

PORT OF OLYMPIA COMMISSION
MINUTES OF REGULAR MEETING

February 14, 2000

CALL TO ORDER

President Dickison called the meeting of February 14, 2000, to order at 5:36 p.m. at the Port of Olympia large conference room. Commissioners Pottle and Van Schoorl were in attendance.

Staff in attendance were: Executive Director Nick Handy, Deputy Director Wendy Holden, Executive Assistant Jeri Sevier, Director of Finance George Fox, Director of Marketing Kari Qvigstad, Olympia Regional Airport Manager Doug Sandau, and Property Development Manager Heber Kennedy.

Members of the public in attendance included the Port's legal council Sandy Mackie, Joel Coffidis from *The Olympian*, and Tim Cased representing Martin Way Associates LLC.

APPROVAL OF AGENDA

The agenda was approved as submitted.

PUBLIC COMMENT

No public comment was given.

COMMISSIONERS REPORTS

Commissioner Van Schoorl reported he continues to participate in the search for an executive director for the Thurston Regional Planning Commission.

CONCENT CALENDAR

Minutes. The minutes from the January 24, 2000 meeting were unanimously approved as submitted.

ACTION CALENDAR

Resolution to Surplus Port Property

Mr. Heber Kennedy submitted Resolution 2000-02 to surplus Port property to the Commission for approval. The resolution declares the real property described on Exhibit A to be surplus property of the Port and authorizes the Port to sell the property at fair market value. In addition, the resolution authorizes managing officials of the Port to act on behalf of the Port to negotiate any and all agreements necessary in connection with the sale of the property. The property described in Exhibit A is approximately 21.69 acres of unimproved land located in Thurston County adjacent to the Olympia Regional Airport. The property was acquired from the Tumwater School District as lease payment for Bush Middle School.

Legal Council Sandy Mackie advised the Commission he has worked with the client interested in the option to purchase the property, but has not been involved with the price or terms of the sale. The client is being represented by another council and not by Owens, Davies, and Mackie.

Commissioner Van Schoorl expressed his general reluctance to ever sell Port property but indicated he would be interested in using the funds of the sale of the property to enhance economic development and reinvest in other property that would benefit the Port as appropriate. The Commission unanimously approved Resolution 2000-02 Surplus of Port Property.

Option Agreement for Land Sale with Martin Way Associates

Mr. Heber Kennedy submitted the option agreement with Martin Way Associates to the Commission. The option agreement give the option for the sale of the surplus property previously approved by the Commission. Commissioner Pottle asked staff if the option agreement allowed for access to the airport. Mr. Kennedy responded that Exhibit C showed a diagram of the street development and also listed the description of improvements to be made. The improvements are valued at \$660,000 in accordance with an engineers estimate. The option allows for completion of the improvements within two years.

The Commission unanimously authorized the Executive Director to sign the option agreement and further authorized for the Executive Director to complete the transaction.

ADVISORY CALENDAR

Foreign Trade Zone Advisory

Ms. Kari Qvigstad provided the Commission with an overview and update on the activities relating to the Foreign Trade Zone #216. Ms. Qvigstad briefly reviewed the annual report recently submitted to the U.S. Department of Commerce relating to the operation of FTZ #216. She also gave an overview of the marketing activities currently underway and scheduled for the remainder of the year.

Economic Development Discussion

President Dickison met with Mayor Biles to discuss the Cities goals one of which was economic development and led to the discussion of economic development and partnerships with other local municipalities. President Dickison reported on his meeting with Mayor Biles and indicated he has been in general discussion regarding the Port working in partnership with the Olympia City Council to bring focus to what economic development means in this community by possibly conducting an evaluation for development of the West Bay. In addition President Dickison indicated that a public facilities district could create a structure to be able to re-direct sales tax revenues to specific public facility projects which may be a potential source of revenue to develop a convention or public meeting facility. This has been most discussed in the context of a public private venture to attract a convention center.

President Dickison asked the Commission if they would be interested in a joint meeting between the Port and the City Council if these issues develop further. Commissioner Van Schoorl indicated a joint meeting was due, the relationship is good and this would be an opportunity to enhance that relationship.

Commissioner Van Schoorl also indicated that the Port Commission has never met with the Lacey City Council and maybe they need to do that as well. Also the Port needs to meet with the Tumwater City Council to work on improving relationships there.

President Dickison said this would be an opportunity to meet with all of the Councils on a strategic discussion having a broad dialog on economic development. Commissioners Pottle and Van Schoorl agreed. President Dickison asked the Executive Director to begin putting together these meetings.

ADJOURNMENT

President Dickison adjourned the meeting of February 14, 2000 at 6:30 p.m.

PORT OF OLYMPIA COMMISSION

President

Vice President

