standards. Innspace will fund and complete these improvements without any reimbursement by the Port. Upon lease termination, at the Port's option, all improvements will remain with the Port, enhancing the long-term value of the space. The lease begins at a base rent of \$23.00 per square foot annually plus operating expenses, with annual increases tied to CPI. Over the 70-month term, the lease is projected to generate approximately \$510,000 in revenue. Additionally, the suite Innspace would be vacating, Suite

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415, is in highly desirable condition and size, making it an attractive option for prospective tenants. The lease will be executed using a lease form approved by Port Legal.

LEASE DETAILS

Effective Date	Estimated to be February 1, 2026
Rent Commencement Date	Earlier of Substantial Completion of Tenant Improvements or November 1, 2026
Rental Rate Adjustments	Beginning in month 25 of the lease, the Monthly Base Rent will increase annually based on the Consumer Price Index (CPI) and will continue to adjust every 12 months thereafter.
Permitted Use	Innspace, LLC shall use the Premises for general office use.
Security Requirement	6 months' base rent
Insurance Requirement	General Liability Coverage: \$5 million per occurrence Auto Liability Coverage: \$1 million per occurrence

ALTERNATIVES AND IMPLICATIONS CONSIDERED

Alternative 1 – Do not lease Suite 1106 to Innspace

Cost Implications: Risk losing \$510,00 of rental revenue over the initial term

Pros:

- (1) Suite 1106 would remain available for other potential tenants.
- (2) Avoids immediate rental abatement and broker commission costs.

Cons:

- (1) Innspace may choose to vacate STOC entirely if a long-term lease solution is not offered, resulting in the loss of an existing tenant.
- (2) The Port would miss the opportunity to have Suite 1106 upgraded, delaying potential improvements and long-term value enhancement.

This is not the recommended alternative.

Alternative 2 – Enter into lease with Innspace for Suite 1106

Cost Implications: \$510,000 of rent revenue over the initial lease term.

Pros:

- (1) The Port would retain a STOC tenant under beneficial financial terms.
- (2) The Port regains control of Suite 415, giving flexibility to strategically place tenants that align with Port priorities.

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- (3) Upon lease termination of Suite 1106, all improvements will remain with the Port, enhancing the long-term value of the space.

Cons:

- (1) Suite 1106 would be unavailable for other potential tenants.

This is the recommended alternative.

FINANCIAL IMPLICATIONS

The proposed lease is expected to generate approximately \$510,000 in rental revenue over the initial 70-month term. The Port will incur a broker commission of \$27,315 as part of this transaction. Additionally, Suite 415, vacated by Innspace, is expected to be leased in its current “as-is” condition, with no tenant improvement allowance provided, which helps reduce future financial commitments.

When factoring in the 10-month rent abatement, base rental rates, and annual CPI-based increases, the overall financial outlook of this lease remains positive for the Port, offering long-term value through both revenue generation and capital improvements retained at lease end.

ATTACHMENTS TO THIS REQUEST

- (1) Presentation slides

PREVIOUS COMMISSION ACTIONS OR BRIEFINGS

October 22, 2024 – The Commission authorized the acquisition of STOC and the assumption of all STOC leases.

STOC Innospace Lease

Blaine Burk

Aviation Real Estate and Portfolio Manager III

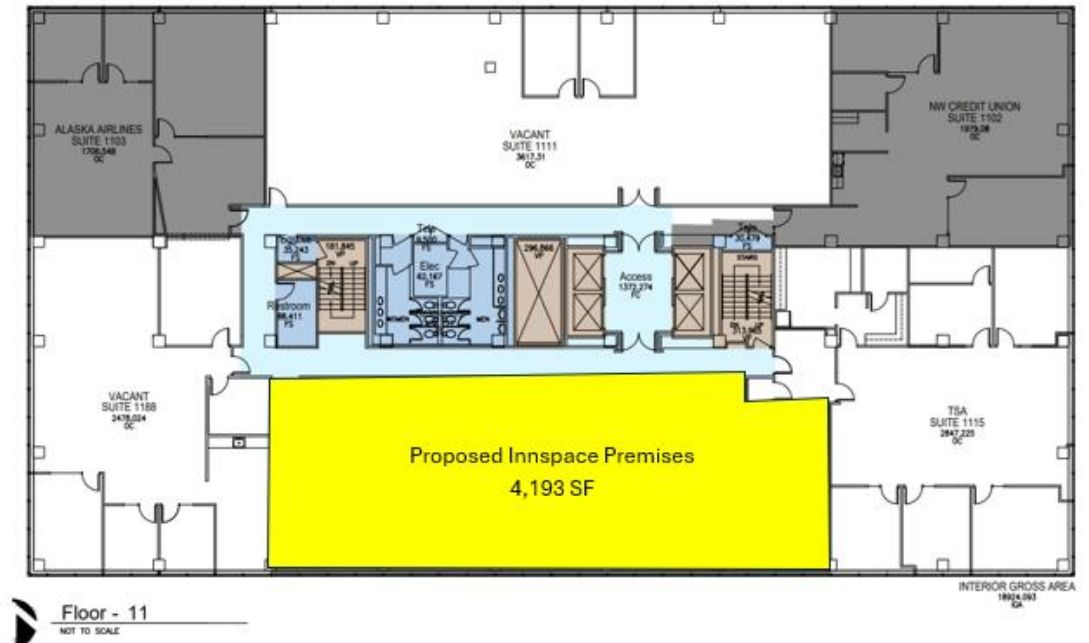


Action Requested

Request Commission authorization for the Executive Director to execute a term Lease Agreement with Innspace, LLC at SeaTac Office Center (STOC) to lease 4,193 square feet of office space for a term of 70 months.

Overview

- Innspace has been a tenant at STOC since 2023. They currently lease 2,617 sf of office space on a portion of the 4th floor
- The Port has tentatively agreed to a new lease for Innspace to relocate to a 4,193 square feet suite on the eleventh floor (Suite 1106) for an initial term of 70 months
- Prior to occupancy, Innspace will invest approximately \$500,000 in tenant improvements
- The suite Innspace would be vacating, Suite 415, is in highly desirable condition and size, making it an attractive option for prospective tenants.



Lease Details

Effective Date	Estimated to be February 1, 2026
Rent Commencement Date	Earlier of Substantial Completion of Tenant Improvements or November 1, 2026
Rental Rate Adjustments	Beginning in month 25 of the lease, the Monthly Base Rent will increase annually based on the Consumer Price Index (CPI) and will continue to adjust every 12 months thereafter.
Permitted Use	Innspace, LLC shall use the Premises for general office use.
Security Requirement	6 months' base rent
Insurance Requirement	General Liability Coverage: \$5 million per occurrence Auto Liability Coverage: \$1 million per occurrence



COMMISSION
AGENDA MEMORANDUM
ACTION ITEM

Item No.	8e
Date of Meeting	January 27, 2026

DATE: January 15, 2025
TO: Stephen P. Metruck, Executive Director
FROM: Eric Schinfeld, Sr. Manager, Federal and International Government Relations
SUBJECT: **Federal Legislative Agenda for 2026**

EXECUTIVE SUMMARY

Over the last twelve months, Port of Seattle government relations staff have worked with Commissioners, Port executives, and internal subject-matter experts to both execute the Port's Commission-approved 2025 federal policy priorities while simultaneously responding to one of the most significant federal policy overhauls of any Presidential Administration in history.

In partnership with our Congressional delegation and other public and private sector collaborators, the Port has been able to make progress at the federal level in ways that tangibly benefit the Port, the region, and the users of our aviation and maritime facilities. Similarly, the Port has been able to identify and address federal policies and programs that go against our values and/or negatively impact our operations.

The Trump Administration has radically reshaped federal policy on everything from trade and energy to equity and immigration. These changes have required the Port to adjust its practices, enhance its advocacy, and even engage in litigation. However, the Port has found ways to continue to make progress, in small but impactful ways, and to also position itself as a strong advocate for our mission, our constituents, and our community when we see federal policies that are problematic.

With the November 2026 elections in the forefront, there is likely to be limited legislative action in Washington, DC in the year ahead. To that end, the Port's draft 2026 federal agenda includes a more limited list of opportunities for progress as well as several areas that are potential risks or concerns. We anticipate a balanced effort of both "offense and defense" in the year ahead.

Following Commission approval, staff will then begin engaging local and national partners to pursue the successful passage and implementation of these priorities.

FEDERAL LEGISLATIVE AGENDA

I. Areas of Potential Progress

- a. Fiscal Year 2026 & 2027 Appropriations Investments:** Work closely with Congressional leaders to ensure that any final fiscal year 2026 (FY26) and 2027 (FY27) appropriations legislation includes proposed investments that would benefit the Port, including:

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- i. **Funding to add Customs & Border Protection Officers**, including a focus on deploying a significant portion of these new staff to air and sea gateways.
 - ii. **Funding for key Transportation Security Administration (TSA) programs**, including Transportation Security Compensation Program, the law enforcement officer (LEO) reimbursement program, the state/local canine law enforcement officer reimbursement program, and the TSA staffing of exit lanes.
 - iii. **Provide airports with a CERCLA liability exemption** for federally required PFAS use as well as **funding for the Polyfluoroalkyl Substances (PFAS) Transition Grant Program** to help airports with the transition to these new foams, including the costs of replacing or cleaning current equipment.
 - iv. **Funding of the Port’s Two FY26 “Community Directed Spending” Requests and Successful application for additional FY27 CDS funding**
- b. **Implementation of Congressionally Approved Policies:**
 - i. **Ensure FAA implementation of the four StART Priorities included in the 2024 FAA Reauthorization legislation**, including the provision directing a study of ultrafine particles from aircraft engines; a report on federal programs and policies relating to adding airport capacity; the development of a deadline and a stakeholder advisory group for the FAA’s Noise Policy Review.
 - ii. Ensure implementation of legislation in the 2025 National Defense Authorization Act that directs the FAA to **allow up to two (2) airports to use existing federal funding to repair or replace federally funded sound insulation** in near-airport residences.
 - iii. **Conduct a joint Port-Airport Cities DC Fly-in** to jointly advocate for these priorities
- c. **Pursuit of Grant Funding:** Work closely with federal partners to successfully apply for grant funding from relevant, existing federal programs like the Airport Terminal Grant (ATG) Program, the Airport Infrastructure Grant (AIG), BUILD, INFRA, and the Port Infrastructure Development Program (PIDP).
 - i. Support local partner grants that are aligned with Port goals and interests, particularly the Northwest Seaport Alliance.
- d. **Trade & Maritime**
 - i. Work with Congressional leaders to support policies and programs that can **enhance domestic ship building capacity**
 - ii. Support trade policies that disincentivize cargo diversion from the Pacific Northwest to Canada
 - iii. Ensure continued implementation of the donor port funding program and other HMT reform provisions in Section 102 of the Water Resources Development Act of 2020.
 - iv. Secure appropriations for the HMT donor port program authorized under Section 2106 of the 2014 Water Resources Reform and Development Act.
 - v. Secure funding for design phase of the West Waterway portion of the Seattle Harbor Navigation Improvement Project, which will deepen the federal channels serving T-5 in Seattle Harbor.

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- vi. Secure funding for design phase of the Tacoma Harbor Navigation Improvement Project. The project will deepen the Blair Waterway to accommodate ultra-large container ships at key NWSA cargo facilities.
- vii. Support full **funding for continued federal operation and maintenance of the Hiram M. Chittenden Locks.**

e. **Clean Energy and Environment**

- i. **Secure Farm Bill programs that support sustainable aviation fuels**
- ii. **Promote alternative maritime fuels**, including hydrogen, as key sources of energy independence for the country.
- iii. Support **major permitting reform legislation** that makes it easier to site new clean energy facilities.
- iv. Advocate for full **funding for Puget Sound restoration and Southern Resident Killer Whale (SRKW) protection**, including funding to support habitat restoration, to sustain Chinook salmon populations and other species critical to SRKW recovery, to help clean up legacy sources of contaminants that affect SRKW, to better understand and reduce impacts of vessel- and marine construction-related underwater noise, and to manage stormwater runoff.
- v. Support full **funding for regulatory staff for the U.S. Army Corps of Engineers, National Oceanic and Atmospheric Administration (NOAA) Fisheries and the U.S. Fish and Wildlife Service** to reduce permit and mitigation bank approval backlogs.

