

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



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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.shtml>

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

**APPROVED MINUTES
COMMISSION WORK SESSION SEPTEMBER 2, 2008**

The Port of Seattle Commission met in a work session at 4:00 p.m., Tuesday, February 5, 2008 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 regular meeting was called to order at 4:01 p.m. by Lloyd Hara, Vice-Chair and Vice-President.

EXECUTIVE SESSION pursuant to RCW 42.30.110

None.

PLEDGE OF ALLEGIANCE

2. APPROVAL OF MINUTES

None.

3. (00:01:45) CONTAINER EXPANSION STUDY, REVIEW AND UPDATE

Presentation Documents: Commission agenda [memorandum](#) dated August 25, 2008 from Phil Lutes, Deputy Managing Director, Seaport and Eric Hanson, Manager, Seaport Planning and computer slide [presentation](#) titled, "Container Expansion Update and Review."

Presenters: Charlie Sheldon, Managing Director, Seaport; Mr. Lutes and Mr. Hanson

Topics reviewed:

- Study Goal
- Key Growth Factors
- Major Projects
- Level of Planning Analysis
- Multi-Party “Work Packages” for Growth
- 3 Million TEU Work Package
- Significant Changes
 - Wide Span Gantry Cranes
 - Double Stack Train Rail Cars
 - 8,000’ Rail Sidings
- Impacts of Changes
- Key Overall Messages

Following discussion, Commissioner Davis suggested including within the study, information regarding future costs and sustainability / environmental considerations.

Commissioner Tarleton suggested also looking at what factors are influenced both internally and externally, and what the Port can exert authority over.

Commissioner Bryant suggested that the ‘gateway concept’ should be a key piece in the next joint meeting with the Port of Tacoma.

Public Comment regarding Item 3 was received from the following:

- Heather Weiner, Coalition for Clean and Safe Ports
- Heather Trim, People for Puget Sound
- Lulu Emiru, ACORN
- David Freiboth, King County Labor Council

4. (01:04:44) BRIEFING ON CLEAN TRUCK PROGRAMS FOR DRAYAGE OPERATIONS AT WEST COAST SEAPORTS

Presentation Documents: Commission agenda [memorandum](#) dated August 12, 2008 from Wayne Grotheer, Director, Seaport Professional and Technical Services and Sara Flagg, Environmental Management Specialist, Seaport Environmental Programs and computer slide [presentation](#) titled, “Overview of West Coast Clean Truck Programs”

Presenters: Mr. Grotheer and Ms. Flagg

Topics reviewed:

- Ports of Los Angeles and Long Beach
- California Air Resources Board Drayage Truck Rule
- Port of Oakland
- Port Metro Vancouver Truck Licensing System
- Northwest Ports Clean Air Strategy
- Drayage Operations at the Port of Seattle
- Clean Truck Program Development
- Next Steps

Public Comment regarding Item 4 was received from the following:

- Heather Weiner, Coalition for Clean and Safe Ports. A document titled “Comparison of Clean and Safe Truck Programs at Ports of Seattle and Los Angeles” was submitted by Ms. Weiner; is by reference made a part of these minutes; is marked Exhibit ‘[A](#)’; and is on file in Port offices.
- Michael McGrath, ACORN. Form letters to the Commission regarding Item 4, signed by members of the community, were submitted by Mr. McGrath; are by reference, made a part of these minutes; are collectively marked Exhibit ‘[B](#)’; and are on file in Port offices.
- Patti Ludwig, ACORN
- Olufemi Dosummu
- Patrick Neville, King County Labor Council
- Mr. Hassam

Following the presentation, a recess was called, and the meeting was reconvened at 6:17.

5. (02:15:59) PRELIMINARY FUNDING AND TAX LEVY BRIEFING FOR SEAPORT AND REAL ESTATE DIVISIONS

Presentation Documents: Commission agenda [memorandum](#) dated August 14, 2008 from Dan Thomas, Chief Financial Officer and Elizabeth Morrison, Senior Manager, Corporate Finance and computer slide [presentation](#) titled, “Preliminary Funding and Tax Levy Discussion”

Presenters: Mr. Thomas and Ms. Morrison

Topics discussed:

- Sources of Funding
- Sources of Funding – Non-Airport
- Non-Airport Debt
- Funding Capacity from NOI
- NOI Pays Revenue Bond Debt Service
- Division Specific NOI
- Levy Assumption – 2008 Draft Plan of Finance

- 2008 Budget Tax Levy Uses
- G.O. Bond Use
- Funding Needs – Second Quarter 2008 CIP
- Guidance for 2009 Budget Process

Commissioner Bryant commented on the possibility of having a plan which would wean the Seaport Division from heavy reliance on the tax levy, allowing more tax levy dollars to be used for transportation and environmental projects.

In response to questions from Commissioner Tarleton regarding debt service beyond 2018, Ms. Morrision said she could provide a graph showing information which would include the next 25 years.

Commissioner Hara suggested that staff include in future presentations, possible alternatives for how to begin to wean the Seaport Division from the tax levy.

Commissioner Tarleton reiterated that she would like to see details included of obligated versus uncommitted moneys.

6. (03:05:05) BRIEFING ON PORT LIABILITY INSURANCE RENEWAL

Presentation Documents: Commission agenda [memorandum](#) dated September 2, 2008 from Jeff Hollingsworth, Risk Manager and computer slide [presentation](#) titled, “Liability Insurance Renewal Briefing”

Presenter: Mr. Hollingsworth

Topics discussed:

- Review of Existing Liability Coverages – Major and Minor
- Insurance Premium Factors
- Liability Premium Re-Cap
- Renewal Coverage Details
- Premium / Loss Recap: 2006-2007
- Premium / Loss Recap: 2007-2008
- Specific Issues
 - Terrorism
 - Ramp Insurance at Airport
 - Excess Worker Compensation
 - Coverage for Rail Link Exposure
- Other Seaports Terrorism
- Other Airports Terrorism
- Liability Renewal Recommendation

7. (03:23:06) AUDIT COMMITTEE REPORT

Presentation Document: Commission agenda [memorandum](#) dated August 27, 2008 from Tom Barnard, Research and Policy Analyst

Presenter: Mr. Barnard

Mr. Barnard provided information on the mission of the Commission Audit Committee, work done thus far by the committee, and planned upcoming work.

8. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:36 p.m.

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