

Surplus Property Approval – Airport FBO Office Building

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PORT of OLYMPIA



Today's Presentation

Advisory Item – No Action Required

- Real property surplus approval of Port-owned Glacier Aviation fixed base operator (FBO) office building.
  - Certification provided by Executive Director that real property is surplus to Port's needs.
  - Commission Resolution 2026-XX Surplus of Real Property.

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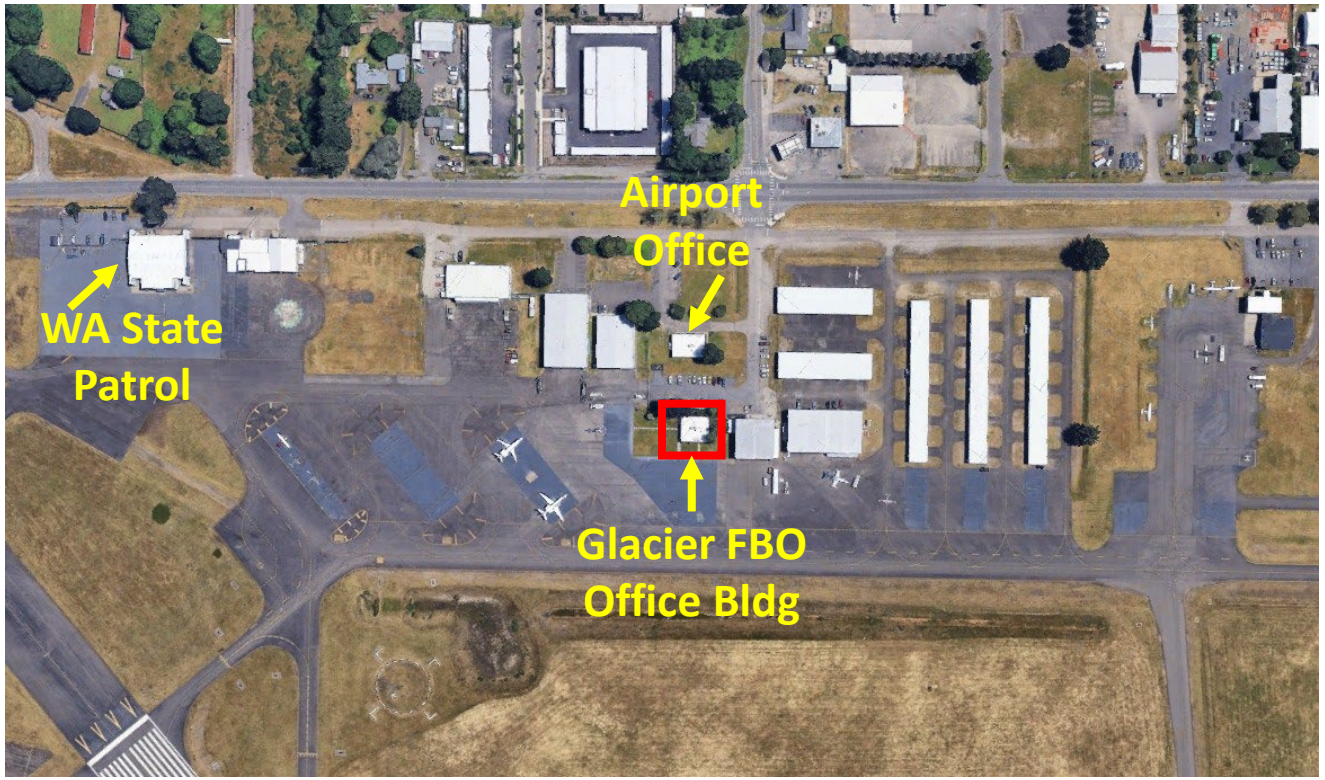
Background

What is a Fixed Base Operator (FBO)?

- Commercial business granted right by airport authority to operate on leased property and provide general aviation services.
- Ground support needs to aircraft, flight crews, and passengers.
- Parking, fueling, maintenance coordination, flight planning/rest areas, rental cars, waiting lounge.
- May also provide flight training and aircraft rentals.
- Two FBOs currently operate on Olympia Regional Airport.

Surplus of Real Property - Airport

Glacier Aviation FBO Office Building





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Background

Glacier Aviation FBO Office Building

- 1,700 square feet.
- Built in 1941; home to U.S. Weather Bureau until 1998.
- Glacier Aviation FBO since 2004.
- Glacier wishes to sell the business to a successor company.
- Successor company views building ownership as an essential component of new lease.
- Surplus of building releases Port from future investment and maintenance responsibilities.

Real Property Surplus Process

Real Property Surplus Approval

- Resolution 2026-01 requires Commission approval of surplus of real property.
- RCW 84.04.090 and WAC 458-12-010 defines real property as inclusive of all buildings, structures, and permanent improvements.
- Executive Director RCW 53.08.090 Surplus Property Certification.
- Commission resolution approving the proposed surplus.
- Building will remain on FAA-approved Airport Layout Plan; underlying land remains Port property.

Resolution 2026-XX - Real Property Surplus

Stipulations

- New long-term tenant wishes to purchase the Port-owned and currently leased airport FBO building and infrastructure.
- Tenant wishes to make significant improvements to the building to meet its needs, at its expense.
- While facility is needed for ongoing airport operations, building ownership by the Port is not a necessity.
- Surplus and sale is in the public interest.

Alignment with Vision 2050

Real Property Surplus Approval

- *Focus Area:* Airport Functions
  - *Goal:* Maximize the economic and community value of the Olympia Regional Airport in accordance with FAA Master Plan regulations.
  - *Action item #30:* Research strategies used by other airports of similar size to determine best practices and opportunities.

Next Steps

Glacier Aviation FBO Office Building

- November 9, 2026 Commission meeting:
  - Executive Director RCW 53.08.090 Surplus Property Certification.
  - Commission Resolution 2026-XX approving the proposed surplus.
- Future Commission meetings and action items, dates TBD:
  - Commission approval of Purchase and Sale Agreement.
  - Commission approval of successor lease to Glacier Aviation.

Questions and Comments