II. **Areas of Potential Concern**

a. **Highlight Risks of New Policies to Port Business, Operations and Employees**

- i. Express the need for **trade enforcement actions such as tariffs and quotas to be carefully and narrowly targeted** to address problems and minimize the unintended impacts on American producers and consumers.
 - 1. Advocate for productive engagement and negotiations that ensure a fair and level playing field for mutually beneficial trade.
- ii. Be a leading voice on **immigration policies that ensure the Port, its partners, and its customers have the workforce to succeed** in the global economy, and that immigrants and refugees are actively included in the opportunities that our region's economy provides.
 - 1. Take steps to support workers and travelers impacted by changes in immigration policy
 - 2. Take all available steps to limit the use of Port facilities for immigration detention and deportation
- iii. Be a strong advocate for **keeping the United States open to travelers and visitors from throughout the world**, without discrimination based on specific individual characteristics
- iv. Push back against **policies that would limit the Port's ability to pursue equity, diversity and inclusion efforts** throughout our organization, or would limit our access to federal dollars because of those efforts.

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ATTACHMENTS TO THIS PRESENTATION -

- (1) Presentation slides

PREVIOUS COMMISSION ACTIONS OR BRIEFINGS

- February 11, 2025 – The Commission approved the 2025 Federal Legislative Agenda.
- January 23, 2024 – The Commission approved the 2024 Federal Legislative Agenda.
- January 24, 2023 – The Commission approved the 2023 Federal Legislative Agenda.
- January 25, 2022 – The Commission approved the 2022 Federal Legislative Agenda.
- January 12, 2021 – The Commission approved the 2021 Federal Legislative Agenda.
- January 28, 2020 – The Commission approved the 2020 Federal Legislative Agenda.
- December 10, 2018 – The Commission approved the 2019 Federal Legislative Agenda.
- January 9, 2018 – The Commission approved the 2018 Federal Legislative Agenda.

Federal Legislative Agenda for 2026

January 27, 2026

Eric Schinfeld, Sr. Manager, Federal & International Government Relations, Port of Seattle



Overview

- 2025 Key Accomplishments & Challenges
- 2026 Outlook
- Overview of Draft 2026 Policy Priorities
 - Areas of Potential Progress
 - Areas of Potential Concern
- Next steps
 - Seek Commission adoption at 1/27/26 meeting

2025 Successes

- **Secondary Noise Insulation**
 - After 8 years, Representative Smith and Senator Murray successfully passed legislation to allow for federal funding for the repair and replacement of federally-funded sound insulation
- **FY26 Congressionally Directed Spending**
 - \$1,000,000 for a Seattle Waterfront Sea Level Rise Resiliency Study
 - \$250,000 to replace the Pier 86 Grain Terminal switcher locomotive
- **Sustainable Aviation Fuels**
 - Successfully retained the Sustainable Aviation Fuel Blender's Tax Credit in the "One Big Beautiful Bill" despite most other clean energy tax credits getting eliminated
- **Other Positive OBBB items**
- \$4.1 billion to hire and train at least 5,000 new CBP officers and \$2 billion to retain existing staff
- \$625 million for security and operational support for the 2026 FIFA World Cup
- \$12.5 billion to modernize air traffic control
- \$24.6 billion for Coast Guard, including for vessel procurement and investments in shore facilities.
- Ends the tariff exemption on all de minimis imports

Impactful Progress on Current Port Priorities

2025 Challenges

- Immigration restrictions & deportations
- Budget cuts and federal staffing cuts
- Trade & Tariffs
- Environmental policy & funding rollbacks and removal of clean energy tax credits
- Anti-equity efforts and DBE changes
- Increased international travel restrictions and fees
- Grant criteria changes
- Federal government shutdown

Major Executive Actions on Issues of Concern to the Port

2026 Outlook

- Republicans maintain full control in Washington, DC: White House, Senate, and House of Representatives
 - Small Congressional majorities and focus on November election means limited opportunity for major legislation
- Congress still working to finalize all FY26 appropriations by on January 30.
 - High likelihood that DHS funding (including TSA & CBP staffing) is extended through a continuing resolution until September 30 (at FY24 funding levels) rather than a full year funding bill.
- Some “must-pass” legislation could move this year of interest to the Port, including the farm bill and the Water Resources Development Act (WRDA), which is important for US Army Corps project authorization and Harbor Maintenance Tax funding
- High likelihood of major new initiatives at the Executive level, including more executive orders and regulatory rollbacks.

Opportunities for Progress Will Be Limited in 2026

Opportunities for Progress

I. Retention of Proposed FY26 Investments and Potential FY27 Investments

- 1) Final FY26 Transportation and Commerce funding bills should include our “earmark” requests
- 2) Will seek both “earmarks” and grant funding in 2026 for key Port projects

II. Implementation of Congressionally Approved Policies

- 3) FAA implementation of the four StART Priorities included in the 2024 FAA Reauthorization legislation
- 4) Implementation of NDAA language directing FAA to allow certain airports to use existing federal funding to repair or replace federally funded sound insulation in near-airport residences

III. Shipbuilding Promotion and Maritime Investments

- 5) Bipartisan interest in SHIPS Act to incentivize U.S. shipbuilding
- 6) Make progress on Harbor Maintenance Tax reforms and funding through WRDA
- 7) Support additional trade policies that disincentivize cargo diversion from NWSA to British Columbia

IV. Clean Energy

- 8) Continue SAF investments in the Farm Bill
- 9) Promote alternative maritime fuels, including hydrogen
- 10) Support major bipartisan permitting reform, including for siting new clean energy facilities

Still a chance to do a few things

Areas of Concern

- Immigration restrictions & deportations
- Budget cuts and federal staffing cuts
- Trade & Tariffs
- Environmental policy & funding rollbacks
- Anti-equity efforts and DBE changes
- Increased international travel restrictions
- Federal government shutdown (next deadline is January 30)

Same list as for 2025!

Next Steps

- **February 2026** – Meetings with Congressional offices to distribute agenda and share priorities
- **March – December 2025** – Commissioners and Port Executives participation in DC advocacy
 - AAPA Legislative Summit: March 4-6, 2026
 - ACI/AAAE Washington Legislative Conference: March 17-19, 2026
 - Pacific NW Waterways Association Mission to Washington: April 20-23, 2026
 - StART DC Fly-in: April 21-23, 2026
 - AWB DC Fly-in: December 1-3, 2026

Questions?

**COMMISSION
AGENDA MEMORANDUM**

Item No. 10a

ACTION ITEM

Date of Meeting January 27, 2026

DATE: January 18, 2026

TO: Stephen P. Metruck, Executive Director

FROM: Sabin Mudaliar, Acting Director, Airport Operations
Eileen Francisco, Director, Aviation Project Management
Clare Gallagher, Director, Capital Project Delivery/External Relations

SUBJECT: Flight Corridor Management Project - 2024

Amount of this request: \$6,000,000

Total estimated project cost: \$9,700,000

ACTION REQUESTED

Request Commission authorization for the Executive Director to advertise and execute a construction contract for the Flight Corridor Management Project - 2024. The total cost estimate for this request is \$6,000,000.

EXECUTIVE SUMMARY

The 2024 Flight Corridor Management Project (2024 FCMP) is intended to remove existing and anticipated obstructions consisting primarily of trees around Seattle-Tacoma International Airport (Airport); replant trees of compatible species, in appropriate locations; and establish access agreements with agencies to perform obstruction management and prevent establishment of future obstructions.

SEA operates under several federal and state regulations and requirements to ensure safe operating conditions which include the removal of obstructions. Rigorous environmental management practices will be implemented to minimize environmental impacts including following the Port's tree replacement standards; and comply with applicable tree replacement standards in surrounding jurisdictions for obstructions located outside the Airport Activity Area (AAA). Replanting and revegetation will occur on-site where trees are removed or at nearby off-site properties. Staff will work with the local jurisdictions on any site-specific mitigations. For this five-year project, 197 trees were identified as obstructions. Of those, 158 are on Port property, 39 on public agency properties and none on private property.

To support effective communication and transparency with communities affected by the 2024 FCMP, a comprehensive outreach and communication plan for those areas has been

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implemented and communications will continue throughout the obstruction removal periods. This project will also look to maintain mitigation sites and replace trees that did not survive from prior replanting efforts.

JUSTIFICATION

SEA operates under several federal and state regulations and requirements to ensure safe operating conditions which include the removal of obstructions. These regulations and requirements include:

1. Federal Requirements for Airport Operators to Control Obstructions

- Federal Aviation Regulation (FAR) Part 77, “Safe, Efficient Use, and Preservation of the Navigable Airspace”
- FAR Part 139, “Certification of Airports”
- Advisory Circular (AC) AC 150/5300.13B, “Airport Design”
- Grant Assurance 20, “Hazard Removal and Mitigation”
- Grant Assurance 21, “Compatible Land Use”

2. State Requirements for Airport Operators to Control Obstructions

- RCW 14.12.020, “Airport hazards contrary to public interest”
- RCW 14.08.030, “Acquisition of property and easements—Eminent domain—Encroachments prohibited”

Diversity in Contracting

Through the Diversity in Contracting program, a Women and Minority-Owned Business Enterprise (WMBE) aspirational goal has been established for this program at 10% and will be included in future contracts.

DETAILS

The Flight Corridor Management Program is an ongoing regulatory safety program that, approximately every five years, evaluates and mitigates obstructions in the vicinity of the airport.

Scope of Work

Scope of work for this authorization includes:

- (1) Obstruction Removal
- (2) Site Treatment
- (3) Obstruction Replacement
- (4) Site specific mitigations in conjunction with the local jurisdictions
- (5) Monitoring & Maintenance
- (6) Outreach and Communications

Schedule

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Activity

Construction start	2026 Quarter 3
Construction Complete	2027 Quarter 4

Cost Breakdown

This Request

Total Project

Planning and Design	\$0	\$3,700,000
Construction	\$6,000,000	\$6,000,000
Total	\$6,000,000	\$9,700,000

ALTERNATIVES AND IMPLICATIONS CONSIDERED**Alternative 1 – Do not authorize funds for construction**Cost Implications: \$0Pros:

- (1) No additional expenditure required

Cons:

- (1) FAA could consider the Airport to be non-compliant with Federal rules and regulations.
- (2) Does not follow state laws regarding prevention of airport hazards.
- (3) Does not meet the Airport's operating certificate requirements for airport operators to protect flight operations into and out of the airport.
- (4) Does not meet the Airport's strategic goals and objectives, such as improving safety, operational efficiency and the customer experience at SEA.
- (5) FAA could limit approach and departure procedures at SEA.

This is not the recommended alternative.

Alternative 2 – Authorization to complete ConstructionCost Implications: \$6,000,000Pros:

- (1) Allows us to comply with FAA and State regulations to manage identified obstructions in a timely manner.
- (2) Allows us to meet the Airport's operating certificate requirements for airport operators to protect safe flight operations into and out of the airport.
- (3) Allows us to meet the Airport's strategic goals and objectives, such as improving safety, operational efficiency and the customer experience at SEA.

Cons:

- (1) Expenditures in 2026 and 2027.

This is the recommended alternative.

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Cost Estimate/Authorization Summary

Capital

Expense

Total

COST ESTIMATE			
Original estimate	\$0	\$9,700,000	\$9,700,000
AUTHORIZATION			
Previous authorizations	\$0	\$3,700,000	\$3,700,000
Current request for authorization	\$0	\$6,000,000	\$6,000,000
Total authorizations, including this request	\$0	\$9,700,000	\$9,700,000
Remaining amount to be authorized	\$0	\$0	\$0

Annual Budget Status and Source of Funds

The expenditures will be included in the division's annual operating budget. The 2026 operating budget included \$2,001,500. The cost for removal and replacement on Port property is an operating expense and the expenditure on non-Port property is categorized as non-operating Public Expense. The project costs will be accounted for as public expense and included in the airline rate base (Airfield Movement Area) as an amortized cost, recognizing there is a multi-year benefit. The funding source will be the Airport Development Fund (ADF).

Financial Analysis and Summary

Project cost for analysis	\$9,700,000
Business Unit (BU)	Airfield Movement Area
Effect on business performance (NOI after depreciation)	NOI after depreciation will decrease in the year of expenditure and increase in subsequent years.
IRR/NPV (if relevant)	N/A
CPE Impact	\$0.08 in 2028

Future Revenues and Expenses (Total cost of ownership)

Newly planted trees will need to be monitored and maintained for the first 5 years. The first year is included in the construction contract. Years 2-5 will need monitoring and oversight; potentially a minor amount of consultant support will be required along with Aviation Maintenance staffing services for tree maintenance.

