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APPROVED MINUTES
COMMISSION REGULAR MEETING

August 11, 2026

The Port of Seattle Commission met in a regular meeting Tuesday, August 11, 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.

1. CALL to ORDER

The meeting was convened at 10:30 a.m. by Commission Vice-President Fred Felleman.

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) for approximately 50 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 Vice-President Felleman 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

Commission Clerk Michelle Hart provided the report.

Governance Committee

The Governance Committee met on July 30, 2026. At this time, Mary Van Biber, Strategic Business Planning Initiatives Manager, presented the updated Century Agenda objectives based on discussions with Commissioners Felleman and Cho, including Commissioner Felleman's edit to Goal 2 related to ecotourism and the addition of 'cruise and stay' language. Commissioner Cho's proposed edit to Objective 19 for Goal 6 was a wording change to "Drive responsible technological leadership and innovation to achieve Port initiatives." These changes resulted from 2:2:1s discussions with these Commissioners. Commissioner Hasegawa further requested additional changes to Goal 2 – to include the word 'equitable' in the language – to reflect equitable opportunity and to advance equity in tourism. She also stated that she would like to see the concept of 'sustainability' included." For next steps – a memo will be created and sent to Commissioners with the updates included. The Executive Leadership Team will also provide a review. Executive Director Metruck will finalize the memo and then alignment work with 2027 goals will begin.

7. PUBLIC COMMENT

- The following people spoke in support of Agenda Item 10a, supporting the S Concourse Evolution Project: Andreas Ornelas, Liuna; Brittani Cain, OPCMIA; Mike Brown, NCS Carpenters; and Joseph Bolden, Seattle Building Trades.

[Clerk's Note: There were no written comments submitted for this meeting.]

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 July 28, 2026.

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

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

8c. Authorization for the Executive Director to Proceed with the SEA Meter Data Management System Project; to Execute Contract(s) for the Software License, Hardware, and Vendor Implementation and Support Services; and to Use Port Staff for Implementation, in the Requested Amount for Project Implementation of $4,025,000, for a Total Estimated Up to Ten-Year Contract Amount of $4,800,000. (CIP #C802153).

Request document(s) included an agenda memorandum.

8d. Authorization for the Executive Director to Proceed with the SEA Flight Information Display System Refresh Project; to Execute Contract(s) for the Software License, Hardware, and Vendor Implementation and Support Services; and to Use Port Staff for Implementation, in the Requested Amount for Project Implementation of $1,200,000, for a Total Estimated Up to Ten-Year Contract Amount of $3,800,000. (CIP #C802152).

Request document(s) included an agenda memorandum.

8e. Authorization for the Executive Director to Proceed with the OpsLAN Network Infrastructure Refresh Project; to Execute Contract(s) for the Software, Hardware and Vendor Implementation Services; and to Use Port Staff for Implementation, in the Requested Amount for Project Implementation of $7,000,000. (CIP #C802154).

Request document(s) included an agenda memorandum.

8f. Authorization for the Executive Director to Take All Steps Necessary to Complete the Central Terminal Roof Replacement Project at Seattle-Tacoma International Airport, in the Requested Amount of $6,685,000, of a Total Authorization of $7,585,000. (CIP #C801236).

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

8g. Authorization for the Executive Director to Take All Steps Necessary to Complete the Operational Cameras Project in Non-Public Areas at Seattle-Tacoma International Airport, in the Requested Amount of $2,801,000, of a Total Project Authorization of $3,356,000. (CIP #C801320).

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

8h. Order No. 2026-07: An Order Appointing a Public Member to the Port of Seattle Portwide Arts and Culture Board).

Request document(s) included an Order.

8i. Authorization for the Executive Director to Advertise, Award and Execute a Contract with a Medical Claims Administrator for the Port's Self-Insured Medical Plans for Up to Ten Years with the Estimated Total Contract Value of $14,000,000.

Request document(s) included an agenda memorandum.

8j. Authorization for the Executive Director to Extend Port Jobs' Contract to Operate the Airport Employment Center (AEC) for Two Optional Years, in the Requested Amount of $563,739, and a Total Contract Value of $11,298,739.

Request document(s) included an agenda memorandum, attachment 1, attachment 2, attachment 3, attachment 4, attachment 5, and presentation.

8k. Authorization for the Executive Director to Authorize Full Design and Preparation of Construction Documents for the Industrial Wastewater Treatment Plant Enhancements Projects; to Procure Long-Lead Items; to Authorize Port Construction

Services to Execute Small Works Contracts and Use Port Crews for Support of Construction; to Execute Early Work Packages with Hoffman Construction; and to Increase Project Authorization by $41,200,000, for a Total Project Authorization of $61,335,000, and a Total Estimated Industrial Wastewater Treatment Plan Enhancements Project Cost of $280,782,000. (CIP # C801234).

