P.O. Box 1209
Seattle, Washington 98111
www.portseattle.org
206.787.3000

APPROVED MINUTES
COMMISSION REGULAR MEETING

July 14, 2026

The Port of Seattle Commission met in a regular meeting Tuesday, July 14, 2026. The meeting was held at the Port of Seattle Headquarters Building Commission Chambers, located at 2711 Alaska Way, Seattle Washington, and virtually on Microsoft Teams. Commissioner Calkins was excused from attendance from the business meeting and was present for the Executive Session.

1. CALL to ORDER

The meeting was convened at 10:30 a.m. by Commission Secretary Sam Cho.

2. EXECUTIVE SESSION pursuant to RCW 42.30.110

The public meeting recessed into executive session to discuss one item regarding Litigation/Potential Litigation/Legal Risk per RCW 42.30.110(1)(i) 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 12:09 p.m. Commission Secretary Sam Cho led the flag salute.

3. APPROVAL of the AGENDA

The agenda was approved as presented without objection.

4. SPECIAL ORDERS OF THE DAY

There were no Special Orders of the Day presented.

5. EXECUTIVE DIRECTOR'S REPORT

Executive Director Metruck 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.

Aviation Committee
Commissioners Cho and Mohamed convened the Aviation Committee on June 30, 2026. The Committee received two updates - SEA's ground transportation program midyear update, including the SEA Moves pilot program, and the Taxi program.

7. PUBLIC COMMENT

- The following person spoke regarding Agenda Item 11a, related to the 2027 Port budget: Alex Tsimerman.
- The following person spoke regarding uncomfortable chairs at the airport: Bennett Haselton.
- The following person requested an extension of the State Environmental Policy Act (SEPA) Sustainable Airport Master Plan (SAMP) Near-Term Projects (NTP) Draft Environmental Impact Statement (DEIS) comment period: JC Harris.
- In lieu of spoken comment the following person submitted written comments in opposition to the Port partnering with Somali Port officials as a sister city: Tara Pines.

[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 May 26, 2026.

8b. Monthly Notification of Prior Executive Director Delegation Actions June 2026.

Request document(s) included an agenda memorandum for information only.

8c. Authorization for the Executive Director to Execute Up to Two Indefinite Delivery, Indefinite Quantity (IDIQ) Professional Services Agreements for Environmental Review and Permitting Consulting Services in Support of the Aviation Division with a Cumulative Total Amount Not-to-Exceed $6,000,000 and a Contract Ordering Period of Five Years Plus Three Option Years.

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

8d. Authorization for the Executive Director to Execute a New Collective Bargaining Agreement Between the Port of Seattle and the International Brotherhood of Teamsters, Local 117, Representing Police Specialists in the Port of Seattle Police Department Covering the Period from July 1, 2025, through June 30, 2028.

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

8e. Authorization for the Executive Director to Execute a New Collective Bargaining Agreement Between the Port of Seattle and Teamsters Local 117 Representing Parking Services Revenue Representatives in the Aviation Landside Operations Department, Covering the Period from June 1, 2026, through May 31, 2029.

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

8f. Authorization for the Executive Director to Sign an Amended Agreed Order with the Washington State Department of Ecology to Complete a Feasibility Study and Cleanup Action Plan at the South Park Marina Site, and to Sign an Addendum to a Potentially Liable Person Cost Sharing Agreement Between the Port, South Park Marina Owners, and the City of Seattle to Share the Cost and Performance of the Scope of Work Required by the Amended Agreed Order.

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

8g. Adoption of Resolution No. 3851: A Resolution Authorizing the Issuance and Sale of Subordinate Lien Revenue Bonds, Series 2026A and 2026B in the Aggregate Principal Amount Not-to-Exceed $400,000,000, for the Purposes of Financing or Refinancing Capital Improvements to Aviation Facilities; Setting Forth Certain Bond Terms and Covenants; and Delegating Authority to Approve Final Terms and Conditions and the Sale of the Bonds.

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

The motion for approval of consent agenda items 8a, 8b, 8c, 8d, 8e, 8f, and 8g carried by the following vote:

In favor: Cho, Felleman, Hasegawa, and Mohamed (4)
Opposed: (0)

9. UNFINISHED BUSINESS

There was no Unfinished Business presented.