ADDITIONAL BACKGROUND

As part of previous efforts, the Port completed an aerial obstruction analysis for the 2019 FCMP to identify the number of obstructions. In response to community feedback, Commission guidance and consultation with the FAA, the Port used revised criteria in 2018 to identify obstructions that had the most direct impact to safe and efficient aircraft operations. Once all obstructions were verified by site visits, the removal and replacement work began in 2020. All removal and replanting work were completed in 2022. Tree replacement sites on Port property were also completed and were subject to a 5-year performance monitoring and maintenance period for tree survival and invasive species cover.

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In total, 978 trees were removed in the previous projects. The majority were on Port property (789) with the remaining on Washington Department of Transportation (WSDOT) right-of-way (102), other public properties (47) and private properties (40). On Port property, the Port replanted at a 4:1 ratio, including clearing invasive vegetation to prepare sites for planting. For other public properties, the Port paid each entity in-lieu fees for replanting at the ratio specified by city code. For private properties, the Port offered to replace trees either on-site or on Port property up to a four to one ratio.

The Port coordinated directly with all public and private property owners on scopes of work specific to their properties and on permanent easements on the properties where there is potential that additional trees may require removal in the future. The easement values were determined by an appraiser in accordance with applicable standards for determining fair market value.

Environmental best management practices are an integral part of the Flight Corridor Management Program’s overall design, leaving vegetation barriers near buildings and streets, planting low growing native varieties that will not become future obstructions, and removing and controlling invasive species.

ATTACHMENTS TO THIS REQUEST

- (1) Presentation slides

PREVIOUS COMMISSION ACTIONS OR BRIEFINGS

January 13, 2026 – 2024 Flight Corridor Management Project Commission Briefing.

October 30, 2025 – Flight Corridor Management Program Briefing for Commissioner Felleman.

September 18, 2025 - Flight Corridor Management Program Briefing for Commissioner Calkins.

November 19, 2024 – The Commission authorized (1) design and contract development for the Flight Corridor Safety Project – 2024; (2) negotiate and obtain easements as the permanent approach for obstruction management; and (3) pay fees to the Washington State Department of Transportation (WSDOT) and/or local jurisdictions for them to perform replanting for obstructions identified to be removed from their properties.

July 26, 2022 – The Commission authorized (1) advertise and execute a professional Service Agreement for technical expertise (2) complete aerial obstruction data collection, field verification, and obstruction data analysis (3) conduct an environmental review, and (2) execute agreements with public agencies as needed.

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April 29, 2022 – The Commission Aviation Committee was briefed on the Flight Corridor Safety Program; program accomplishments and status; and upcoming request for Commission authorization for the 2024 project in June 2022.

March 24, 2020 – Commission authorized adoption of Port of Seattle Resolution No. 3771, providing for the acquisition of certain real property interests, authorizing negotiation or condemnation and directing other actions consistent with the program and aviation safety.

February 25, 2020 – Introduction of Port of Seattle Resolution No. 3771, providing for the acquisition of certain real property interests, authorizing negotiation or condemnation and directing other actions consistent with the program and aviation safety.

January 28, 2020 – The Commission authorized to (1) use existing job order contracts for removal of current and future flight path obstructions from non-port properties and associated replanting of replacement trees; (2) advertise and execute construction contracts for replanting of replacement trees; (3) pay fees to the Washington State Department of Transportation (WSDOT) and local jurisdictions to perform replanting for certain obstructions removed from their properties; (4) execute agreements with public agency and private property owners as needed for purposes of obstruction management; and (5) acquire those property rights reasonably necessary for obstruction management and preventing future creation or establishment of airport hazards.

November 14, 2017 – The Commission authorized to (1) increase the project budget for the Flight Corridor Safety Program – Phase 1 by \$2,600,000 for a new total of \$5,806,000 (2) execute change order(s) in excess of \$300,000 as necessary to complete the tree removal work and (3) advertise and execute a major works construction contract to remove invasive species and complete revegetation for Flight Corridor Safety Program Phase 1 at Seattle-Tacoma International Airport.

February 28, 2017 – The Commission authorized to prepare environmental, design and contract bid documents for the Flight Corridor Safety Program now-combined Phase 2 and Phase 3 at Seattle-Tacoma International Airport.

August 9, 2016 – The Commission authorized advertisement and execute a major works construction contract for the Flight Corridor Safety Program Phase 1.

February 9, 2016 – The Commission authorized design, advertise and execute a major works construction contract for the 2016 Flight Corridor Safety Obstruction Management Project at Seattle-Tacoma International Airport.

November 24, 2015 – Flight Corridor Safety Obstruction Management Briefing.

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Date of Meeting	January 27, 2026

Flight Corridor Management Program - 2024 Construction Authorization

Seattle-Tacoma International Airport

Mark Leutwiler, Assistant Director Airport Operations

Marco Milanese, Community Engagement Manager



Flight Corridor Management Program - 2024

- Request for Commission authorization for the Executive Director to:
 - Advertise and execute a construction contract
- Total request of authorization: \$6,000,000

Flight Corridor Management Program - Overview

- Ongoing program to remove obstructions around SEA to maintain safety during takeoffs and landings and replant in their place, lower height trees.
- The Port has already replanted 12,000 + trees as part of overall program.
- Obstructions either are penetrating SEA's airspace or are expected, within approximately the next five years, to penetrate.
- 2024 Project identified 197 Obstructions.
- Program is updated every five years; next analysis expected in 2029.



2025 Outreach, Engagement & Communications

- 3/26: Kickoff meeting with Burien staff
- 4/03: Kickoff meeting with SeaTac staff
- 8/07: Email to local councilmembers/city managers
- 8/08: Launch of new Flight Corridor website
- 8/20, 9/5, 9/19, 10/29: E-communications sent
- 8/27: SEPA notification email sent
- 9/22: Presentation at Burien City Council
- 12/05: Mathison Park Commissioner Site Tour

Thank You!



Seattle-Tacoma
International
Airport

Operated by the
Port of Seattle

FlySEA.org



**COMMISSION
AGENDA MEMORANDUM**

Item No. 10b

ACTION ITEM

Date of Meeting January 27, 2026

DATE : January 15, 2026

TO: Stephen P. Metruck, Executive Director

FROM: Nick Leonti, Director, Tourism Development

SUBJECT: Tourism Development – Tourism Marketing Support Program Authorization

Amount of this request: \$600,000.00

Total estimated project cost: \$600,000.00

ACTION REQUESTED

Request Commission authorization of the 2026/27 Tourism Marketing Support grant program (TMSP) and authority for the Executive Director to approve execution for all related contract agreements for the 2026/27 selected Tourism Marketing Support Program recipients in an amount not to exceed \$600,000.

EXECUTIVE SUMMARY

The Port's Tourism Development department continues to adapt to ensure that the tourism industry is delivering benefit to the organization, the community, local businesses, and visitors. Part of this effort is continuing the long-running Tourism Marketing Support Program (TMSP) which provides grants to enable local partners to drive tourism in a responsible way.

Tourism is a powerful economic engine for Seattle and Washington State, one that supports small businesses, sustains jobs, and reinforces our region's identity as a welcoming, culturally rich, and environmentally responsible destination. The Port plays a unique and irreplaceable role in this ecosystem. Through our global marketing presence, destination stewardship initiatives, and strategic investments in community-centered tourism, the Port ensures that visitor spending translates into broad, equitable, and sustainable benefits for residents across the region.

As we prepare for the next round of the Tourism Marketing Support Program (TMSP) grants, we are requesting authorization of \$600,000 to continue delivering measurable, community-focused outcomes and advancing the Port's economic, environmental, and equity goals.

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JUSTIFICATION

The TMSP grant program is a key to including local partners in our larger scope of tourism development work focused on advancing Commissioner Hasegawa’s goal of rewriting the map for equitable tourism. Through the Port’s leadership, local partners can be involved in regular contact with travel producers, travel media outreach and hosting, destination trainings, responsible tourism efforts and more.

Tourism marketing is destination stewardship in action and the projects supported by the TMSP help drive visitors when and where they are needed most. This includes smaller, lesser-resourced communities, destinations and attractions that support the livelihood of the region’s local residents.

Diversity in Contracting

The opportunity to apply will be directly shared with diverse non-profit organizations and all applications are evaluated for their impact on promoting equitable, inclusive tourism. The second tier of grants which allow for more staff time to be included in the match funds was specifically designed with smaller, culturally-based organizations in mind.

DETAILS***Scope of Work***

Work will include but not limited to:

- (1) Announcement of program guidelines, application window dates, application process and materials, and eligibility and scoring criteria.
- (2) Outreach and promotion of the grant program, including virtual information sessions and email communications.
- (3) Coordination of the application review and evaluation process, including convening an evaluation panel and scoring applications based on established criteria.
- (4) Execution and management of grant agreements with selected recipients, including contract compliance and payment processing.
- (5) Monitoring of funded projects through progress check-ins, review of final reports, and documentation of project outcomes.
- (6) Grant cycle closeout activities, including final report review, approval, and disbursement of funds.

Schedule

February 2026 – Application window opens

Feb/March 2026 – Informational sessions held

March 2026 – Application window closes

March 2026 – Port of Seattle Evaluation panel meets/Recipients selected

April 2026 – Contracts in place and projects begin

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October 2026 – February 2027 – Recipient check-ins, support and progress updates
 December 2027 – Final Reports Due and funds disbursed (some may be due earlier)

ALTERNATIVES AND IMPLICATIONS CONSIDERED

Alternative 1 – Do not offer the Tourism Marketing Support Program for 2026/27.

Cost Implications: \$0.

Pros:

- (1) Reduces specific budget request by \$600,000 for 2026/27.

Cons:

- (1) Eliminating the program would impact small tourism organizations and industry partners that rely on this funding to support their projects due to limited resources for marketing to out-of-state visitors.
- (2) Eliminating the program would decrease positive impact of visitor-spending to lesser-known and lesser-visited neighborhoods, destinations and attractions throughout the region.

This is not the recommended alternative.

Alternative 2 – Offer and authorize funding for the Tourism Marketing Support Program for 2026/27.

Cost Implications: \$600,000 over two years

Pros:

- (1) The TMSP program assists and demonstrates the Port of Seattle’s intention to work with a diverse range of organizations and industry partners.
- (2) Because the TMSP program requires a two-to-one matching contribution, the \$600,000 positively impacts tourism and visitor marketing throughout Washington State with a minimum of \$900,000 in total marketing promotional efforts. In previous years the actual match fund levels exceeded the two-to-one match requirement.
- (3) This program will advance the Port’s destination stewardship efforts by prioritizing projects that embrace responsible tourism principles that drive visitor spending when and where it is needed most.

This is the recommended alternative.

FINANCIAL IMPLICATIONS

Cost Estimate/Authorization Summary

	Capital	Expense	Total
COST ESTIMATE			
Original estimate	\$0	\$600,000	\$600,000

Meeting Date: January 27, 2026

AUTHORIZATION			
Previous authorizations	0	0	0
Current request for authorization	0	600,000	600,000
Total authorizations, including this request	0	600,000	600,000
Remaining amount to be authorized	\$0	\$0	\$0

Annual Budget Status and Source of Funds

Funding for the 2026/27 Tourism Marketing Support Program is included in the approved operating budget.

TMSP will be funded from the tax levy.

Financial Analysis and Summary

Project cost for analysis	\$600,000
Business Unit (BU)	Economic Development Division, Tourism Development
Effect on business performance (NOI after depreciation)	Supports increased tourism-related economic activity
IRR/NPV (if relevant)	
CPE Impact	

Future Revenues and Expenses (Total cost of ownership)

TMSP does not generate direct Port of Seattle revenues. However, the program leverages a required 2:1 match from grant recipients. This results in a minimum of \$900,000 in additional tourism marketing expenditures statewide. There are no ongoing capital costs or long-term operating expenses beyond the authorized 2026/27 grant cycle.

