



**Commissioners**

John Creighton  
Chair and President  
Patricia Davis  
Bob Edwards  
Alec Fisken  
Lloyd Hara

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M.R. Dinsmore  
Chief Executive Officer

*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.shtml>*

*(The approximate point in the audio recording for the specific item is identified by minutes and seconds; example: 00:01:30.)*

**APPROVED MINUTES  
COMMISSION SPECIAL WORK SESSION FEBRUARY 6, 2007**

The Port of Seattle Commission met in a special work session at 12:00 noon, Tuesday, February 6, 2007 in the Commission Chambers at Pier 69, 2711 Alaskan Way, Seattle, WA. Commissioners Creighton, Davis, Edwards, Fisken and Hara were present.

**1. CALL TO ORDER**

The work session was called to order at 12:04 p.m. by John Creighton, Chair and President.

**2. EXECUTIVE SESSION pursuant to RCW 42.30.110**

The work session was immediately recessed to an executive session to discuss RCW 42.30.110(1) (i) legal risk and (g) personnel matters for approximately one hour and twenty-five minutes and reconvened to public session.

**PLEDGE OF ALLEGIANCE**

**3. APPROVAL OF MINUTES**

**Minutes of January 3, 2006 special meeting.**

**Motion for approval – Fisken.**

**Motion carried by the following vote:**

**In Favor: Creighton, Davis, Fisken, Hara. (4)**

**Abstained: Edwards**

Commissioner Edwards was absent from the subject meeting.

**Minutes of January 9, 2006 special meeting**

**Motion for approval - Edwards**

**Motion carried by the following vote:**

**In Favor: Creighton, Davis, Edwards, Fisker, Hara (5)**

**4. (00:01:56) Briefing on Port Performance Audit.**

Presentation Document: Commission Agenda [Memorandum](#) dated January 26, 2007 from Dan Thomas, Chief Financial Officer, and computer slide [presentation](#) entitled, "Limited Scope Performance Audit of the Port of Seattle's Capital Improvement Program".

Mr. Thomas introduced Brad Rafish and JoAnn Francis, representatives from the firms Talbot, Korvola & Warwick and Griffin, Hill & Associates, who assisted in the presentation.

Topics discussed:

- Capital Project Delivery and Cost Management
  - Approach
  - Preliminary Activities
  - Preliminary Focus
- Contracting Opportunities for Small and Disadvantaged Business Enterprises
  - Approach
  - Preliminary Activities
  - Preliminary Focus

Following the presentation, President Creighton announced that the Port Audit Committee formed in 2006 would continue in 2007, and that the members for the current year would be Commissioners Edwards and Hara

**5. (00:26:30) Environmental Stewardship Strategy Update**

Presentation Document: Commission Agenda [Memorandum](#) dated January 26, 2007 from Stephanie Jones, Manager, Seaport Environmental Programs and Elizabeth Leavitt, Manager, Aviation Environmental Programs and computer slide [presentation](#) entitled, "Port of Seattle Environmental Stewardship Strategy".

Presenters: Ms. Jones and Ms. Leavitt

Topics discussed:

- Seaport 2007 Issues
  - Air Quality Initiatives
  - Stormwater
  - National Trends in Maritime Air Issues
  - Upcoming Conferences
- Airport 2007 Issues
  - Des Moines Creek Business Park Project
  - Clean Airport Partnership Project
  - Greenhouse Gas Inventory
  - Completion of Stormwater Projects
  - Governor's Environmental Initiatives for 2007
  - 2007 Briefing Schedule

Commissioner Davis requested staff provide to Commissioners a list of the members of the Puget Sound Maritime Air Forum.

Commission discussion followed, regarding ways in which the Port might be able to play a leadership role in the environmental health of Puget Sound.

Mr. Dinsmore suggested Port staff sit down with the Governor or one of her staff members to discuss to where the Port can have the most effective alignment with regard to the Healthy Puget Sound Initiative, and with the other Ports around Puget Sound.

Public testimony received on Item 5, as follows:

Fred Felleman, Bluewater Network

## **6. (01:26:30) Port Financing Overview**

Presentation Documents: Commission Agenda [Memorandum](#) dated January 26, 2007 from Dan Thomas, Chief Financial Officer, and computer slide [presentation](#) entitled, "Port Financing Overview".

Presenter: Mr. Thomas

Topics reviewed:

- Port Financing vs. other models of financing maritime infrastructure
  - Obtaining comparative financial data
  - US Maritime Administration Reports
  - Forecasted US Port Capital Funding 2004-2008
  - Major sources of Income for US Ports in Fiscal Year 2003
  - Direct Public Support of Top US Container Ports
  - Other Ports – Historic & Indirect Support

- Port of Seattle Tax Levy
- Financing Port of Seattle Container Terminals
- Terminal 30/91 Financing Plan
- Emerging Trends

**7. (02:36:25) Construction Costs – T-91 Cruise Building**

Presentation Documents: Commission Agenda [Memorandum](#) dated January 26, 2007 from Dakota Chamberlain, Manager, Seaport Project Management, and computer slide [presentation](#) entitled, “T91 Cruise Building Commission Briefing”.

Presenters: Mr. Chamberlain; Charlie Sheldon, Managing Director, Seaport Division; and Mike McLaughlin, Manager, Cruise Services, Seaport Project Management.

Topics discussed:

- General Cost Factors for Port Construction
- Cost Factors for Port Construction – Community Benefit
- Seaport Construction Expertise
- Cost Factors for Seaport Construction
- Impacts to Seaport Projects
- Construction Contraction Methodologies
- T91 Cruise Building Project Design History
- Cruise Building Renderings and Finishes
- Additional Cost Reductions
- Potential Additional Cost Reductions
- T91 Projected Project Costs
- T30/91 Projected Project Costs
- T25/30 Bridge Plan
- Next Steps

During the presentation, Commissioner Hara was excused from the remainder of the special work session to attend a previously scheduled meeting with Secretary of State Reed.

Commissioner Edwards requested staff to look further at the possibility of adjusting plans for air conditioning at the proposed new facility, such as using fans, and also at the possibility of reducing the number of escalators in the facility.

Following discussion regarding the possibility of an appeal which could lead to the delay of the T30/91 project by one year, Commissioner Edwards requested staff to provide a projection that would show the impacts of a one-year delay, including the risks involved.

Following regularly scheduled agenda items, Commissioner Davis gave a brief report on her recent trip to Kobe, Japan to attend the 12<sup>th</sup> Annual Pacific Rim Friendly Ports Seminar.

**8. ADJOURNMENT**

There being no further business, the special work session was adjourned at 5:00 p.m.

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

Alec Fisker  
Secretary