COVER MEMO	
Briefing Date/Time:	July 27, 2026
Staff Contact/Title:	Mike Reid, Director of Community and Economic Development 360.528.8071, Miker@portolympia.com
Subject:	Holbrook – Debarker Lease Amendment #2
Purpose:	☐ Information Only ☒ Decision Needed

CONSENT ITEM

Tenant Snapshot:
Lease Name: Holbrook Debarker
Leased Address: Marine Terminal
Lease Type: Land .6 Acres
Lease Effective Date: January 1, 2007
Term: Month-to-month.
Use: Holbrook debarks logs for Weyerhaeuser prior to vessel loading. This lease agreement provides the land to locate and operate the debarking equipment.

Background:
The Port and Holbrook entered into a one-year lease on January 1, 2007 to support Weyerhaeuser's log export operations at the Marine Terminal. In 2008, the lease was amended to convert it to a month-to-month agreement. Amendment No. 2 updates the rent, adds a 3% annual increase, and adjusts the required surety amount. Holbrook has remained in good standing throughout the lease. The debarked materials are collected and used by another Port tenant, Commodities Unlimited, and resold as landscaping to the Thurston County community.

Documents Attached:
Exhibit A –Lease Premises
Amendment #2

Summary and Annual Financial Impact:

Current rate:	$4,142.16/Annually
August 1, 2026 – December 31, 2026	$5,055.16/Annually
January 1, 2027 – December 31, 2027	$6,523.36/Annually
January 1, 2028 – December 31, 2028	$6,719.04/Annually

Includes 3% Annual Increase

Affected Parties:
Port of Olympia, Holbrook, Weyerhauser and Commodities Unlimited.

Vision 2050 Alignment:
The lease amendment supports Vision 2050 objectives by maintaining active industrial use at the Marine Terminal and supporting ongoing log-export operations. The amendment continues employment-supporting activity within Port-controlled industrial lands and reinforces efficient use of working waterfront areas consistent with Vision 2050's goals for sustainable economic activity and utilization of strategic maritime facilities.

Alternatives Considered:

- **Approve Lease Amendment No. 2:** Rent, annual increases, and surety are updated as outlined in the amendment. The tenant continues existing operations under revised lease terms.

- **Do Not Approve Lease Amendment No. 2:** The lease remains month-to-month under existing terms without updated rent, annual increases, or adjusted surety. Holbrook would continue operations under the current lease structure.

Staff Recommendation:
Approve lease amendment #2 as presented on the consent calendar.

EXHIBIT A

LEASE PREMISES

Marine Terminal

(outlined in red)