ATTACHMENTS TO THIS REQUEST

- (1) Attachment: List of TMSP- supported projects from previous grant cycle
- (2) Presentation slides

PREVIOUS COMMISSION ACTIONS OR BRIEFINGS

February 13, 2024 – Commission approved \$600,000 for 2024/25 Tourism Marketing Support Program

January 24, 2023 – Commission approved \$200,000 for all contract agreements for the 2023 Tourism Marketing Support Program

December 15, 2020 – Commissioners authorized the Executive Director to approve execution of all contract agreements for the 2021 Tourism Marketing Support Program

December 10, 2019 - Commissioners authorized the Executive Director to execute contract agreements for the 2020 Tourism Marketing Support Program in the not-to-exceed amount of \$200,000

2024-2025 Tourism Marketing Support Program Awarded Organizations	Port Awarded Funds	Project Summary
African American Leadership Forum Northwest (AALF)	\$4,013.75	Promote cultural food tours to highlight Black, women and minority owned businesses in the central district through targeted marketing .
Alliance for Pioneer Square	\$10,000.00	Promote tourism from out-of-state visitors in key feeder markets to Pioneer Square through video-based advertisements with a special focus on free, family experiences.
Anacortes Arts Festival	\$20,000.00	Content creation and targeted advertising to out-of-state markets to promote the Anacortes Arts Festival.
Ballard Chamber of Commerce dba Ballard Alliance	\$20,000.00	Create a culturally focused destination marketing campaign for the Alaska cruising market designed to attract out-of-state visitors coming to Seattle to embark on an Alaska cruise.
City of Kirkland	\$10,000.00	Media buys in key out-of-state markets to increase visitation during shoulder seasons.
City of Renton	\$20,000.00	Creation of event calendar and development of video/photo content to increase awareness of Renton's status as a business travel destination.
Culture Generation	\$10,000.00	Social media and digital advertising to showcase Kent's immersive experiences through immigrant-owned markets, cultural festivals, BIPOC-owned restaurants, and sustainable cultural farming.

Experience Learning Community dba Museum of Pop Culture (MoPOP)	\$20,000.00	Ad campaign to promote MoPOP's new brand refresh included translation into Spanish and Chinese and with special emphasis on attracting cruise passengers.
Foothills Rails-to-Trails Coalition	\$10,000.00	Increase communication and marketing to out-of-state markets to drive visitation and increase the fundraising that supports an inclusive and accessible trail system.
Forks Chamber of Commerce	\$15,000.00	Social media marketing to Twilight fans highlighting the attractions and natural beauty of the region.
Freakout Music Festival	\$20,000.00	Implementing international PR and marketing campaigns to expand the reach and visibility of the internationally-focused music festival.
Grays Harbor Historical Seaport	\$15,000.00	Expanding digital marketing to reach a larger audience to help drive visitation to the Lady Washington ship.
Harbor WildWatch	\$20,000.00	Create unique and engaging social media content that increases out-of-state visitors to beaches, parks and eco-tourism facilities in Pierce, Kitsap, Thurston, and King Counties.
Holocaust Center for Humanity	\$10,000.00	Digital ads to promote the museum and organizing a special educational event for local tourism professionals to help raise awareness.
Long Beach Peninsula Visitors Bureau / Pacific County Tourism Bureau	\$10,000.00	Implement initiatives that address systemic barriers and promote a culture of inclusivity within the organization and the broader community and creating marketing based on those programs.

Mountaineers Books / The Mountaineers	\$20,000.00	Funding for this 2024-25 tourism marketing project would support production and marketing of four upcoming guidebooks directly supporting visitation and tourism within Washington.
Northwest Maritime Center	\$11,200.00	Revitalizing the website, bolstering the social media presence, and investing in broad online marketing to engage with potential first time visitors to Wooden Boat Festival.
Pacific Northwest Economic Region	\$20,000.00	Develop a comprehensive Pacific Northwest regional tourism marketing and traveler information portal for visitors which will promote travel through Port of Seattle-owned facilities and encourage travel throughout the broader Pacific Northwest region.
Paper Whale	\$10,000.00	Social media and targeted ad buys in key markets with the goal of increasing out-of-state visitation to the Noisy Waters Mural Festival.
Seattle Flying Dragon Boat Club	\$19,333.33	Develop a marketing plan to increase out-of-state participation in the annual Dragon Boat Festival.
Seattle Good Business Network	\$20,000.00	Develop gamified passports through Bandwango to drive business with local makers, artists and small businesses.
Seattle Historic Waterfront Association	\$20,000.00	Creation of the GlobalGateway, a website offering tourist a novel lens through which to find and participate in local, multicultural festivities and internationally oriented experiences, particularly during the vital shoulder season.
Seattle Opera	\$10,000.00	Work with noted opera/arts/travel influencer to reach younger and more diverse visitors from out-of-state markets.

Skagit Tourism Bureau	\$20,000.00	Support a marketing campaign designed to draw LGBTQ and BIPOC individuals to the region to participate in the numerous outdoor and bird watching opportunities that are available during the winter season.
SnoValley Chamber of Commerce	\$20,000.00	Design and distribute comprehensive pocket maps highlighting the numerous biking and hiking trails in the Snoqualmie Valley area.
Socks on my Hands Productions	\$8,000.00	Digital marketing campaign with national focus to drive visitation to the Puget Sound Puppetry Festival and other events.
Starfire Sports	\$18,286.25	Create print and digital marketing around increasing participation of girls' teams in sports tournaments.
Tacoma Arts Live	\$10,000.00	Develop a new inclusive digital marketing campaign to expand brand awareness and increase attendance from culturally diverse and historically underserved audiences, including those in the out-of-state markets.
Tourism Walla Walla dba Visit Walla Walla	\$12,500.00	Hosting LGBTQ+ influencers to experience and promote Walla Walla wine to out-of-state markets.
United Creatives	\$20,000.00	Create unique partnerships, re-develop existing audiences, create outreach to market and grow the Seattle Film Summit.
Visit Issaquah	\$20,000.00	Business-to-business tourism industry marketing with focus on Issaquah's destination stewardship work with the Transformational Travel Council.

Visit Kitsap Peninsula	\$20,000.00	Create promotional video and a photo library to promote the destination to out-of-state visitors.
Visit Tri-Cities	\$20,000.00	Bolster a digital advertising initiative aimed at attracting a diverse range of travelers from Los Angeles and San Francisco.
Washington Filmworks	\$20,000.00	Creating resources and supporting a national campaign to bring film projects and commercials through SEA International Airport to Washington State's rural counties.
Washington Independent Inns Network	\$8,000.00	Digital ad campaign in select target markets to increase visitation during shoulder seasons.
Wing Luke Memorial Foundation	\$20,000.00	Develop a new brand marketing campaign positioning the Museum as a "must see" destination to attract out-of-state tourists.
Woodinville Wine Country	\$18,666.67	Business-to-business tourism industry marketing with a focus on hosting travel writers and other travel producers to help drive awareness and visitation.
Young Women Empowered - Golden Bricks Events	\$20,000.00	Marketing support for the Refuge Outdoor Festival to draw more visitation from fly-in markets.
TOTAL:		\$600,000.00

Tourism Development

Tourism Marketing Support Program Reauthorization

Item No. 10b_supp

Meeting Date: January 27, 2026



Port of Seattle®

1

Tourism Marketing Support Program

The TMSP grant program advances the mission of the Port's larger tourism development strategy by providing local partners with key funding to help drive responsible visitation to our region.

Each proposed project is evaluated by an internal panel for its destination stewardship, environmental, and equity impact.

Today, we are requesting re-authorization of the program – at the same funding level as the previous cycle - for up to \$600k for 2026/27.



Impact of Travel to Washington

Tourism is not just about “heads in beds” or visitor spending—it’s about local jobs, small business survival, and community vibrancy.

Tax revenues generated help fund infrastructure, civic amenities, public services, the arts, and more.

Tourism delivers jobs for our families, aids cultural preservation, promotes sustainable practices, and tourism is integral to community well-being and future prosperity



Visitor Spending
\$25.1 Billion



Tax Revenues
\$3.4 Billion



Total Jobs Supported
232,500

2024 – US Travel Assoc.

How Tourism Marketing Supports Locals

1. Combats Negative or Outdated Perceptions

Reframes Seattle's story through trusted media and firsthand experiences to further efforts in restoring visitor confidence, especially in international markets.

2. Keeps Our Region Top-of-Mind Amid Intense Global Competition

US Destinations are facing growing anti-US sentiment which has increased competition for attracting high-value visitors who stay longer and spend more.

3. Advances more Equitable Visitor Spending

Directs visitors beyond downtown and peak seasons helping spread economic benefits to neighborhoods, rural areas, and small businesses.

4. Addresses Community Concerns About Impact

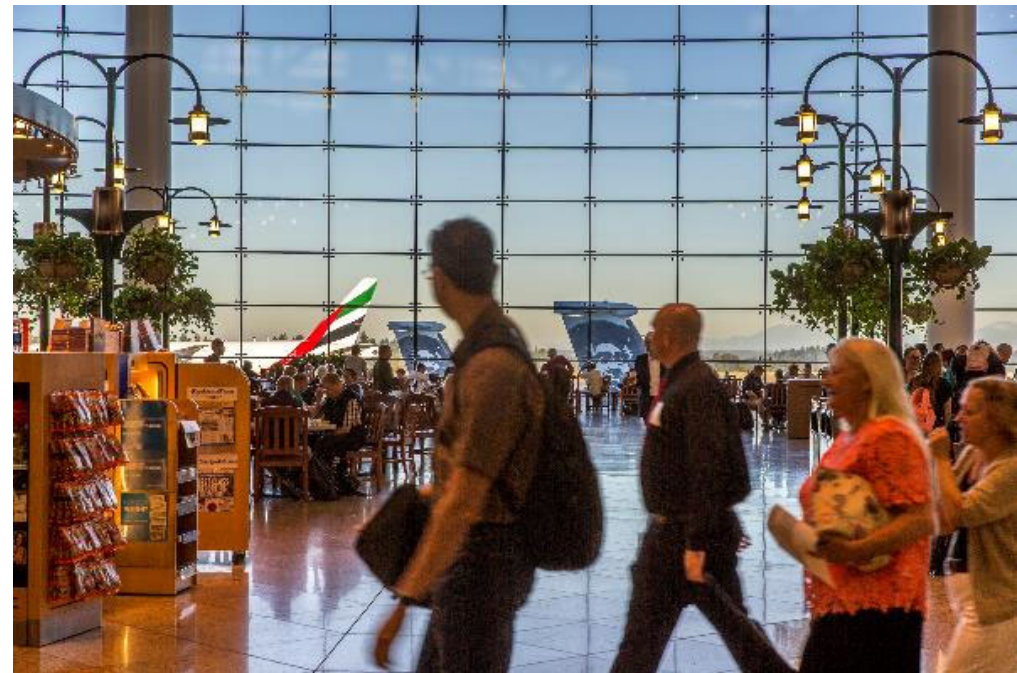
Uses responsible tourism messaging to set expectations, reduce overcrowding, protect natural assets, and respect local culture.

5. Reduces Economic Uncertainty & Volatility

Builds resilience by diversifying markets and visitor segments, helping stabilize jobs, businesses, and public revenue.

Tourism Development: The Big Picture

- Partnership w/ SWT and Visit Seattle
- Create resiliency in Seattle's tourism pipeline
- Share success and deliver value to local businesses through leadership and opportunity
- Amplify community voices and drive visitation when/where it is needed most.
- Embrace best practices for destination stewardship



Tourism Development - 2025 Highlights

The TMSP complements and bolsters the larger scope of the Port's tourism work

- Korean Product Developer Fam
- German HAL Fam
- Edelweiss Media Tour
- Northstar Travel Agent Trainings
- “Destination Pacific Northwest” w/Washington State Wine
- Media value of over \$12 million



Delivering Value for our Partners

- Responsible Tourism Campaign at SEA
 - Featuring dozens of local partners
- Visitor Information Chatbot
 - Ability to nudge visitors when and where they are needed
- Tourism Marketing Support Program
 - Provides up to \$20k per recipient (up to \$600k total)
 - Focus on responsible, eco-conscious, and equitable projects
 - Two tiers of grants allow smaller, less-visible organizations to participate
 - Upon re-authorization, application window will launch immediately.



Responsible Travel Principles

•**Shop Local** - Support locally-owned businesses and keep dollars in our community, helping us to maintain Seattle's distinct and authentic personality.

•**Explore Beyond the Typical** - Go off the beaten path and discover the diverse and captivating neighborhoods that make our region so special.

•**Embrace Local Arts & Culture** - Meet locals and seek out authentic cultural experiences to get more out of your trip and gain a deeper understanding of the world.

•**Use Alternative Transportation** - Use public transportation, carpool, or bike whenever possible to reduce your carbon footprint and help prevent overcrowding in popular destinations.

Avoid Overcrowding - Book during slower periods, travel at a leisurely pace, and seek out comparable alternatives to popular attractions, shops, and trails.

Respect the Land - Washington state is known for its stunning natural beauty. Leave it in a better condition than you found it, packing out everything brought in, properly disposing of waste, and avoiding single-use plastics.

