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APPROVED MINUTES COMMISSION REGULAR MEETING

February 24, 2026

The Port of Seattle Commission met in a regular meeting Tuesday, February 24, 2026. The meeting was held at the Seattle-Tacoma International Airport Conference Center, located at 17801 International Blvd, Seattle Washington, and virtually on Microsoft Teams. Commissioner Mohamed were absent and excused from attendance at the Executive Session and was present for the regular meeting.

1. CALL to ORDER

The meeting was convened at 10:37 a.m. by Commission President Ryan Calkins.

2. EXECUTIVE SESSION pursuant to RCW 42.30.110

The public meeting recessed into executive session to discuss two items regarding Litigation/Potential Litigation/Legal Risk per RCW 42.30.110(1)(i), with one item also related to the sale or lease of real estate per RCW 42.30.110(1)(c) for approximately 60 minutes, with the intention of reconvening the public session at 12:00 p.m. Following the executive session, the public meeting reconvened at 12:10 p.m. Commission President Ryan Calkins led the flag salute.

3. APPROVAL of the AGENDA

The agenda was approved, as amended, with Agenda Item 8d removed from the Consent Agenda and addressed separately.

4. SPECIAL ORDERS OF THE DAY

- 4a. Proclamation – Commemoration of February 19, 2026, as the Day of Remembrance for Japanese American Incarceration (EO 9066).

Requested document(s) included a proclamation.

Presenter(s):

Francis Choe, Strategic Advisor, Commission Office
Stan Shikuma, Tsuru for Solidarity
Stephanie Tsukiko Numora-Henley, Seattle Chapter JAACL

Clerk Hart read Item 4a into the record. Deputy Executive Director Goon introduced the item.

Digital recordings of the meeting proceedings and meeting materials are available online – www.portseattle.org.

Commission Strategic Advisor Francis Choe introduced external representatives for the reading of the proclamation.

Stan Shikuma of Tsuru for Solidarity, Stephanie Tsukiko Numora-Henley, Seattle Chapter JACL, and Commission Strategic Advisor Francis Choe read the proclamation into the record.

Members of the Commission thanked the proclamation readers and spoke regarding:

- atrocities committed on the Japanese American community;
- constitutional and civil rights;
- learning from history so that it does not repeat itself;
- federal overreach by the current Administration and accountability for Immigration and Customs Enforcement (ICE);
- historically marginalized communities and reparations for the black community;
- depriving people of liberty;
- signaling Port values; and
- truth and accountability.

The motion, made by Commissioner Hasegawa, to adopt the proclamation, carried by the following vote:

In favor: Calkins, Cho, Felleman, Hasegawa, and Mohamed (5)

Opposed: (0)

5. EXECUTIVE DIRECTOR'S REPORT

Deputy Executive Director Goon previewed items on the day's agenda and made general and meeting-related announcements.

6. COMMITTEE REPORTS

Committee Strategic Advisor Erica Chung provided the report.

Highline Forum

The Highline Forum met on January 28, 2026, with Tukwila Council President Armen Papyan chairing the meeting. The Port introduced our new Aviation Managing Director Wendy Reiter, and highlighted our efforts to reduce SEA Airport employee single occupancy commutes and support for expanded overnight transit. The Forum members reappointed Council President Papyan and SeaTac Councilmember Joe Vinson as Community Co-Chairs for 2026. During the meeting, attending members shared their state legislative priorities, with common themes around funding needs, local fiscal flexibility, and major capital projects. The Port also outlined aviation related bills on fuel tax use and Sustainable Aviation Fuels. The Port shared our federal legislative updates focused on implementation of the 2024 FAA Reauthorization Act and staff from Representatives Adam Smith and Pramila Jayapal's offices highlighted work on housing, healthcare, aviation noise and emissions, and funding for community facilities. The Forum then received a StART update covering national collaboration among airport roundtables, FAA briefings on flight procedures, and StART's 2025–26 priorities.

Sustainability, Environmental, and Climate Committee

Commissioners Calkins and Felleman convened the Sustainability, Environmental, and Climate Committee on February 17, 2026, and received briefings on Port's tree replacement policy and LNG white paper findings.

Waterfront Industrial Lands Committee

Commissioners Cho and Felleman convened the Waterfront Industrial Lands Committee on February 17, 2026, where they received a preview of the Terminal 91 Uplands Redevelopment-Post-validation contract amendment, which is coming up for Commission action today.

