

Commissioners

Bill Bryant
Chair and President
John Creighton
Patricia Davis
Lloyd Hara
Gael Tarleton



Tay Yoshitani
Chief Executive Officer

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An audio of the meeting proceedings and meeting materials are available on the Port of Seattle web site -

<http://www.portseattle.org/about/organization/commission/commission.shtml>

(The approximate point in the audio recording for the specific item is identified by minutes and seconds; example: 01:30.)

**APPROVED MINUTES
COMMISSION SPECIAL MEETING JUNE 30, 2009**

The Port of Seattle Commission met in a regular meeting at 1:00 p.m., Tuesday, June 30, 2009 in the Commission Chambers at Pier 69, 2711 Alaskan Way, Seattle, WA. Commissioners Bryant, Davis, Hara and Tarleton were present. Commissioner Creighton was absent.

1. CALL TO ORDER

The special meeting was called to order at 1:04 p.m. by Bill Bryant, Chair and President.

2. EXECUTIVE SESSION pursuant to RCW 42.30.110

None.

PLEDGE OF ALLEGIANCE

3. APPROVAL OF MINUTES

None

4. SPECIAL ORDER OF BUSINESS

(00:01:06) Commissioner Davis commented on an award she accepted on behalf of the Port as a primary sponsor of the Seattle Maritime Festival, as well as an award for Bell Harbor Marina at Pier 66 for providing their services at the marina during the festival.

Commissioner Davis also stated that she had attended an event at which William Franklin, a longtime Weyerhaeuser executive, was presented Japan's Order of the Rising Sun award.

5. UNANIMOUS CONSENT CALENDAR

None.

6. DIVISION, CORPORATE, AND COMMISSION ACTION ITEMS

- a. (00:04:39) Resolution No. [3624](#), Second Reading and Final Passage. Amending and restating Resolution No. [3599](#), and authorizing Port staff to raise the Customer Facility Charge to a level sufficient to pay the Port's obligations under the Lease Agreement for the Consolidated Rental Car Facility and requiring Port staff to raise the Customer Facility Charge to a level sufficient to at all times repay the Project Financing and Port Investment, as those terms are defined in Resolution No. [3624](#).**

Request document: Commission agenda [memorandum](#) dated June 24, 2009 from James R. Schone, Director, Aviation Business Development and Elizabeth Morrison, Senior Manager, Corporate Finance

Presenters: Dan Thomas, Chief Financial Officer and Mr. Schone. Also assisting in the presentation was Dick Schober, Seattle Northwest Securities.

Mr. Thomas noted that as a result of the success of the bond sale, it will not be necessary to utilize a US Bank line of credit, but that there was a Bank of America line of credit in place.

Mr. Schober provided an update and background information regarding the bond sale.

Motion for Resolution No. [3624](#), Second Reading and Final Passage – Hara

Second – Tarleton

Motion carried by the following vote:

In Favor: Bryant, Davis, Hara, Tarleton (4)

Commissioner Creighton was absent for the vote.

- b. (00:19:10) Authorization for the Chief Executive Officer to:**

1. Lift the suspension on and to restart the entire [Rental Car Facility](#) program; and

2. Prepare contract documents; execute and award outside professional services agreements; prepare and execute outside utility agreements; and perform contract administration and execution for the Bus Maintenance Facility (BMF) and Off-Site Roadway Improvements (ORI) as part of the RCF (CIP # 102167) project at Seattle-Tacoma International Airport (Airport) for an additional \$591,670 for a total authorization to date of \$6,610,000; and
3. Prepare contract documents; perform construction services; execute and award outside professional services agreements; prepare and execute outside utility agreements; advertise and award major and small works contracts; pre-purchase materials and equipment including contract award and execution; perform contract administration and execution; issue letter to Turner Construction Company (Turner) to lift the suspension on the RCF GC/CM contract; and re-baseline the schedule for restarting the RCF and Main Terminal Improvements (MTI) as part of the RCF Construction (CIP# 100266) project at the Airport for an additional \$27,826,000 for a total authorization to date of \$350,260,970; and
4. Execute multiple change orders for an estimated not to exceed value of \$16.8 million and up to 260 calendar days of contract time extension for the suspension/restarts costs and schedule impacts; and
5. Revise the Commission notification requirements for the cumulative total of all change orders established under Resolution No. 3605 from 10% to 18%, a one-time change specific only for the RCF GC/CM Total Construction Contract (TCC).

Request document: Commission agenda [memorandum](#) dated June 23, 2009 from Michael Ehl, Director, Airport Operations and George England, Program Leader, Aviation Capital Improvement Program

Commissioner Bryant noted that the proposed action to lift the suspension and restart the Rental Car Facility Program had been significantly discussed at the previous meeting, and opened the floor to any further discussion or questions.

Commissioner Tarleton asked whether or not the Rental Car consortium had had an opportunity to review the expected opening CFC of \$6.05.

Mr. Schone responded that the information had been communicated to them; that he had spoken with Lorie Tallarico, the head of the negotiating committee for the Rental Car companies for Sea-Tac Airport; and that the response was very favorable.

Discussion followed regarding the importance of having an independent audit of the project subcontractors and necessary re-negotiations and documentation as well as the restart process. Commissioner Tarleton stated that she would like to consider having the responses of the audit team briefed to the Audit Committee after 6-8 months as an example of how an audit is conducted of a program of this complexity.

Motion for approval of Item 6b – Tarleton

Second – Davis

Motion carried by the following vote:

In Favor: Bryant, Davis, Hara, Tarleton (4)

Commissioner Creighton was absent for the vote.

7. STAFF BRIEFINGS

None.

8. NEW BUSINESS

Commissioner Tarleton announced the opening of the truck parking facility at the Terminal 25 lot which would take place July 1.

9. POLICY ROUNDTABLE

None.

10. ADJOURNMENT

There being no further business, the meeting was adjourned at 1:45 p.m.

(A digital recording of the meeting is available on the Port's website.)

Lloyd Hara
Secretary