Support First Nations - Learn about, experience and respect the cultures and traditions of Washington's Indigenous peoples, who have called this land home for thousands of years.

Protect Public Lands - Follow all posted rules and regulations in parks and public lands. Purchase appropriate passes and permits to support vital maintenance and conservation efforts.

Tourism Marketing Support Program Evaluation

- Internal five-person panel from across departments
- Evaluation Built to Advance Responsible, Equitable Tourism
 - Overall Impact
 - Inclusivity and Equity Impact
 - Environmental impact
 - Off-season promotion

Example TMSP Projects and Partners



TRANSFORMATIONAL
TRAVEL COUNCIL



Thank you!



**COMMISSION
AGENDA MEMORANDUM**

Item No. 11a

BRIEFING ITEM

Date of Meeting January 27, 2026

DATE: January 5, 2026

TO: Stephen P. Metruck, Executive Director

FROM: Jeffrey Wolf, Director, Aviation Commercial Management
Geoffrey Foster, Assistant Director, Aviation Business Development

SUBJECT: Rental Car Program at Seattle-Tacoma International Airport

EXECUTIVE SUMMARY

The Consolidated Rental Car Facility (RCF) has been in operation since May 2012, promoting job growth, meeting the expectations of the traveling public, and providing a steady source of non-aeronautical revenue to Seattle-Tacoma International Airport (SEA or Airport or Port). The Port provides the transportation services for passengers to and from the terminal and the RCF, while the rental car operators manage their operations and provide facility management for day-to-day maintenance of the RCF.

The rental car program at SEA is a critical component of the Airport's revenue strategy, typically the second highest source of non-aeronautical revenue behind Airport parking. The program includes on-airport operators physically located at the RCF, but also off-airport and Fixed Base Operator (FBO) rental car companies, which have facilities in the nearby area. Currently, there are 11 brands operating at the RCF, along with one Airport Dining and Retail (ADR) tenant within the facility.

This briefing is to provide Commission with 1) an update on the rental car program's progress over the years, 2) an update on the RCF as we near the mid-point (2027) with the original 30-year lease agreement, and 3) preview upcoming actions that will be before Commission over the next year. As part of these updates, staff will discuss the space posture rebidding process of the concession agreements as part of the overall lease, which is currently underway.

DETAILS AND BACKGROUND

On May 13, 2008, the Commission authorized the construction of a new consolidated facility at the northwest corner of International Boulevard and S. 160th street at the northern end of the Airport. Construction soon began and, after a delay due to the financial crisis in 2008 and 2009, the RCF officially opened to the public on May 17, 2012. Prior to the opening of the RCF, car rental operations at SEA were limited, constrained, and split, with some operators occupying two floors of the Airport's parking garage with the remaining operators shuttling customers to their nearby locations around SEA.

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As it was in 2008 and remains today, car rentals continue to be the second largest source of non-aeronautical revenue for the Airport, with total revenue to the Port generated from this site in 2025 of over \$90 million. The Port receives revenues from concession fees, land rent, and Customer Facility Charges (CFCs), which are fees paid by rental car customers which funds the debt service payments for construction of the facility as well as on-going major maintenance expenses. CFCs are adjusted pursuant to Resolution 3624 and increases are usually included in the normal annual budget process for the Port. When the facility opened in 2012, CFCs were \$6.00 per transaction day and as of 2026, CFCs are \$8.00 per transaction day. Concession fees are at the industry standard of 10% of gross receipts.

Under the lease agreements, Resolution 3624, and pursuant to Washington State law, CFCs are only available for use to support the construction, operation, and maintenance of the facility and busing system. Currently, capital projects associated with the RCF outside of the original construction are funded directly from the CFC fund balance. With the age and on-going intense use of the facility, there is an increased need for capital projects requiring an increase to CFC rates over time to fully cover the facility's debt service, operating costs for the bus system, and capital projects.

The structure of agreements with the rental car companies provides for reduced maintenance costs incurred by SEA as the rental car operators collectively hire and pay for a facility and fuel manager to oversee the maintenance and day-to-day operations at the facility itself. The Port, via Airport Operations, provides bus transportation to rental car customers travelling to and from the facility and terminal. The bus system operates 24-hours a day, 365 days a year, and transported over 5 million passengers in 2025. Off-airport rental car customers must take SEA's bus service to the RCF, where they are picked up by the off-Airport operators' shuttles.

While the Port has limited responsibility for maintaining some systems, such as fire alarms, FIDS, and Port Wi-Fi at the RCF, replacements and/or repairs of systems exceeding an adjusted dollar threshold do fall to the Port as "major maintenance" items. With the halfway point in the original 30-year lease quickly approaching, the facility will continue to undergo several capital projects, which will be reviewed as part of this briefing. Additionally, staff is currently in the process of the only rebidding opportunity under the 30-year lease agreement, which will determine the building's configuration for the next 15 years. Over the next year, Commissioners will be acting on several items relating to the RCF, including capital project authorizations and adopting new concession agreements as part of the rebidding process.

A component of the 30-year lease is a limited concession agreement, which had an original term of ten (10) years. At each 10-year mark of the lease, the facility's space assignments were to be rebid amongst those operators with SEA market share to allow for facility adjustments based on changes in the rental car industry. As a result of the COVID-19 pandemic, the Commission approved a modification to the concession agreement, extending its term to 15-years while not making any extensions to the underlying 30-year lease agreement. This extension also provided

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a necessary benefit to the CFCs, reducing the need to perform multiple re-demising projects, and thus, saving costs, in support of the space rebidding process. Now, we will have just one rebidding and one re-demising project through the end of May 2042. While the lease agreement governs the rebidding process, after the space bidding is completed, a new concession agreement focusing on Minimum Annual Guarantee (MAG) amounts used as part of the space bidding will be established. The proposed form for the new concession agreement under the continuing lease agreement will be brought back before Commissioners for approval later this spring or early summer.

ATTACHMENTS TO THIS BRIEFING

- (1) Presentation slides

PREVIOUS COMMISSION ACTIONS OR BRIEFINGS

October 28, 2025 – The Commission authorized rental car facility boiler skid replacement project budget increase

January 14, 2025 – The Commission authorized the quick turnaround fire suppression system replacement project at the rental car facility

September 24, 2024 – The Commission authorized design for the customer service building re-demising project at the rental car facility

November 14, 2023 – The Commission authorized the completion of the 5th floor membrane replacement project at the rental car facility

January 10, 2023 – The Commission authorized a contract for rental car curbside assistance

June 22, 2021 – The Commission authorized the security camera improvement project for the rental car facility

May 25, 2021 – The Commission authorized a change order for the pavement remediation project at the rental car facility

April 13, 2021 – The Commission authorized tenant relief to the rental car operators through extension of the concession agreement and modifications to the minimum annual guarantee

February 9, 2021 - The Commission authorized a change order to the pavement remediation project at the rental car facility for the deferment of the project due to the pandemic

February 11, 2020 – The Commission authorized design and construction for security improvements at the rental car facility

December 10, 2019 – The Commission authorized design for the security camera improvement project at the rental car facility

April 23, 2019 – The Commission authorized the pavement remediation project at the rental car facility

February 26, 2019 – The Commission authorized the procurement of additional CNG buses for the rental car facility

January 8, 2019 – The Commission was briefed on the need for additional buses for the rental car facility and employee parking

January 30, 2018 – The Commission authorized a contract for rental car curbside assistance

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June 27, 2017 – The Commission authorized the procurement of a rental car bus fleet tracking system and project

September 13, 2016 – The Commission authorized the termination of a rental car lease agreement for FireFly Rent A Car

August 5, 2014 – The Commission authorized a change order and settlement regarding construction of the rental car facility project

December 10, 2013 – The Commission authorized a change order for the completion of the rental car facility project

April 23, 2013 – The Commission was briefed on an incentive award from Seattle City Light for the rental car facility project

April 23, 2013 – The Commission authorized a change order for the roadway program related to the rental car facility project

November 6, 2012 – The Commission authorized a change order relating to the bus maintenance facility as part of the rental car facility project

October 23, 2012 – The Commission adopted resolution 3669 declaring permanent easements and electrical infrastructure improvements at the rental car facility site

October 2, 2012 – The Commission authorized a change order relating to the small operator area at the rental car facility

July 24, 2012 – The Commission was briefed on public art installations, including at the rental car facility

May 22, 2012 – The Commission was briefed on the last monthly updated on the rental car facility construction and the recent opening of the new facility

April 24, 2012 – The Commission was briefed on the construction progress for the rental car facility project

April 24, 2012 – The Commission was briefed on LEED Certification for the rental car facility

March 27, 2012 – The Commission was briefed on the construction progress for the rental car facility project

March 27, 2012 – The Commission authorized a change order for the rental car facility's bus maintenance facility

February 28, 2012 – The Commission was briefed on the construction progress for the rental car facility project

January 24, 2012 – The Commission was briefed on the construction progress of the rental car facility project

January 10, 2012 – The Commission authorized the on-call agreement for electrical work at the rental car facility project

December 13, 2011 – The Commission was briefed on the construction progress for the rental car facility project

October 25, 2011 – The Commission was briefed on the construction progress for the rental car facility project

October 4, 2011 – The Commission authorized the execution of a contract for the build-out of the small operator area within the rental car facility project

September 27, 2011 – The Commission was briefed on the construction progress for the rental car facility project

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August 23, 2011 – The Commission was briefed on the construction progress for the rental car facility project

August 23, 2011 – The Commission authorized a change order for the construction of the rental car facility project

July 26, 2011 – The Commission was briefed on the construction progress for the rental car facility project

July 26, 2011 – The Commission authorized a change order for the construction of the rental car facility project

June 28, 2011 – The Commission was briefed on the construction progress of the rental car facility project

May 24, 2011 – The Commission was briefed on the construction progress of the rental car facility project

May 10, 2011 – The Commission authorized the bidding for the build-out of the small operator area within the rental car facility project

April 5, 2011 – The Commission was briefed on the construction progress of the rental car facility project

February 22, 2011 – The Commission was briefed on the construction progress of the rental car facility project

January 25, 2011 – The Commission was briefed on the construction progress of the rental car facility project

November 30, 2010 – The Commission was briefed on the construction progress of the rental car facility project

October 26, 2010 – The Commission was briefed on the construction progress of the rental car facility project

September 28, 2010 – The Commission was briefed on the construction progress of the rental car facility project

August 24, 2010 – The Commission was briefed on the construction progress of the rental car facility project

July 27, 2010 – The Commission was briefed on the construction progress of the rental car facility project

June 22, 2010 – The Commission was briefed on the construction progress of the rental car facility project

May 18, 2010 – The Commission was briefed on the construction progress of the rental car facility project

April 27, 2010 - The Commission was briefed on the construction progress of the rental car facility project

March 23, 2010 – The Commission was briefed on the construction progress of the rental car facility project

March 9, 2010 – The Commission authorized an amendment to the contract for public art installation at the rental car facility project

February 23, 2010 - The Commission was briefed on the construction progress of the rental car facility project

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February 9, 2010 – The Commission authorized the execution of Concession Agreements for operators at the Rental Car Facility

January 26, 2010 – The Commission was briefed on the construction progress of the rental car facility project

December 15, 2009 – The Commission authorized the execution of an agreement relating to the roadway improvements associated with the rental car facility project

October 27, 2009 – The Commission authorized the procurement of 29 CNG buses for the rental car facility project

October 27, 2009 – The Commission was briefed on the construction progress of the rental car facility project

October 6, 2009 – The Commission authorized a change order for the construction of the rental car facility project

September 22, 2009 – The Commission was briefed on the construction progress of the rental car facility project

September 17, 2009 – The Commission authorized a change order for the construction of the rental car facility project

August 25, 2009 – The Commission was briefed on the construction progress of the rental car facility project

August 18, 2009 – The Commission authorized a change order for the construction of the rental car facility project

July 28, 2009 – The Commission was briefed on the rental car facility project and resumption of construction

June 30, 2009 – The Commission adopted Resolution 3624, amending 3599, raising CFC limits

June 30, 2009 – The Commission authorized the resumption of construction for the rental car facility project

June 9, 2009 – The Commission authorized the issuance of bonds for the rental car facility project

March 5, 2009 – The Commission was briefed on the financial markets and rental car facility project financing

January 27, 2009 – The Commission was briefed on the financial markets and rental car facility project financing

December 15, 2008 – The Commission authorized the temporary suspension of the rental car facility project due to financial crisis and bond markets