7. PUBLIC COMMENT

- The following person spoke regarding the Port's decision to close Salmon Bay Marina; spoke regarding the hardships imposed on residents there due to the closure, and spoke regarding the Port's timeline of notifications and actions: Michelle Giarmarco (*written comments also submitted*).
- The following person spoke regarding the closure of Salmon Bay Marina and hardships posed as the option for affordable housing is being taken away from the residents; and separately advocating for the saving of trees earmarked for removal from the flight corridor: John Chaney.
- In lieu of spoken comment, the following person submitted written comment stating their concern that cruise companies' whose ships visit Seattle may soon try to withdraw from the voluntary agreement to pause the dumping of toxic scrubber pollution into our local waters and urged the Port to ensure the current agreement stays in place: Chad Parry.

[Clerk's Note: All written comments are combined and attached here as Exhibit A.]

8. CONSENT AGENDA

[Clerk's Note: Items on the Consent Agenda are not individually discussed. Commissioners may remove items for separate discussion and vote when approving the agenda.]

8a. Approval of the Regular Meeting Minutes of February 10, 2026.

- 8b. **Approval of the Claims and Obligations for the Period of January 1, 2026, through January 31, 2025, Including Accounts Payable Check Nos. 961798 through 962296 in the Amount of \$15,411,446.02; Accounts Payable ACH Nos. 080983 through 081823 in the Amount of \$104,829,918.87; Accounts Payable Wire Transfers Nos. 069607 through 069619 in the Amount of \$12,052,686.73; Payroll Check Nos. 229995 through 230139 in the Amount of \$1,164,214.40; and Payroll ACH Nos. 1292804 through 1300385 in the Amount of \$28,641,533.40, for Total Payments of \$162,099,799.42.**

Request document(s) included an agenda memorandum.

- 8c. **Adoption of Resolution No. 3844: A Resolution of the Port of Seattle Commission Sunsetting the Ad Hoc Airport Workforce Conditions Committee and Amending the Charter of the Equity and Workforce Development Committee, Previously Adopted by Resolution No. 3770, to Update the Name of the Committee to the 'Equity, Workforce Development, and Conditions Committee,' and to further update the scope of the committee.**

Request document(s) included an agenda memorandum and draft resolution.

- ~~8d¹. **Authorization for the Executive Director to Execute a Lease Termination Agreement for the PACCAR Lease Agreement at SEA to Facilitate their Transition to Boeing Field and Support SEA's Airport Capital Development Program and Operations.**~~

~~Request document(s) included an agenda memorandum, agreement, and presentation.~~

- 8e. **Authorization for the Executive Director to Execute a Third Amendment to Lease Agreement with Air Line Pilots Association (ALPA) at SeaTac Office Center (STOC) to Lease an Additional 2,195 Square Feet of Office Space for a Term of 99 months.**

Request document(s) included an agenda memorandum and presentation.

- 8f. **Authorization for the Executive Director to Approve the Updated Project Authorization Request to Include the Environmental Remediation Liability Project for Terminal 91 West Cruise Dredging in the Amount of \$250,000, for a Total Estimated Project Cost of \$3,250,000.**

Request document(s) included an agenda memorandum and presentation.

The motion to approve the Consent Agenda, made by Commissioner Hasegawa, carried by the following vote:

In favor: Calkins, Cho, Felleman, Hasegawa, and Mohamed (5)

Opposed: (0)

¹ Agenda Item 8d was removed from the Consent Agenda and addressed separately.

ITEMS REMOVED FROM THE CONSENT AGENDA

8d. Authorization for the Executive Director to Execute a Lease Termination Agreement for the PACCAR Lease Agreement at SEA to Facilitate their Transition to Boeing Field and Support SEA's Airport Capital Development Program and Operations.

Request document(s) included an agenda memorandum, agreement, and presentation.

Presenter(s):

Erik Johnson, AV Real Estate and Portfolio Manager III, AV Business & Properties

Clerk Hart read Item 8d into the record and Deputy Executive Director Goon introduced the item.

The presentation addressed:

- the action requested of Commission to authorize the Executive Director to execute a Lease Termination Agreement for the PACCAR Lease Agreement at SEA to facilitate their transition to Boeing Field and support SEA's airport capital development program and operations;
- an overview of the lease; and
- lease termination details.

Discussion ensued regarding work to be done onsite, including a water suppression system and PFAS remediation; impacts of ending the lease early; ensuring the Port has future real estate available for its use; and use of the building after the lease is terminated.

Members of the Commission thanked the team for its presentation.

The motion, made by Commissioner Felleman, carried by the following vote:

In favor: Calkins, Cho, Felleman, Hasegawa, and Mohamed (5)

Opposed: (0)

9. UNFINISHED BUSINESS

There was no unfinished business presented.

