

Vista Field
Update on Supplemental Environmental Investigation
Regular Session

July 22, 2025

1. Background

Blue Mountain Environmental Consultants (Blue Mountain) was retained by Community First Bank, the lender for Lot 31, to conduct soil sampling. The sampling occurred on June 2, 2025, and Blue Mountain provided the Port with the sampling results on June 26, 2025. We understand that Blue Mountain received authorization from the lender to share the report with the Port. The report indicated that a class of hazardous substances referred to as PFAS, specifically PFOA, was detected in three soil samples at levels that exceeded Department of Ecology screening levels.

PFAs (a group of Per- and polyfluoroalkyl chemicals) are a variety of synthetic chemicals that have been used all around the world since the 1950s. Many former airports have found PFAs due to a history of firefighting drills using foam that contains PFAs. Because PFAs don't readily break down in the environment, they have been discovered across the country in air, land, and water. Exposure to PFAs, even at low levels, poses significant human health risks. However, the U.S. Environmental Protection Agency (EPA) did not designate PFAs as hazardous substances under federal law until 2024.

All of the past environmental work performed by the Port to study Vista Field was performed in full compliance with the applicable environmental law and due diligence standards. At the time that the Port's prior work was conducted, PFAs were not listed either in state or federal law as regulated hazardous substances. Last year, that changed.

The Port has not identified any evidence that its operations at Vista Field caused or contributed to PFAs contamination. However, the Port is pro-actively investigating the site to identify the extent of any PFAs contamination, including the potential sources.

2. Port Staff Actions Following Receipt of Sampling Report

Just two weeks ago, the Port retained Ogden Murphy Wallace, P.L.L.C. (OMW) to advise staff on the Port's potential regulatory obligations and liability related to the finding of PFAs within the Vista Field development area. At the suggestion of OMW, the Port also retained Harris & Smith Public Affairs, Inc., a public affairs firm that specializes in environmental matters, to assist staff in efforts to keep the public informed as events unfold. A press release informing the media of the Port's discovery of initial samples results and the Port's

plan to further investigate the matter and conduct additional sampling at Vista Field was issued on July 3, 2025.

3. Retention of Environmental Consultant

OMW advised that the Port retain an environmental consulting firm with experience and recognized expertise in the area of PFAs contamination rather than utilize the services of Blue Mountain because Blue Mountain had a potential conflict of interest as Blue Mountain had already been retained by and performed work for the Lot 31 lender. The Port staff interviewed two environmental consulting firms and selected Landau Associates based upon their knowledge of PFAs, experience with PFAs investigations in the state of Washington, and positive working relationship with Ecology. The Port CEO executed a contract with Landau on July 18, 2025, under which Landau will serve as consulting expert to the Port, potentially serve as an expert witness if needed, and to perform a preliminary PFAs investigation at Vista Field.

4. Preliminary PFAs Investigation at Vista Field

Landau's preliminary investigation at Vista Field will determine whether the PFAs contamination is localized in and around Lot 31 or if it extends into a broader area. The investigation includes sampling shallow soils throughout the property and also includes sampling to confirm and characterize the extent of contamination at Lot 31. Additional samples will also be taken at the two other lots that have started construction (Lots 15 & 18) and the two lots that are completing the closing process.

Landau is currently preparing the work plan for the sampling, which will include sampling procedures specific for PFAs to ensure the resulting data is high-quality. Landau anticipates that the sampling will occur within 3-5 weeks and will arrange to have the laboratory analyses to be expedited.

5. Next Steps

In the event the new sampling indicates that there is PFAs contamination at Vista Field at levels that requires remediation, the Port will work with Landau and the Washington State Department of Ecology to determine whether the soil remediation work can occur under the state's Voluntary Cleanup Program. If not, it may be necessary for the Port to enter into a formal clean up agreement with Ecology. At this time, it is too early to predict the results of the sampling effort.

In addition to the Port's strategy for dealing with the general public and with Ecology, the Port is developing a communication plan for keeping its Vista Field development partners well-informed. The Port will begin this effort with a series of individual stakeholder meetings via Zoom to introduce the stakeholders to the environmental team that is responding to the PFAs discovery and to describe the steps that the Team will be taking to address the matter.