November 11, 2008 – The Commission authorized 100% roadway design for the rental car facility project

November 11, 2008 – The Commission was briefed on the rental car facility project

October 14, 2008 – The Commission approved use of \$20 million of ADF to continue project

July 1, 2008 – The Commission adopted Resolution 3599, amending Resolution 3542, modifying CFC fees

July 1, 2008 – The Commission authorized sale of bonds to fund the project

May 13, 2008 – The Commission authorized the rental car facility project

Rental Car Program at SEA

Jeffrey Wolf, Director, Aviation Commercial Management

Geoffrey Foster, Assistant Director, Aviation Business Development

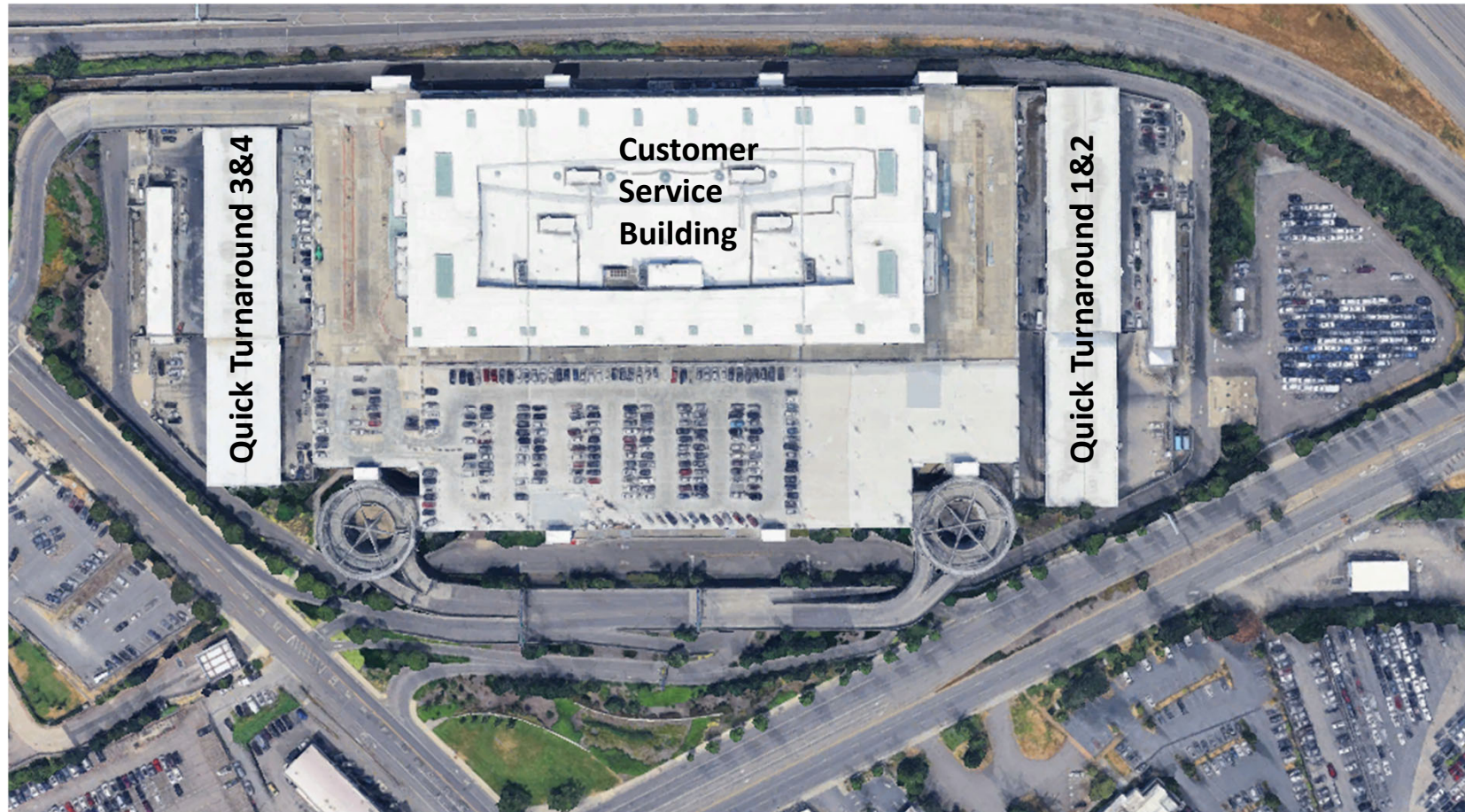
Naseem Tirhi, Senior Real Estate & Portfolio Manager



Agenda

- Background of the Rental Car program
- Revenue and funding
- Rebidding and next steps
- Capital Projects completed at the Rental Car Facility
- Upcoming Actions for Commission

Rental Car Facility



Rental Car Facility Background

- Over 2,100,000 square feet of space
- LEED Silver
- Occupies 23-acre site
- Approximately \$400 million investment by Port, includes Bus Maintenance Facility, buses, roadway improvements, and the Rental Car Facility
- Paid for with customer facility charges (CFCs) assessed to customers
- Bus fleet of 35 CNG buses, operated by Port

Rental Car Facility Background

- 11 brands operate at the RCF
 - Enterprise, Alamo, National, Avis, Budget, Hertz, Thrifty, Fox, Dollar, Sixt, and Payless
- Facility includes a Small Operator Area, with 1 current operator
- Consists of 5 floors, 4 operational, 1 customer services/bus loop
- Each operational floor has own fueling and car wash area or “quick turn-around” (QTA)
- 96 fuel dispensers, 21 car wash or light maintenance bays

Rental Car Program Background

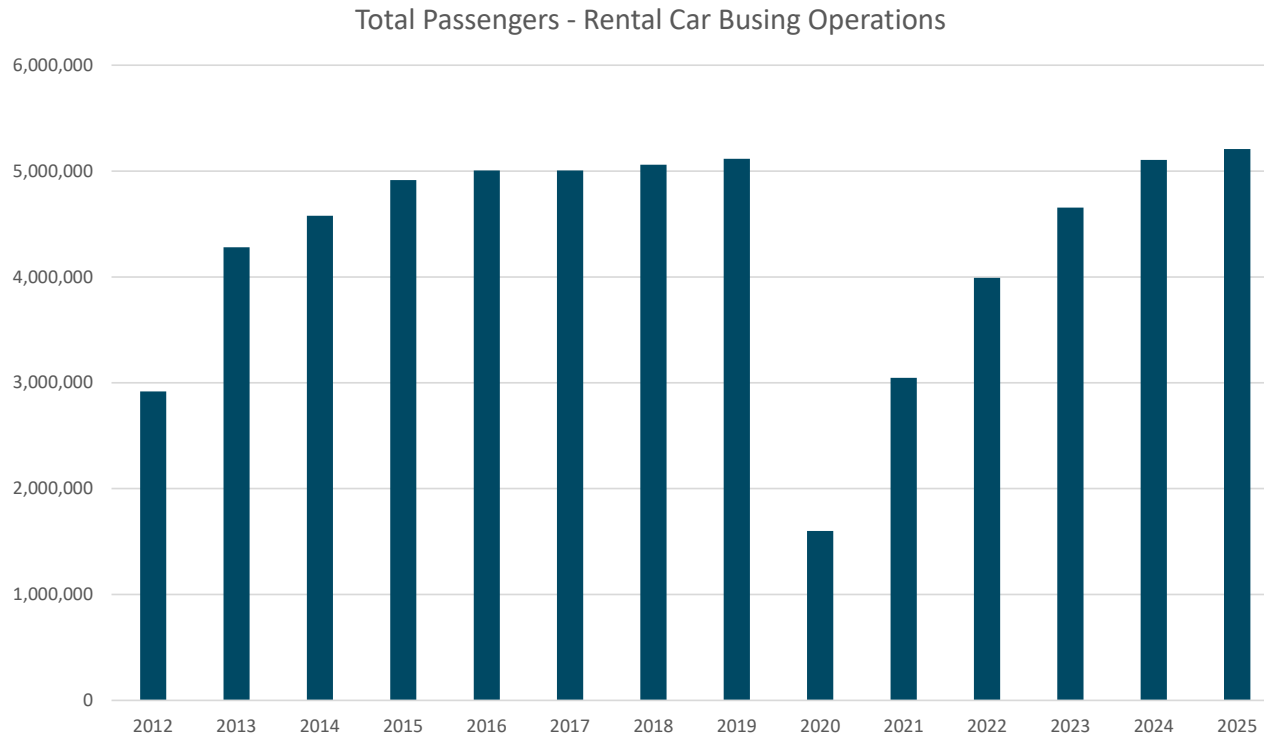
- Rental cars have been operating from the Consolidated Rental Car Facility (RCF) since May 2012
- Prior to the facility opening, some rental cars operated from the terminal garage, while others had to transport to off-site locations
- A consolidated facility allowed for a better customer experience



Rental Car Program Background

- Three class of operators
 - Rental Car Facility Tenants (on-airport)
 - 8 leases representing 11 brands
 - Concession Fees, Customer Facility Charges, Land Rent
 - Off-Airport Rental Car Companies
 - No active agreement, one in process
 - Concession Fees & Transportation Facility Charge
 - FBO Rental Cars
 - One agreement, operates at FBO for non-terminal customers only
 - Concession Fees & Transportation Facility Charge

Rental Car Program Operations

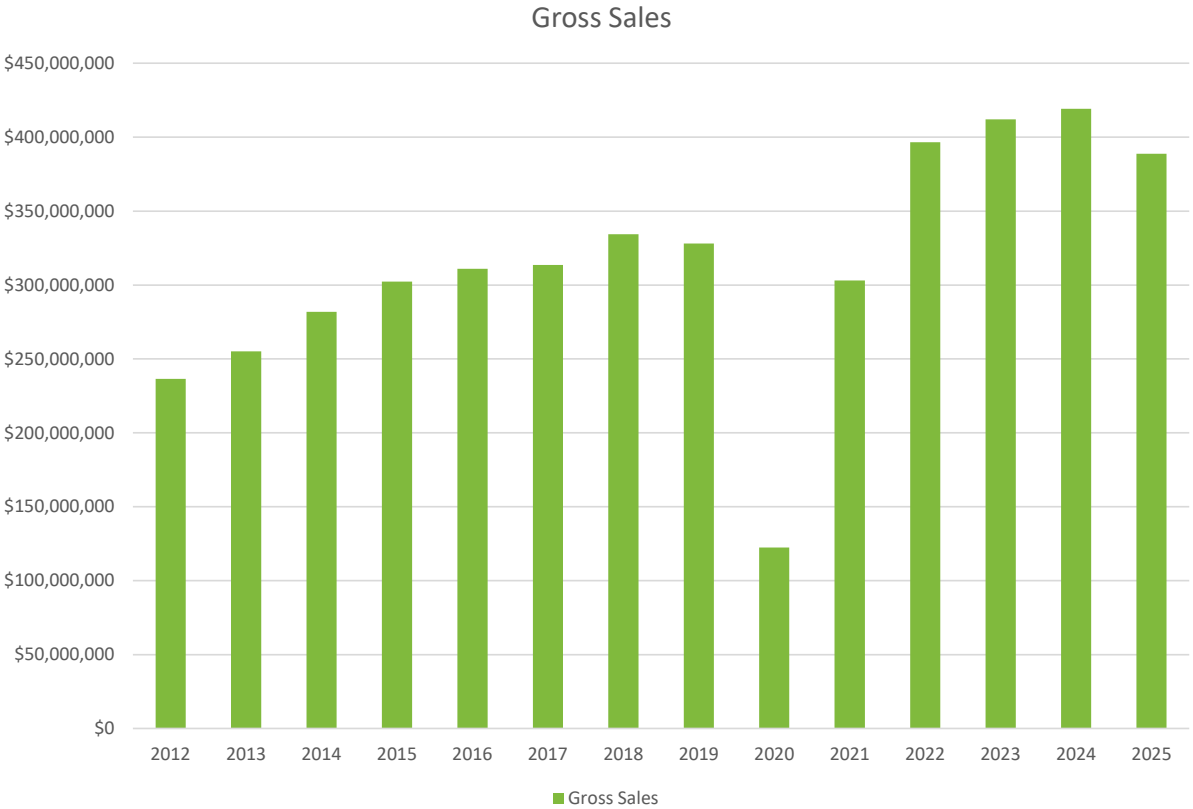


Over 60 million passengers transported since 2012

Sales & Revenues to SEA- RCF

	Revenues	CFCs
2019	\$32.8 million	\$39 million
2020	\$12.2 million	\$17 million
2021	\$30.3 million	\$27 million
2022	\$39.6 million	\$37 million
2023	\$41.2 million	\$41.6 million
2024	\$41.9 million	\$46 million
2025	\$38.8 million*	\$48.4 million

