

PORT OF OLYMPIA COMMISSION
MINUTES OF REGULAR MEETING

March 27, 2000

CALL TO ORDER

President Dickison called the meeting of March 27, 2000, to order at 5:32 p.m. at the Port of Olympia large conference room. Commissioners Pottle and Van Schoorl were in attendance.

The Commission attended a reception prior to the meeting to meet new employees including Tim Lael, the new Airport Operations Supervisor, Jeff Branaham, the new Boatworks Marine Worker, and Kim Kawada, the Marine Terminal Freight Coordinator.

Staff in attendance were: Executive Director Nick Handy, Deputy Director Wendy Holden, Executive Assistant Jeri Sevier, Director of Marketing Kari Qvigstad, Director of Engineering and Planning Andrea Fontenot, Manager of Information Systems Anna Fritz, 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*, John Stedham, Kim Gaffi, Surjit Chhabra, Kevin Corbin, Jacque Bahieux, Tom Iovanne, Representative Gary Alexander, Dan Yerrington, Jerry Barnex, Brian Clapp, and Brandon Firkins.

APPROVAL OF AGENDA

The agenda was approved as submitted.

PUBLIC COMMENT

Mr. Kevin Corbin indicated he was the new Executive Director of the Farmer's Market and thanked the Commission for their continuous support. Mr. Corbin announced the Market was celebrating its 25th year and opens on April 6, Thursday through Sunday.

COMMISSIONERS REPORTS

Commissioner Pottle reported he attended the EDC Board of Directors meeting where they discussed the uncertainty of the Miller expansion, the education of youth related to employer needs regarding technology and he announced the EDC Awards Banquet would be held on June 6, from 11:30 – 1:30 at Indian Summer.

Commissioner Van Schoorl indicated he met with the Regional Transportation Policy Board and had an extensive discussion on whether to increase revenues to meet needs or to reduce needs to meet revenues.

President Dickison reported on a bill in the legislature regarding telecommunications infrastructure indicating the bill was signed by the Governor vetoing the provision to require a vote of the people for local governments involvement in infrastructure developments.

CONCENT CALENDAR

Minutes. The minutes from the February 28, 2000 meeting were unanimously approved as submitted.

Bills and Vouchers. The bills and vouchers for the period ending March 27, 2000 were unanimously approved in the amount of \$322,492.05.

ACTION CALENDAR

Telephone Service Update

Ms. Anna Fritz provided the Commission with an overview of the current phone service and a plan to change providers from US West to Advanced Telcom Group, Inc. Along with the change in providers would be a complete telephone system upgrade to bring the current system to current technology. The presentation included the costs of each process, the timeline for the change and the specifications of each aspect.

The Port would save almost \$8,000 per year just from switching providers. There would be charges for the initial setup and the new telephone system upgrade would be in addition to the savings. Ms. Fritz asked for the Commission's approval to go to public bid for the upgrade and installation of the system. The public bid will include both the option to lease or purchase. The bid process will be completed by the May 8th Commission meeting for approval.

Commissioner Pottle asked the contractors Advanced Telcom Group some questions regarding the infrastructure and software used by the company. The Commissioners unanimously approved the bid process and the recommendations of staff to change providers to Advanced Telcom Group, Inc.

Sister Holly Garden Project Proposal

Mr. Heber Kennedy indicated the Sister Holly Garden Project had requested proposed modifications to the project that included putting a small shelter on the site and introduced Kim as representative from the Sister Holly Garden Project to give an update on the project and a description of their plans. Kim thanked the Commission for the collaboration of the temporary site. The proposed building would provide a shade structure for the seniors visiting the project. The structure would be a removable shelter and will be built on Earth Day as a community event. The Commission complimented the garden project and unanimously approved the structure.

ADVISORY CALENDAR

Public Facilities District Support Advisory

Mr. Nick Handy reported to the Commission the request by the Visitors Convention Bureau to make a presentation regarding the creation of a Public Facilities District in the cities of Olympia, Lacey, and Tumwater.

Mr. Jacque Bahieux gave the Commission a report on the recent accomplishments the Board of the Visitors Convention Bureau. Mr. Tom Iovanne indicated to the Commission the goal of the Public Facilities District (PFD) would be to develop a government owned convention center in conjunction with a private hotel. Mr. Iovanne gave an overview of Senate Bill 5452 indicating the benchmarks and incentives provided within the bill. The regional center must break ground prior to 2003 in order to qualify for the tax incentives.

Commissioner Van Schoorl asked Mr. Iovanne how the PFD would be set up and if there was any interest from a private partner. Mr. Iovanne indicated it would need to be a resolution of the city councils and he was confident a deal could be put together with a private partner.

