

PORT OF OLYMPIA COMMISSION
MINUTES OF REGULAR MEETING

May 24, 1999

CALL TO ORDER

President Van Schoorl called the meeting of May 24, 1999, to order at 6:55 p.m. at the Olympia Regional Airport in the Airport Terminal Building. Commissioner Pottle and Dickison were also in attendance.

President Van Schoorl indicated the Commission had just adjourned from executive session where the Commission discussed the terms and conditions relating to the price and possible amendments to an option agreement between the Port and the Miller Land Trust for the purchase and sale of real property in Grand Mound pursuant to RCW 42.30.110(1)(b). The Commission directed staff to bring further recommendations to the Commission in executive session at the June 14 meeting.

The Port's Economic Development Corporation held a special meeting at 6:30 p.m. before the regular Commission meeting to review the finance report and discuss expenditures. The meeting adjourned at 6:55 p.m.

Staff in attendance were: Executive Director Nick Handy, Director of Marketing and Trade Development Kari Qvigstad, Director of Finance and Administration George Fox, Deputy Director Wendy Holden, Executive Assistant Jeri Sevier, Airport Manager Doug Sandau, and Director of Engineering and Planning Andrea Fontenot.

Members of the public in attendance were Joel Coffidis of *The Olympian*; Sandy Mackie, legal counsel for the Port of Olympia; Corinne Tobeck representing the Air Show; and Brian Reynolds representing the Olympic Flight Museum.

APPROVAL OF AGENDA

Mr. Nick Handy requested the Commission add to the agenda the renaming of "D" street under the advisory calendar. The agenda was modified and approved as submitted.

PUBLIC COMMENT

No public comment was presented for items not on the agenda.

COMMISSIONERS REPORTS

Commissioner Dickison informed staff the South Sound Maritime Heritage Association would like to be involved in activities at Harbor Days and is looking for community sponsorships. The association would like to hold activities on the Port Plaza.

CONSENT CALENDAR

Minutes. The minutes of February 17, 1999 were unanimously approved by the Commission. The minutes of May 10 were approved by majority vote of the Commission.

Bills and Vouchers. The bills and vouchers in the amount of \$746,483.49 were unanimously approved by the Commission.

ACTION CALENDAR

New Lease - Sister Holly Community Garden Project

Ms. Kari Qvigstad presented the Commission with a new lease with the Sister Holly Community Garden Project. The

lease agreement is for a month to month lease commencing May 15, 1999 and continuing until either party terminates the agreement by providing 60 days written notice to terminate the agreement. The lease will be approximately 5,000 sq. ft. located along State Avenue and Cherry Street, directly west of the Sundance Auto leased premises.

The use of the premises include a temporary garden area with a tool shed and shade structure to showcase a program that creates and manages intergenerational garden projects. The tenant will be responsible for all costs associated with the project.

It is understood and agreed to by both parties that the tenants use of the parcel is temporary and represents a nonconforming use as described in the current Port of Olympia 1995 Comprehensive Plan.

The Commission unanimously ratified the new lease between the Port and the Sister Holly Community Garden Project.

Lease Amendment - Silversten, Inc. (Genoas)

Ms. Kari Qvigstad presented the Commission with a lease amendment with Silversten, Inc.. The amendment includes a revision in the percentage rent paragraph. The reason for the revision is to provide a more comparable rental with other Port tenants on the peninsula. Genoas's building came into our possession only because of the efforts of the owner. He has put a considerable amount of money into the property by making improvements such as the docks and deck. Per the lease agreement, all improvements stay with the Port thereby increasing the value of the building.

The Commission unanimously ratified the lease amendment between the Port and Silversten, Inc.

ADVISORY CALENDAR

Re-Naming of "D" Street

Mr. Nick Handy indicated to the Commission the need for re-naming "D" street. There is a small stretch of what is currently called "Market Street" that was not officially re-named. The Commission gave authority to the Executive Director to make this change as presented.

Airport Business Advisory and Tour

Mr. Doug Sandau, Airport Manager, provided the Commission with a comprehensive business advisory briefing of the Airport including: top priorities, revenue projections, operations maintenance programs, capital improvements, marketing, and upcoming events.

Mr. Brian Reynolds representing the Olympic Flight Museum provided the Commission with a briefing on the upcoming Olympic Flight Museum dedication event and fly in scheduled for June 19 at 10:00 a.m. Mr. Reynolds invited the Port of Olympia and the Commissioners to speak at the dedication event.

Ms. Corinne Tobeck representing the South Puget Sound Air Show provided the Commission with a briefing on the Air Show and other upcoming events to support the Air Show. The Commission and the Port of Olympia was invited to participate in the following events: June 12, Golf Tournament Fundraiser; June 23, Volunteer Meeting; July 16, Pre-event Function; and July 17-18 Air Show.

The Commissioners followed the business advisory briefing with a tour of the Airport.

ADJOURNMENT

President Van Schoorl adjourned the meeting of May 24, 1999 at 9:15 p.m.

PORT OF OLYMPIA COMMISSION

President

Vice President