Plus land rent of \$4.5 million



*2025 Data through Nov

Revenues and Funding - CFCs

Rental Car CFC Rate Change Summary										
	2006	2009	2012	2021	2022	2023	2024	2025	2026	
CFC Rate	\$ 4.00	\$ 5.00	\$ 6.00	\$ 6.50	\$ 7.00	\$ 7.25	\$ 7.50	\$ 7.75	\$ 8.00	
<i>Rate Change (\$)</i>		\$ 1.00	\$ 1.00	\$ 0.50	\$ 0.50	\$ 0.25	\$ 0.25	\$ 0.25	\$ 0.25	
<i>Rate Change (%)</i>		25%	20%	8%	8%	4%	3%	3%	3%	

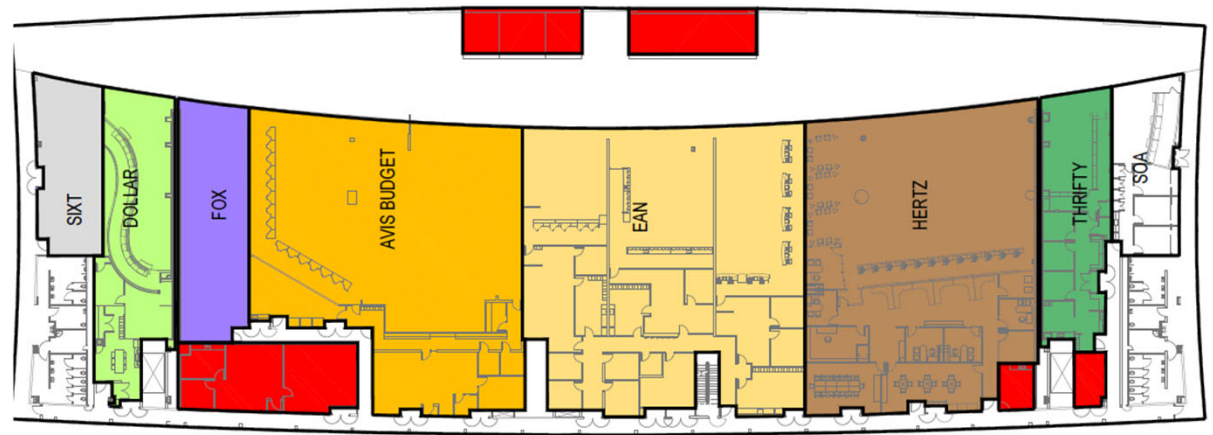
Annual CFC rate increases implemented beginning in 2021, support rental car facility capital projects and growth in CFC-eligible operating expenses.

Rebidding / Midpoint of 30-year program

- Initial 30-year lease for rental car facility, through May 31, 2042
- Concession agreement, covering concessions & MAG, originally structured to be 10-year terms
- Structure allowed for rebidding should there be significant changes or consolidation in the industry
- COVID-19 relief to rental cars included extension of concession agreement by five (5) years (no underlying lease term extension)
- Result is one-time rebidding opportunity (we are here now)

Rebidding / Midpoint of 30-year program

- Existing Customer Service Building Layout
- Rebidding is a space-posture endeavor
- During concession agreement term, allocation changes do occur (every 15 or 30 months) under different set of space rules



Rebidding / Midpoint of 30-year program

- Request for Qualifications (RFQ) released in November 2025, first step in the rebidding process
- RFQ allows determination of market share breakdown of SEA airport market for space in RCF
 - New entrants to the airport market have on-going opportunities to enter facility in small operator area
- Rules/process of rebidding included in 30-year lease agreement, which remains active
- Concession agreement will be a Commission action in 2026

Continued Investment in RCF

- Most maintenance of the RCF is the responsibility of the rental car operators, the Port is generally responsible for system replacements and major maintenance projects.
- Capital Projects performed by the Port at the RCF and paid for by the CFC fund balance.
- Passenger experience enhancements
- Continued tenant improvements from operators

Prior Investment in RCF

- Pavement Remediation (Completed)
 - Correcting unusual wear in bus loop, 5th floor membrane replacement
- Security Enhancements (Completed)
 - Fencing, building improvements, camera replacements
- QTA Boiler Replacements (Closeout)
 - Replaced failed boilers at QTA service buildings
- QTA Fire Suppression System Replacement (In Construction)
 - Replace foam (PFAS) system with water-based sprinkler system

Upcoming Actions for Commission

- Q2 2026: Re-demising construction authorization
- Q2/Q3 2026: Concession agreement form

Expected upcoming projects:

- End of 2026/early 2027: LED lighting retrofit for RCF
- 2027: Major Maintenance work for 15-year life cycle

Potential future project: 5th QTA creation

Questions?

COMMISSION
AGENDA MEMORANDUM

Item No. 11b

BRIEFING ITEM

Date of Meeting January 27, 2026

DATE: January 16, 2026

TO: Stephen P. Metruck, Executive Director

FROM: Melissa Parks, Government Relations Manager, Maritime Sustainability

SUBJECT: **2026 Draft International Policy Agenda**

EXECUTIVE SUMMARY

Port of Seattle Commissioners, executive team members, and internal subject-matter experts are engaging internationally to build relationships, share the opportunities and challenges of operating maritime and aviation gateways, and advocate in support of Port goals that are beyond our direct authority. This memo updates the Port's international policy priorities to guide and inform our engagement for 2026.

DETAIL

Driven by the Century Agenda, the Port is working to achieve ambitious goals that maintain Puget Sound as a premier international gateway for commerce and tourism that benefits the region while ensuring equity, sustainability, and quality of life for our region's residents. The Port of Seattle also strives to be a welcoming environment for our communities, visitors, and businesses. While the Port can modernize our facilities, set policies, and make investments in line with our values, we have limited control over the commercial aircraft and maritime vessels that utilize our gateway. Given that many of the ships and aircraft calling on our port have international itineraries, or are owned by companies with global reach, we need international standards and cooperation to fully achieve the Port's goals.

In 2025 the United States federal government's foreign policy and international priorities disrupted and challenged established norms, contributing to global instability in trade and diplomatic relations. The Port of Seattle continued its direct international engagement and experienced the critical role of subnational diplomacy in global venues where the United States federal presence has retreated.

In 2026, we anticipate the United States federal government to increasingly turn away from global collaboration and support in favor of increasing isolationism and assertive tactics. At the same time, this will be a significant year of international attention on Seattle as a host of the world's largest sporting event, the FIFA Men's World Cup. This is an opportunity for the Port and greater Seattle community to positively grow our international profile as a welcoming, modern

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city. Similar to 2025, the Port will continue our direct engagement with port partners and participation in global forums to make progress on our goals.

Success of these international priorities will be achieved through highlighting the Port's continued local investments as well as through engagement, collaboration, and alignment on issues with international ports and representatives, subnational governments, industry associations, private industry, non-governmental organizations, and where possible, the United States government.

Following Commission feedback on these draft priorities, staff will revise and bring final proposed international priorities for full Commission approval.

2026 INTERNATIONAL POLICY PRIORITIES

Promote Transparency, Collaboration, and Consistency

Encourage transparency and broad engagement in developing globally consistent standards and policies for aviation and maritime industries to promote public awareness, industry alignment, and certainty for planning and effective implementation. Coordinate with The Northwest Seaport Alliance on international maritime engagement.

Promote collaboration, share best practices and challenges, and foster relationships to develop comprehensive solutions to complex global issues and help achieve our goals by engaging in key international forums such as the International Civilian Aviation Organization (ICAO), International Maritime Organization (IMO), United Nations Climate Conference of Parties; with international partners including our sister ports, particularly, Busan, Kobe, Rotterdam, and Singapore; and industry associations and non-government organizations including Airports Council International, International Association of Ports and Harbours (IAPH), and Getting to Zero Coalition.

Promote Equity, Environmental Justice, and Sustainable Development

Promote and support the adoption of principles and values by international organizations that commit them to equity, environmental justice, and sustainable development, as well as engaging communities most impacted by industries associated with port operations. Actively seek opportunities to partner with other organizations in achieving equity and environmental justice goals.

Advocate for policies, programs, projects, and investments that support and welcome immigrants and refugees, encouraging organizations to adopt policies that create inclusive ports of entry, advance language access, promote international travel, and ensure safe and healthy communities, like the recently updated Welcoming Port Policy.

Advocate for policies, programs, projects, and investments that advance equity, support environmental and economic justice, and implement the United Nations'

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Sustainable Development Goals and United Nations Development Program's Environmental Justice Technical Report. Solutions must be co-developed with and center the experiences and voices of the communities most impacted.

Actively pursue international collaborations and partnerships to advance our workforce development programs. Encourage international organizations to develop and strengthen workforce development programs in the maritime, aviation, construction, and green jobs industries, sharing resources, information, and best practices.

Respecting the Rights of Indigenous Peoples

Support the United Nations' Declaration on the Rights of Indigenous Peoples and the ways it works to uphold and defend Tribal Sovereignty.

Addressing Climate Change and Reducing Air Emissions

Support robust and immediate climate action, policies, and initiatives, like the Paris Agreement and Clydebank Declaration, that demonstrate ambitious, feasible, and equitable approaches to mitigate climate changing factors and prepare for climate impacts, even if the United States is no longer a party to such agreements.

Encourage international organizations to incorporate environmental justice principles into their climate policy that are people-centered, developed with impacted communities, and seeks mitigation as well as better quality of life for communities who are experiencing the burden of climate change.

Support data-informed decision-making based on scientific information (quantitative and qualitative) and lived experiences; progress reporting; and information sharing on global climate impacts and mitigation and adaptation strategies relevant to the Port, King County, or the Pacific Northwest.

Monitor international developments of standards for safe handling and storage of emerging alternative aviation and maritime fuels, such as hydrogen and methanol, as well as new technologies at the ICAO and IMO. Provide input on issues that could impact worker and community safety and airport and seaport operations.

Support ICAO implementation of policy instruments, including the Carbon Offsetting and Reduction Scheme (CORSIA), to achieve net zero aviation emissions by 2050 and encourage research and investments that accelerate the uptake and supply of Sustainable Aviation Fuel.

- (1) Monitor developments related to emissions and other aviation environmental impacts within the ICAO Committee on Aviation Environmental Protection (CAEP) that assists the ICAO Council in formulating new policies and adopting new

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Standards and Recommended Practices (SARPs) related to emissions, and more generally to aviation environmental impact.

Monitor international policies and incentives for producing, distributing, and building infrastructure for sustainable aviation and maritime fuels.

Support the IMO’s adoption of policies to reduce climate and air pollution emissions from commercial shipping by 2050 including:

- (1) Global maritime fuel standard that reduces the intensity of greenhouse gas emissions in fuel over time and meets sustainability criteria.
- (2) Economic measures that create a level playing field globally and incentivizes the supply and use of low and zero emission maritime fuels.
- (3) Ports as an eligible entity to receive future emissions revenue.
- (4) Just Transition policy that works to equitably distribute gains and reduces the risk to developing countries in the transition to low and zero emission fuels.

Encourage knowledge sharing, especially between Green Shipping Corridors and their international partners, to accelerate supply and uptake of low and zero greenhouse gas emission fuels and maximize participation by ports and ships. Engage the U.S federal government and other international governing bodies in these conversations.

Contribute to efforts coordinated by IAPH to standardize shore power connections and power distribution differences to increase interoperability between ports and ships and increase connection rates.

Monitor development of international standards for offshore wind and other alternative energy developments; and encourage collaboration in standards between governments and leading international developers to reduce barriers to deployment. Support the development of offshore wind and alternative energy supply chains that prioritize low greenhouse gas emissions, economic development, and social equity.

Reducing Aviation and Maritime Noise

Monitor and support developments to reduce noise from commercial aircraft by the ICAO Committee on Aviation Environmental Protection (CAEP), including through aircraft technology and airport operational best practices.

Support the IMO’s voluntary guidelines to reduce underwater noise from ships and share experiences and outcomes from the Port of Seattle’s efforts to help inform uptake and use of the guidelines.

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Improving Water Quality/Marine Health

Monitor the IMO's development of standards for the discharge of wash water from exhaust gas cleaning systems and the use of risk and impact assessments to inform decisions about restrictions or limits to wash water discharge.