Representative Gary Alexander indicated the Port was an integral part of the concept and would be potential for an economic development activity. The Port could offer a significant partnership in the project.

Jeannette Hawkins commented on the editorial in the Olympian on RU/DAT and the vision for a convention center in Olympia.

The Commission recommended staff prepare letters of support to the city councils and the county in favor of the proposal to create a PFD noting in the letter the possibility of the site to be located on Port property.

West Bay Update

Mr. Nick Handy gave an update on the development of the West Bay area and the Port of Olympia's role in as a major landowner in this area. Mr. Handy indicated the Olympia Roundtable requested the Olympia City Council to use a R/UDAT study to help develop a vision for the West Bay development.

The prominent landowners in the West Bay including Hardel and Delson Lumber are making commercial and residential development plans for their property. Mr. Heber Kennedy indicated the Port has a lease with Solid Wood Products on

about 7.3 acres of industrial property in the West Bay area. The Port also owns property on the West Bay that is held in a conservation easement with the U.S. Fish and Wildlife Service. Mr. Kennedy noted the Solid Wood lease is the second longest lease tenant with the Port. The lease with Solid Wood expires in 2001.

Ms. Andrea Fontenot provided an illustration of the Port's ownership including the Solid Wood lease, the Port lagoon that is approximately 11 acres, and the 29 acres of tidelands held in a conservation easement. Ms. Fontenot indicated the Comprehensive Plan of the Port allows for two alternatives; one a habitat area and two an industrial area.

Commissioner Van Schoorl said the Port has already done its process and have included in the Comp Plan the various uses. He indicated he was concerned about bringing R/UDAT in so late when we already have two property owners started and already submitting proposals.

Commissioner Pottle commented on the editorial in *The Olympian* concerning R/UDAT and understood from the previous process of R/UDAT that good things came out of the process. He also was concerned about using R/UDAT and wondered where the funding would come from to do another study. Commissioner Pottle indicated he supported being a participant in whatever process we all agree to.

Mr. Pete Swenson, a City of Olympia Planner said he was involved in the 1979 R/UDAT process and felt that it was an excellent process. He indicated if they were to choose us again, they could make a great contribution. His concern was how urgent the timetable was and how quickly could R/UDAT be able to come.

Mr. Surjit Chhabra asked the Commission if the Port was interested in selling land on the West side. President Dickison indicated as a general rule the Port is not in business of selling assets. However, there is always an exception to the rule. At this point the Port is not in discussions of selling property on the West side.

Mr. Jerry Barnex indicated he has talked to the three city council members to educate him on this issue. He would like to see this development done as one large project and not completed in chunks. He noted the property at this time is an eyesore, and the property could be an extraordinary asset to the city if the development was done in cohesion with a design for the entire site.

Commissioner Pottle asked Mr. Swenson from the City of Olympia how long it would take to get the R/UDAT process in place and what was the City's timeline. Mr. Swenson replied that the Olympia Roundtable is working to get an answer to that question. Mr. Swenson felt that it would be one year at a minimum, however, it could be two to three years.

President Dickison responded to the editorial in *The Olympian* regarding the R/UDAT process. He indicated the editorial contained flawed assumptions. When the Port went through the Comp Plan process in 1995 the Port realized many possibilities for the property and developed a wide range of options. President Dickison said the Port should take a role as a landowner in the development of the planning process. He indicated a master plan should be developed to influence and direct the development. It may not be necessary to have R/UDAT to accomplish this development. President Dickison said he would like to see the Port work with the City as a partner to visit issues to develop a process.

Commissioner Van Schoorl concurred with President Dickison. He indicated he has some of the same reservations as Commissioner Pottle as to whether the process with R/UDAT can be economically feasible. He proposed the Commission send a letter to the city indicating our position of participating as a partner, working with current landowners, developing an open process, clearly identifying objectives for a master planning process, do research before the public process and that the Port is not opposed to R/UDAT; although they do not feel it is essential to have their input.

Commissioners directed staff to develop a letter to the City of Olympia expressing views consistent with these discussions.

Wetland Alternatives Advisory Briefing

Ms. Andrea Fontenot provided the Commission with an advisory briefing on the wetland alternatives located at the Marine Terminal. She indicated there were three replacement alternatives and gave the pros and cons for each. The three alternatives include a freshwater wetland at NewMarket, the creation of a one acre wetland north of the Port Lagoon at West Bay, and the third to mitigate the wetland in the vicinity of the Cascade Pole site. Ms. Fontenot presented the Commission with a cost comparison for each of the proposed sites. She indicated the staff recommendation was leaning toward the Cascade Pole fill option.

ADJOURNMENT

President Dickison adjourned the meeting of March 27, 2000 at 7:51 p.m.

PORT OF OLYMPIA COMMISSION

President

Vice President

Secretary-Treasurer