10. NEW BUSINESS

10a. Authorization for the Executive Director to Approve Funding to Execute a Post-Validation Amendment to the Progressive Design-Build Contract, MC-0321389, for the T91 Uplands Development Program to Further Advance Design, Complete the Development and Negotiation of a Guaranteed Maximum Price Contract for Construction, and Retain the Option to Perform Early Work and Procure Long-Lead Items, in the Amount Requested of \$36,200,000, for a Total Estimated Project Cost of \$131,000,000. (C800158, C801169, C801372).

Requested document(s) included an agenda memorandum and presentation.

Presenter(s):

Kyra Lise, Director, Real Estate Development, Real Estate Development & Planning Administration
Evan Conroy, Capital Project Manager IV, Waterfront Project Management
Tin Nguyen, Chief Development Officer, Maritime Division

Clerk Hart read Item 10a into the record and Deputy Executive Director Goon introduced the item.

The presentation addressed:

- vision and purpose;
- the project area;
- project baseline scope;
- Phase 1 proposal;
- cost breakdown and target GMP;
- Phase 1 financial analysis;
- CIP changes and funding shortfalls;
- project schedule; and
- potential project risks.

Discussion ensued regarding:

- opportunity costs and lack of defined tenancy;
- the nature of a 'spec' project;
- interest expressed by potential tenants;
- site condition considerations;
- defining expenses;
- no demolition planned in Phase 1 of the project;
- tenancy related to the fishing and maritime industries;
- any potential impacts on the adjacent bridge and engagement with WSDOT and the Magnolia community;
- anticipating optimization of electricity;
- opportunities of the project with emerging technologies;
- improvements that represent decarbonization;
- shore power capacity and support for newer vessels;
- progress-design structure; and
- consequences associated with delaying the action on this request.

The motion, made by Commissioner Hasegawa, carried by the following vote:

In favor: Calkins, Cho, and Hasegawa (3)

Opposed: Felleman and Mohamed (2)

10b. Order No. 2026-03: An Order of the Port of Seattle Commission to Advance Community Protection and Civil Rights at Port of Seattle facilities; Restrict the Use of Port Property for Civil Immigration Enforcement Purposes, and Coordinate with Regional Partners to Ensure Transparency, Accountability, and the Dignity of all Workers and Travelers.

Requested document(s) included an Order.

Presenter(s):

Aaron Pritchard, Chief of Staff, Commission Office
Francis Choe, Strategic Advisor, Commission Office

Clerk Hart read Item 10b into the record and Executive Director Goon introduced the item.

Commission Strategic Advisor Francis Choe read the text of the Order into the record.

Discussion ensued regarding:

- limiting ICE's presence on Port facilities;
- providing know-your-rights training for Port employees;
- reinforcing the Port's commitments and mission;
- taking a regional stance against unjust immigration enforcement;
- continued commitment from the Commission to work on these issues;
- providing necessary clarification and upholding the Port's Welcoming Port Policy;
- shared spaces with federal enforcement at the Port; and
- values of the Federal presidential administration in misalignment with the Port.

Members of the Commission thanked the team for its presentation.

The motion, made by Commissioner Hasegawa, carried by the following vote:

In favor: Calkins, Cho, Felleman, Hasegawa, and Mohamed (5)

Opposed: (0)

11. PRESENTATIONS AND STAFF REPORTS

There were no presentations or staff reports scheduled.

12. QUESTIONS on REFERRAL to COMMITTEE and CLOSING COMMENTS

Members of the Commission recognized and thanked Alessandra de Faria, Commission Executive Assistant, (who is separating from the Port) for her work in the Commission Office. They expressed their gratitude and joy in working with Alessandra.

13. ADJOURNMENT

The meeting adjourned at 2:41 p.m.

Prepared:

Michelle M. Hart, Commission Clerk

Minutes approved: March 24, 2026

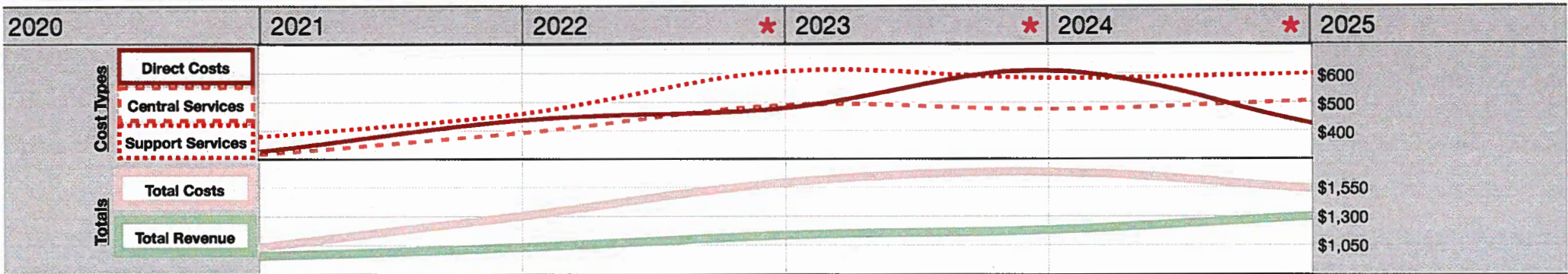
Attest:

