

**PORT OF OLYMPIA COMMISSION
MINUTES OF SPECIAL MEETING**

September 9, 2005

CALL TO ORDER

President Van Schoorl called the meeting of September 9, 2005, to order at 8:00 a.m. in the Large Conference Room at the Port of Olympia. Commissioners Pottle and Telford were also in attendance.

Staff in attendance were: Interim Executive Director Rudy Rudolph, Administrative Manager Jeri Sevier, Property Development Director Heber Kennedy, Marketing Director Kari Qvigstad, Public Works Director Andrea Fontenot, Finance Director Steve Davis, Business Development Sally Alhadeff, and Communications Manager Patti Grant.

Members of the Public included: Jim Szymanski, Harold Clark, Jan Witt, Matt Beckingham, Pat Rants, and Richard Wolf.

APPROVAL OF AGENDA

The agenda was approved as presented.

COMMISSION CONSIDERATION

City of Olympia RFP for City Hall

Mr. Heber Kennedy provided the Commission with a copy of the City of Olympia's RFP for a City Hall. He indicated that a developer has approached him on whether or not the Port is willing to let the City build on Port property, and if so what are the conditions.

The Commission discussed the proposal and had concerns. President Van Schoorl commented that he did not think a governmental building was conducive to a waterfront plaza. Commissioner Telford commented that he was not opposed to selling land on East Bay and that the Sports and Events Center is not consistent with the comprehensive plan nor the planning meetings held in 2004 discussing the East Bay property. Commissioner Pottle expressed that he was not willing to put more parking lots in; any developer must come with a parking solution. In addition, Commissioner Pottle noted that a city hall does not fit our 18-hour day to keep the property vibrant.

The Commission discussed creating a statement with conditions for any development on the East Bay property. They expressed to staff some of their visions including: 18 hour day, plaza, structured parking, retail, building up rather than out, will sell land if all conditions are met, encourage private sector to look at other parcels surrounding property as well, master plan for site. The Commission asked staff to develop a statement of conditions for the property to be discussed and approved at the September 12, 2005 Commission meeting.

Memorandum of Understanding – Sports and Events Center

Mr. Heber Kennedy presented the Commission with a draft of a memorandum of understanding with Michael Tuckman regarding the Sports and Events Center proposal. The Commission discussed that Mr. Tuckman needs to create a larger vision for the property.

Commissioner Telford indicated that the draft agreement implies an expectation that if Mr. Tuckman

comes forward with a proposal that the Port is going forward with this project. Mr. Tuckman has asked for this agreement because he needs something to take to his investors to be able to put together a plan.

Mr. Kennedy noted that the MOU does not give automatic right to develop as stated in number 18 of the agreement. He also asked the commission to look at 2.1 of the MOU on the developer obligations. In addition, Mr. Kennedy asked them to look at number 4, the Port's evaluation of proposals.

President Van Schoorl indicated he felt that this agreement does not put the Port under any obligation to move forward on this project. He indicated that the Port Commission has an obligation to make sure the last waterfront property in Thurston County is developed in the best interest of our community.

Capitol Lake Adaptive Management Plan (CLAMP) Agreement

Ms. Andrea Fontenot presented the Commission with a draft of the Capitol Lake Adaptive Management Plan Agreement. President Van Schoorl indicated he wanted to discuss with the Commission whether the Port wants to sign the agreement or propose additional language. The Commission reviewed the 14 objectives on page seven of the agreement.

Commissioner Telford asked what the impacts would be on Budd Inlet if the lake were opened up and the dam removed. President Van Schoorl indicated this group is doing a study on the impacts. One of the reasons the Port is active on this committee is to protect the Port and the future of Budd Inlet. The Port has longstanding had the position that opening the dam is not acceptable; this action would shift the dredging from the city to the Port. Ms. Fontenot indicated the Port continues to participate and contribute our issues and concerns.

The Commission indicated they would discuss the agreement at the Monday night meeting, but were comfortable with President Van Schoorl signing the agreement accompanied by a letter expressing our concerns. President Van Schoorl asked Ms. Fontenot to draft a letter for him to review.

Commission Priorities – Mid Year Review

The Commission reviewed the list of priorities with staff. They indicated they would like to see the next Commission workshop to focus on the North Peninsula Master Planning. In addition, they would like to see an update on the LOTT partnership as well.

ADJOURNMENT

President Van Schoorl adjourned the special meeting of September 9, 2005 at 10:25 a.m.

PORT OF OLYMPIA COMMISSION

President

Vice President

Secretary-Treasurer