



COMMISSION SPECIAL MEETING AGENDA

October 22, 2024

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 (425) 660-9954 or (833) 209-2690 and Conference ID 727 979 996#

ORDER OF BUSINESS

9:30 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)*

▶ 11:00 a.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, October 22, 2024. **(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 Minutes of the Special Meeting – Study Session of October 8, 2024; the Special Meeting of October 8, 2024; and the Special Meeting of October 15, 2024. **(no enclosure)**
- 8b. Authorization for the Executive Director to Procure and Execute Three Professional Services Indefinite Delivery, Indefinite Quantity Contracts for Consultant Support for Environmental Services for Potential Environmental Investigations and Remediation Activities in the Amount of \$3,000,000 for Each Contract, for a Total Not-to-Exceed Capacity of \$9,000,000. **(memo enclosed)**
- 8c. Authorization for the Executive Director to Execute Seven Professional Services Indefinite Delivery, Indefinite Quantity Contracts for 2025 Professional Design Services Including Architectural Design; Mechanical, Electrical and Plumbing Design; and Passenger Loading Bridge Design, for a Total Combined Not-to-Exceed Capacity of \$30,000,000. **(memo enclosed)**
- 8d. Commission Approval of International Travel Requests for Known Travel in the Fourth Quarter 2024. **(memo enclosed)**
- 8e. Authorization for the Executive Director to Increase the Project Budget by \$470,000 for a New Total Project Cost of \$2,220,000, for the SEA Ramp Tower Voice Communication System Project Increase. (CIP C#801404) **(memo enclosed)**
- 8f. Authorization for the Executive Director to Execute a New Collective Bargaining Agreement Between the Port of Seattle and Teamsters Local 174, Representing Truck Drivers at Both Marine Maintenance and Port Construction Services, Covering the Period from June 1, 2024, through May 31, 2027. **(memo and agreement enclosed)**
- 8g. Authorization for the Executive Director to Execute agreements for the Continuation of the South King County Community Impact Fund (SKCCIF) Environmental and Economic Recovery Programs for the Next Five Years 2025-2029 and to Contract up to a Total Amount of \$14,000,000. **(memo and previous briefing memo enclosed)**
- 8h. Authorization for the Executive Director to Advertise and Execute a Construction Contract for 2025 Airfield Projects - Contract 1; to Transfer Budget/Authorization Among the 2025 Airfield Projects; to Transfer Budget/Authorization for South Concourse Utility Replacement Scope from CIP C#800930 2021-2025 Airfield Pavement and Supporting Infrastructure to CIP C#801203 South Concourse Evolution; to Procure Long-Lead Items; to Include a Project Labor Agreement for the Contract; and to Authorize Use of Port Crews for Abatement Work, in a Requested Amount of \$20,850,000 and a Total Estimated Project Cost of \$197,904,000. **(memo and presentation enclosed)**

10. NEW BUSINESS

- 10a. SEA Airport Employee Transportation Program Briefing. *(No action is associated with this item.)*
(memo and presentation enclosed)

- 10b. Authorization for the Executive Director to Execute all Documents Related to Assuming a Long-Term Ground Lease and Purchasing Related Improvements and Two Acres of Fee-owned Property from STOC OWNER, LLC (Seller), Located at 1800 International Blvd. SeaTac, WA and Consisting of a 17.7 acre, Three-Building Office Campus, in the Requested Amount of \$122,000,000.
(memo, agreement, airspace lease, ground lease and presentation, enclosed)

- 10c. Authorization for the Executive Director to Execute Three, Thirty-Year Ground Leases, with International Boulevard LLC, SEA-TAC Investments LLC, and MPARK LLC for Three Parking Facilities Located Adjacent to SEA; to Execute Two Purchase Option Agreements; to Authorize Funds Totaling \$1,800,000 to Reimburse Landlords for Pre-Possession Improvements, with Annual Rent for the Leases Totaling \$6,800,000. **(memo, exhibit, leases and presentation enclosed)**

11. PRESENTATIONS AND STAFF REPORTS

- 11a. Sustainable Airport Master Plan Near-Term Projects Environmental Review - Draft NEPA Environmental Assessment Findings and Public Comment Period. **(To be distributed under separate cover)** ¹

- 11b. Tax Levy and Draft Plan of Finance Briefing for 2025-2029. **(memo and presentation enclosed)**

12. QUESTIONS on REFERRAL to COMMITTEE and CLOSING COMMENTS

13. ADJOURNMENT

¹ The Federal Aviation Administration will be releasing the Draft National Environmental Policy Act (NEPA) Environmental Assessment (EA) on the Sustainable Airport Master Plan (SAMP) Near-Term Projects (NTP) on October 21, 2024. The Port will subsequently share our presentation materials when the Draft NEPA EA is released.