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

The motion for approval of consent agenda items 8a, 8b, 8c, 8d, 8e, 8f, 8g, 8h, 8i, 8j, and 8k 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 Project Authorization for the S Concourse Evolution Project by $1,100,000,000 for a Total Authorization of $1,400,000,000 to Provide Funding for All Activities Necessary to Advance the Program into 2029. (CIP #C801203)

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

Presenter(s):
Wendy Reiter, Managing Director of Aviation
Stephen St. Louis, 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:

- the S Concourse Evolution Project (SCE) is part of Upgrade SEA;
- collaboration with the project team and Port departments;
- communications updates planned;
- program purpose and objectives – the SEA S Concourse renovation, renewal, and upgrade of a 50-year-old facility;
- repurposing space vacated by the International Arrivals Facility;
- elevating passenger experience through expanding dining, retail, and amenities;
- providing improved levels of service with larger boarding areas and technologies;
- achieving LEED Silver certification with reduced emissions and energy use;
- project status;
- multiple early work packages in procurement and permitting;
- facilitating projects;
- coordination for the November 2026 construction start;
- funding and requested authorization;

- the project construction schedule;
- building levels;
- current design renderings;
- a fly-through animation video for the proposed renewal project; and
- next steps.

Discussion ensued regarding:

- appreciation for the investments in workforce, as well as in infrastructure;
- taking economic factors into consideration across the life of the project and managing risks and costs;
- customer impacts and strategies in place to ensure a strong communication project plan through the project phases;
- the SCE project not part of the Sustainable Airport Master Plan;
- the SCE project being part of the existing footprint;
- project alignment with Century Agenda goals;
- job creation through the project, including permanent jobs;
- additional airport, dining, and retail (ADR) options created through the project;
- future Commission approval for the ADR plan;
- diversity in contracting goals;
- LEED Silver Certification;
- key sustainability features of the project;
- elevators available;
- the baggage system conveyor belt connection to the existing system;
- preparation for potential operational disruptions throughout project phases;
- ongoing community and airline outreach;
- project construction methodology selected;
- start of bus shuttling in November;
- project groundbreaking planning for the first quarter of 2027; and
- no new gates associated with the project.

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

10b. Authorization for the Executive Director to Take All Steps Necessary to Complete the Rental Car Facility Customer Service Building Re-Demising Project at Seattle-Tacoma International Airport, in the Requested Amount of $17,900,000, for a Total Authorized Amount of $19,700,000. (CIP #C801209)

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

Presenter(s):

Geoffrey Foster, Assistant Director AV Business Development, Commercial Management and Analysis
Heather Bornhorst, Capital Program Leader, AV Project Management Group

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

The presentation addressed:

- project location;
- supporting the re-bidding of the concession agreement;
- scope of the project to reconfigure tenant lease spaces to support the new blocks; replacing existing wayfinding signage supporting new tenant locations; providing a new break room and flex space supporting transit operations; renovating existing well-worn restrooms in the Customer Service Building; and replacing existing end-of-life car washes in Quick Turn-Around Areas;
- project budget and schedule;
- project status; and
- the request for authorization for the Executive Director to take all steps necessary to complete the project at SEA.

Discussion ensued regarding:

- electric charging capability and potential future solar capability;
- reasons for the increase in cost and scope, mainly replacement of car wash systems; and
- long run cost savings.

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

11. PRESENTATIONS AND STAFF REPORTS

11a. 2026 Police Department Update.

Presentation document(s) included an agenda memorandum, attachment 1, attachment 2, attachment 3, attachment 4, and presentation.

Presenter(s):
Sean Gillebo, Deputy Chief of Police/Interim Chief of Police

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

The presentation addressed:

- department overview and highlights;
- the Vision, Purpose, and Guiding Principles of the Port of Seattle Police Department;
- community engagement;
- FIFA preparation efforts;
- status of 2024 – 2026 Strategic Plan goals;
- staffing;
- increasing capabilities for assisting people in crisis;
- use of force data;
- changes to uniforms;

- policing assessment implementation;
- department demographics;
- availability of the 2025 Annual Report; and
- the department's organizational chart.

Members of the Commission thanked Interim Police Chief Gillebo for standing in while the Port conducts its recruitment for a new chief.

Discussion ensued regarding:

- implementation of all recommendations from the policing assessment report;
- implementation of Order No. 2026-02;
- staff and story insights included in the report;
- de-escalating crisis incidents and providing assistance year-over-year;
- use of the drug interdiction fund to combat human trafficking and separately, to fund a mental health professional position;
- proactive community engagement;
- use of force data and the use of 'wrap' to reduce injuries;
- the importance of collecting accurate data on the use of force;
- public safety partnerships and joint operations; and
- general composition of the annual report.

Commission Vice-President Felleman thanked the police department for their transparency and great work.

12. QUESTIONS on REFERRAL to COMMITTEE and CLOSING COMMENTS

Commissioner Felleman reminded the audience of the 3:00 p.m. Special Meeting and that the August 18, 2026, Commission regular business meeting has been cancelled. The next regular business meeting will be held Wednesday, September 9, 2026.

13. ADJOURNMENT

The meeting adjourned at 2:16 p.m.

Prepared: Attest:

Michelle M. Hart, Commission Clerk Sam Cho, Commission Secretary

Minutes approved: September 9, 2026