Sam Cho, Commission Secretary

Timeline of Events at Salmon Bay Marina (SaBM), 2020-2025

From Michelle Giarmarco, SaBM Tenant - mgmarco@gmail.com

Event Types:



Source: SaBM Closure Supporting Documentation V3, page 539

All dollar amounts in 000's

Remaining Questions

- In the years leading up to the closure announcement, why didn't Port staff have any meetings with customers?
- Why weren't customers notified of the possibility of closure when we finally had a meeting at the end of 2024?
- Who decided to conceal the gravity of the safety concerns from customers? Why?
- Was it ethical to continue raising moorage rates for long-term customers who believed they had security at a doomed property?
- Why was March chosen as the closing time, when winter weather hazards are waning?
- **What is the plan for houseboats that will not have slips by March 17th?**

*Presented by: Michelle Giarmarco
2/24/26*



[EXTERNAL] Keep Scrubber Pollution Out of the Salish Sea!

From Chad Parry <spam@chad.parry.org>
via email.actionnetwork.org

Date Mon 2/23/2026 9:28 AM

To Commission-Public-Records <commission-public-records@portseattle.org>

WARNING: External email. Links or attachments may be unsafe.

Clerk of Port_Seattle,

I am concerned that the cruise companies whose ships visit Seattle may soon try to withdraw from the voluntary agreement to pause the dumping of toxic scrubber pollution into our local waters. I urge you to do everything in your power to ensure the current agreement stays in place.

I expect the Port to use all available tools - both carrots and sticks - to keep the scrubber discharge pause in place. There are more than 90 scrubber wash bans and restrictions in place around the world, to protect water quality, marine life, public health, and local ocean economies. Our water - and its inhabitants - is irreplaceable.

Carnival Cruise commissioned and financed a report that claims to show that scrubber discharge has no impact on the marine environment of Puget Sound. Importantly, the Washington Department of Ecology does not fully agree with the results of the report, and there is a huge body of recent scientific work that shows how toxic and harmful this pollution is. Also of note: Carnival Corporation has a 50-year history of repeated felony convictions for environmental crimes, including multiple instances of falsifying evidence, and over 700 violations of probation. Carnival's report appears to be an example of industry-funded studies which are designed to produce a specific result, in order to allow harmful behavior to continue.

The heavy metals and other toxins present in scrubber discharges can be absorbed and ingested by marine life, from plankton to salmon to orcas. These contaminants accumulate in organisms and persist and multiply as they move up the food chain. Scrubber waste is up to 100,000 times as acidic as surrounding seawater, and discharging it exacerbates ocean acidification, which is already harming the Salish Sea. In addition, the marine life in the millions of gallons of seawater pulled up by the scrubber's incredibly powerful intake pumps is unlikely to survive its trip through the scrubber. Larger fish are crushed against the filter, while plankton are sprayed into a hot, acidic chamber, full of toxic gases.

Ships burning heavy fuel oil with scrubbers emit more air pollution - specifically, more black carbon - than those using low-sulfur fuels, worsening human health issues like asthma, cardiovascular disease, and cancer. Further, Washington residents and visitors are at risk for

ingesting the heavy metals and toxins that accumulate in marine animal tissues as they sit down for their next seafood meal.

According to the Washington Department of Commerce, our state's marine economy brings in over \$24 billion per year. This economy depends on clean, productive waters, not end-of-pipe workarounds that externalize pollution costs onto fishing communities. Maintaining the discharge ban helps protect our working waterfronts.

I understand that the Port cannot force cruise companies to continue this voluntary scrubber discharge pause, but ports have an obligation to prevent local environmental harm.

Please do everything in your power to protect our waters, marine life, public health, and our region's economy by ensuring that we keep toxic scrubber pollution out of the Salish Sea.

I am submitting this as a written comment for the upcoming Port Commission meeting.

Chad Parry
spam@chad.parry.org

Issaquah, Washington 98029