Encourage awareness of, and actions to reduce, ocean acidification impacts to global marine ecosystems, communities, and associated industries. Share Port research on local, nature-based carbon remediation including kelp and eelgrass enhancement, with international partners through the International Alliance to Combat Ocean Acidification.

Combat and Reduce Human Trafficking

Monitor and encourage efforts at ICAO, the IMO, and other international organizations we engage with to increase awareness of and combat human trafficking in aviation and maritime industries and share the Port's experience with supporting the national awareness campaign. Highlight the Port's public-private partnership with local organizations to combat human trafficking. Seek opportunities to partner and expand this work in preparation for hosting the 2026 World Cup, including sharing resources, such as the Anti-Human Trafficking Toolkit for host cities that the Port will finalize in Q1 2026.

Support Sustainable Tourism

Support the Global Sustainable Tourism Council and similar organizations' best practices that balance the environmental, social, cultural, and economic aspects of tourism and share the Port's, and our Washington State tourism partners', sustainable and inclusive tourism best practices.

ATTACHMENTS

- (1) Presentation

PREVIOUS COMMISSION ACTIONS OR BRIEFINGS

January 27, 2025 – The Commission approved the 2025 International Policy Agenda

January 14, 2025 – The Commission was briefed on the draft 2025 International Policy Agenda

February 27, 2024 – The Commission approved the 2024 International Policy Agenda

February 3, 2024 – The Commission was briefed on the draft 2024 International Policy Agenda

DRAFT 2026 INTERNATIONAL POLICY AGENDA

Melissa Parks, Government Relations Manager, Maritime Sustainability
Karin Zaugg Black, Manager, International Relations and Protocol

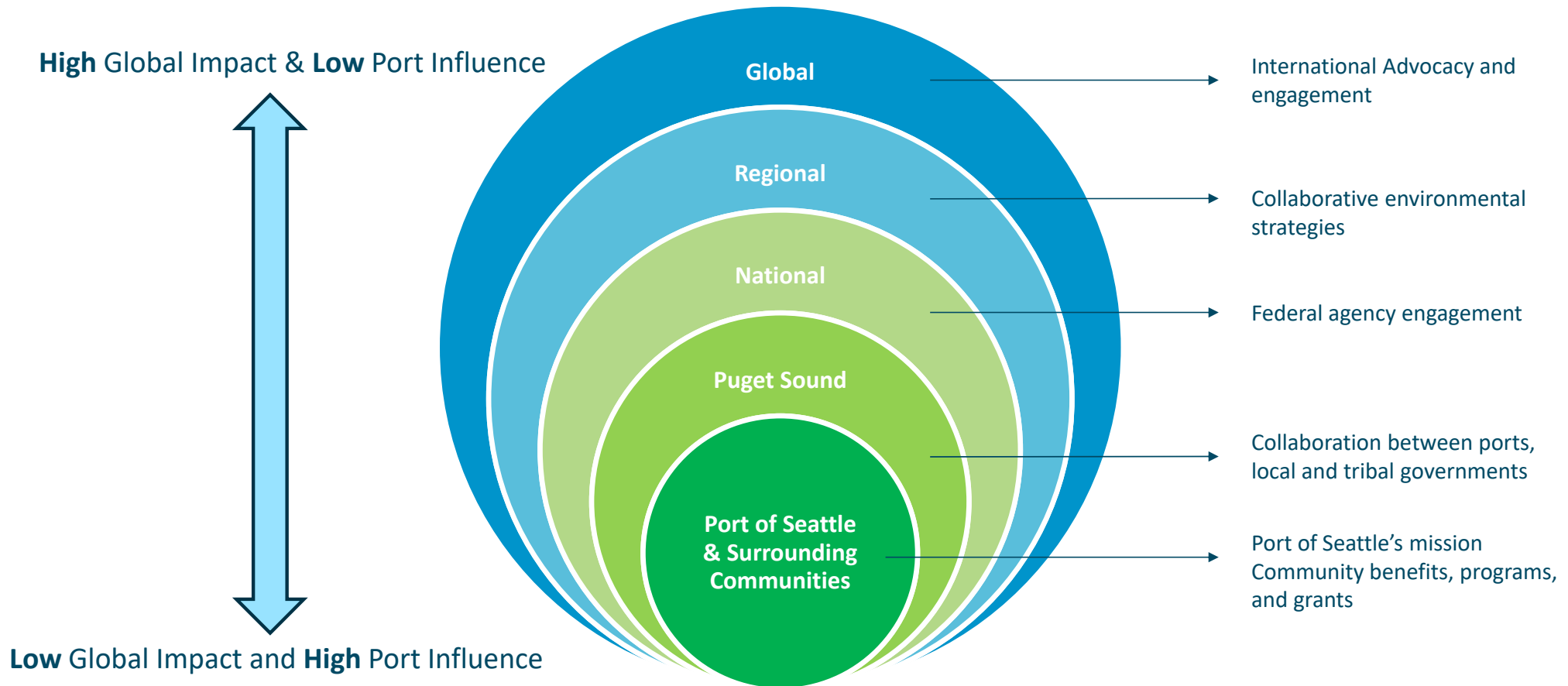


Overview

- Review 2025
- Current Context and International Landscape
- Agenda Overview and Updates for 2026
- Upcoming Opportunities and Next Steps

Why an International Agenda

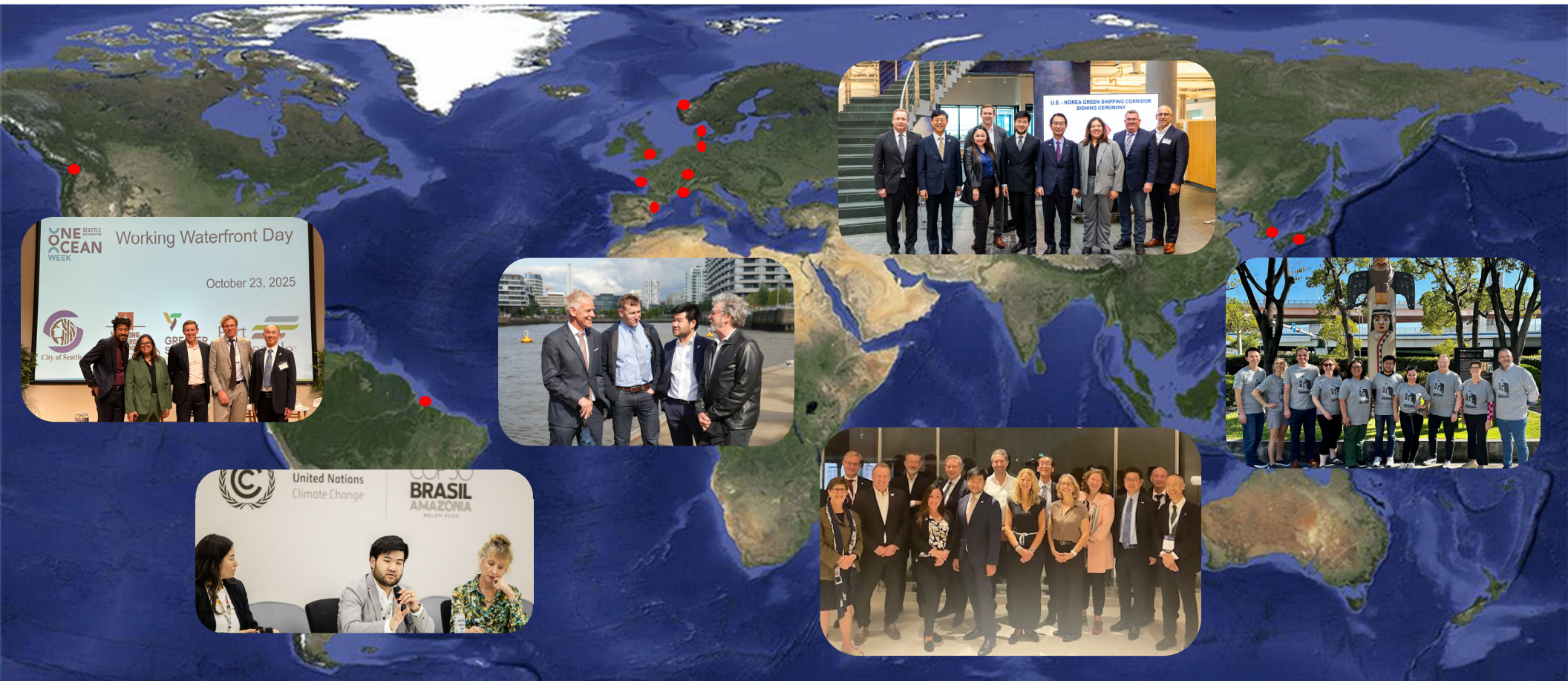
Partnership Critical to Port Strategies



2025 In Review

- **Port of Seattle:** Welcoming Port Policy; increased engagement with International Association of Ports and Harbors; MOU with Korean ports
- **U.S. policy:** Tariff and immigration policy impacts to international relations; withdrawal of support from international organizations and agreements
- **International Maritime Organization:** Carbon Intensity Indicatory adopted for cruise vessels; Net Zero Framework for greenhouse gas emissions approved, not adopted - *yet*

International Engagement in 2025



Inbound and Outbound Delegations 2025

Inbound Delegations

- Coordinated **54 inbound international delegation groups, with over 570 visitors**



Outbound Delegations

- Supported **over 52 outbound engagements of Port leadership and staff** to international destinations and key domestic trips that involved international partners or themes. Two Highlights:
 - **International Leadership Mission to Germany in June.**
 - **International Association of Ports and Harbors World Port Conference in Kobe, Japan in October.**

Outbound Delegations, Airport Dignitaries 2025

Other Key International Meetings:

- IMO/MEPC Meetings (April and Oct)
- Our Ocean Summit in Busan, South Korea (April)
- UN Ocean Conference in France (June)
- Seatrade Europe in Germany (Sept)
- New York Climate Week/UN (Sept)
- BIPC Busan, South Korean International Port Conference (Sept)
- Smart Ports Conference in Barcelona, Spain in (Nov)
- COP 30 in Belem, Brazil (Nov)

Airport Dignitary Gate Escorts

International government dignitaries - inbound and outbound movements at SEA.

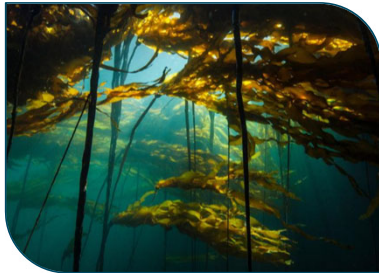
- **Managed 72 total escort details**
 - With a total of **637 travelers**;
 - And with **89 local diplomatic greeters**



Looking Ahead: International Landscape

- United States foreign policy and diplomacy
- International Maritime Organization decisions and next steps
- Hosting major events: FIFA World Cup, G20

Continuing International Priorities



Addressing Climate Change & Air Pollution

Reduce Aviation and Maritime Noise

Improve Water Quality/Marine Health

Alternative Energy Standards

Combat and Reduce Human Trafficking

Support Sustainable Tourism

Recommended Updates for 2026



FIFA World Cup 2026

- Seattle: a welcoming international city
- Share work to combat and reduce human trafficking



Immigrants and Refugees

- Advocate broader support and investments that welcomes immigrants and refugees



Workforce Development

- Advance our workforce development programs through international collaborations and partnerships

Highlights of Key Conferences, Events - 2026

Jan 28-Feb 7	Seattle Chamber/Greater Seattle Partners' Int'l Leadership Mission to India
March 1-4	TPM (NWSA) in Los Angeles/Long Beach
March 4-5	World Ocean Summit in Montreal
April 20-24	Maritime Week in Singapore
June 15-July 6	FIFA World Cup Games in Seattle
Sept 14-16	14th BIPC International Port Conference: Busan, South Korea
Nov 3-5	IAPH World Port Conference: London, England
Nov 4-6	Smart Ports Conference in Barcelona, Spain
Nov 9-20	UN Climate COP 31: Antalya, Turkey

International Engagement Priorities for 2026

- Focus on Subnational Diplomacy: engage our Port and International Partners directly
- Strategic Engagement Opportunities:
 - Clean energy / Technology and innovation / Industrial lands utilization
 - Continuing our engagement with sister ports of Busan, Kobe, Rotterdam, and Singapore; and other key ports such as Barcelona, Bergen, and Hamburg



Next Steps

International Policy Agenda

- Commission edits and feedback
- Submit Agenda for Adoption: February 10 Meeting

Questions?