10. NEW BUSINESS

10a. Authorization for the Executive Director to Increase the Post-IAF Airline Realignment Project Budget by $3,752,000, to Execute a Tenant Reimbursement Agreement with United Airlines for $15,500,000 to Support the Construction of the Concourse B United Airlines Lounge, and to Authorize the Remaining Project Budget of $17,352,000, for a Total Estimated Project Cost of $158,252,000. (CIP #C801158)

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

Presenter(s):
Erik Johnson, AV Real Estate and Portfolio Manager III, AV Business & Properties
Erin Gora, Capital Program Leader, AV Project Management Group

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

The presentation addressed:

- relocation of United Airlines' lounge is the final step in completing the multi-year Airline Realignment project;
- renderings of the future Concourse B United Airlines lounge;
- cost breakdown; and
- the request to increase the Post-International Arrivals Facility Airline Realignment project budget by $3,752,000; to execute a tenant reimbursement agreement with United Airlines for $15,500,000 to support the construction of the Concourse B United Airlines Lounge; and to authorize the remaining project budget of $17,352,000.

Discussion ensued regarding whether the project budget also included the A Concourse second lounge. Presenters informed that it did not.

The motion, made by Commissioner Mohamed, to approve Item 10a carried by the following vote:
In favor: Cho, Felleman, Hasegawa, and Mohamed (4)
Opposed: (0)

11. <u>PRESENTATIONS AND STAFF REPORTS</u>

11a. 2027 Budget Development Briefing.

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

Presenter(s):
Chris Wimsatt, Chief Financial Officer, Finance and Budget
Michael Tong, Director of Corporate Budget, Finance and Budget

Clerk Hart read Item 11a into the record and Executive Director Metruck introduced the item.

The presentation addressed:

- a financial environmental scan summary;
- 2027 budget guiding principles and budget strategies;
- 2027 budget issues;
- 2027 modified zero-based budgeting;
- an overview of the budget process; and
- the 2027 budget calendar.

Discussion ensued regarding:

- expenses outpacing revenue growth;
- increases in FTE expenses;
- electrical cost increases and costs for shore power passed back to the cruise lines;
- additional promotion for airport dining and retail;
- consultants' costs; and

- net flow target margins.

12. QUESTIONS on REFERRAL to COMMITTEE and CLOSING COMMENTS

Commissioner Hasegawa spoke regarding the special meeting held on July 9, 2026, and inquired regarding how the Port could follow up on requests from cities to explore ongoing mitigation related to the State Environmental Policy Act (SEPA) Sustainable Airport Master Plan (SAMP) Near-Term Projects (NTP) Draft Environmental Impact Statement (DEIS).

Commissioner Felleman noted that the Port will be following up with those who have requested an extension of the SEPA SAMP NTP DEIS comment period.

13. ADJOURNMENT

The meeting adjourned at 1:15 p.m.

Prepared:	Attest:
Michelle M. Hart, Commission Clerk	Sam Cho, Commission Secretary

Minutes approved: July 14, 2026

Outlook

Re: Automatic reply: [EXTERNAL] Public comment for today

From TJ Pines <tarajpines@gmail.com>
Date Tue 7/14/2026 11:34 AM
To Commission-Public-Records <commission-public-records@portseattle.org>

Hello
I was contacting the commission due to my objection to the Port of Seattle partnering with Somali Port officials as a sister city partnership. Somalia is very very discriminatory towards non-muslims, gays and women. It seems really disrespectful to choose to partner with a country that discriminates against the vast majority of our region. And I questioned the ethics of deciding a partnership that has no real value to our city except for the ethnic ties some officials have with Somalia. It seems unethical. Imagine if every official invited people of their cultural group to form government Partnerships without taking into consideration how it affects others or whether it's in the best interest of our city.

Looking at the documents that the port provides about their DEI and Equity framework I find it unfathomable that the port will go out of their way to partner with a culture that clearly does not value diversity, equity and inclusion. It's really disrespectful and clearly based on the personal cultural ties of certain officials. It makes it seem like the commitment to diversity, equity and inclusion is only when it benefits certain groups. These things are two-way street.

Tara

On Tue, Jul 14, 2026, 11:09 AM Commission-Public-Records <commission-public-records@portseattle.org> wrote:

> Thank you for contacting the Port of Seattle Commission Records inbox. We are currently at a Commission meeting. The deadline to submit written comments or request to provide public comments virtually is 9 a.m. Today, we are now past deadline. However, If you would still like to submit written public comment, please do so and this will be forwarded to the Commission after the meeting and will be included as part of today's meeting record, thank you!
>
> - Commission Public Records