



**Commission Work Session
Tuesday, January 20, 2026
4:00 PM**

Percival Plaza - Olympics Room
626 Columbia Street NW, Suite 1-B
Olympia, WA 98501

The meeting agenda is available on the Port's website as of January 15, 2026.

<https://www.portolympia.com/commission>

The public may join the meeting from their computer, tablet or smartphone at:

<https://us06web.zoom.us/j/83010576889?pwd=3Z1LTheULV9LNwP1WK4xeICMaZYCEw.1>

or Telephone: 1 253 215 8782

Webinar ID: 830 1057 6889

Passcode: 772244

No public comment or commission action will be taken at this Work Session.

AGENDA

- A. Call to Order
- B. Approval of Agenda
- C. Commission Rules Resolution Discussion
- D. Waterfront Site Solicitation of Interest Briefing
- E. Agenda Setting Topics
- F. Adjourn

Port of Olympia Mission

Creating economic opportunities and building community for all of Thurston County through responsible resource use.

COVER MEMO

Briefing Date/Time: January 20, 2026

Staff Contact/Title: Alex Smith, (360) 528-8001, alexs@portolympia.com

Subject: Commission Rules Resolution

Purpose: Information Only Decision Needed

Type of Agenda Item:

Discussion

Background:

This agenda item is for Commissioners to discuss proposed amendments to the Resolution that sets out the rules for how the Commission transacts business at Port Commission Meetings.

At the January 12, 2026 Business Meeting, the Commission agreed to the schedule for Commission meetings and Work Sessions, but left other proposed changes to the Rules Resolution for discussion at the January 20, 2026 Work Session.

The attached draft contains proposed changes in redline, and highlighted in yellow so they are easy to locate. The proposed amendments also have a note in the margin indicating who suggested the change.

The proposed changes include the following:

- To allow the Commission to agree on topics for future meetings without a formal vote
 - Page 3 – Article IV, par. C(1)(a)
- To align how Special Meetings are called with the requirements of the OPMA.
 - Page 3 - Article IV, par. D
- To eliminate language that disallowed reimbursement for off-site facility costs for Commissioner Town Halls.
 - Page 5 - Article IV, par. G
- To eliminate the pledge of allegiance from Commission Meeting agendas
 - Page 8 - Article V, par. B(2)

- To include a Partner Spotlight
 - Page 8 - Article V, par. B(8)
- To include additional public comment at the end of Commission Meetings to accommodate those who cannot attend before 5:00 p.m.
 - Page 9 - Article V, par. 12
- To align public comment with current practice (having commenters register in advance)
 - Pages 10-11 – Article VI, pars. B and C

Summary and Financial Impact:

N/A

Alignment with Vision 2050:

Supports the Vision 2050 Goal to improve the Port's ability to make decisions, resolve issues and achieve its objective and mission.

Environmental Considerations and Review:

N/A

Alternatives Considered:

N/A

Staff Recommendation:

Document(s) Attached:

Resolution 2026-02, redlined with proposed amendments

**POR^T OF OLYMPIA COMMISSION
RESOLUTION 2026-02**

**A RESOLUTION OF THE POR^T OF OLYMPIA COMMISSION
ADOPTING RULES GOVERNING THE TRANSACTION
OF POR^T COMMISSION BUSINESS AND SUPERSEDING RESOLUTION 20253-038**

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WHEREAS, the Port of Olympia Commission seeks to adopt rules governing the transaction of Port Commission business as required by RCW 53.12.245;

AND WHEREAS, this Resolution supersedes Port of Olympia Commission Resolution 20253-038;

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NOW, THEREFORE, BE IT RESOLVED that the Port of Olympia Commission hereby adopts the Rules set forth below, which shall be effective upon adoption.

**ARTICLE I
Preamble**

These Rules will govern the transaction of business by the Port of Olympia Commission.

**ARTICLE II
Organization of the Commission**

- A. The Commission will annually elect a President, Vice-President, and Secretary.
- B. The Commission will elect officers at its first regular meeting at the beginning of each calendar year. The term will run for one (1) year beginning when elected and terminate at the election of a successor. Vacancies in an office may be filled at any regular or special meeting of the Commission.

**ARTICLE III
Duties of Officers**

- A. The President shall:

Preside at all meetings of the Commission and during executive sessions of the Commission in a manner consistent with these Rules; sign all resolutions, contracts, and other instruments on behalf of the Commission as authorized by the Commission; perform all such other duties as are incident to the office or are properly required by the Commission; meet with the Executive Director and other Commissioners to prepare and review agendas as specified in this Resolution; and, when needed, authorize the issuance of notices for regular and special meetings of the Commission as provided for in these Rules.

B. The Vice-President shall:

During the absence or disability of the President, exercise all the functions of the President; and have such powers and discharge such duties as may be assigned from time to time by the Commission.

C. The Secretary shall:

Ensure the recording of the minutes, motions and resolutions adopted by the Commission by Port of Olympia staff; and otherwise perform such further duties as are incident to the office and as are properly required by the Commission.

D. Temporary Absence:

Any Commissioner who shall be elected to act for an incumbent elected officer during the temporary absence or disability of such officer shall exercise all the functions of the incumbent officer, but only during the continuance of the absence or disability of such official.

ARTICLE IV

Meetings

A. Meetings Schedule:

The Commission will adopt a calendar with its year-long schedule for its regular meetings at its first regular meeting of the calendar year, or the soonest meeting possible thereafter. The Commission will post its calendar to provide notice of all meetings on its website at <http://www.portolympia.com> in accordance with the Open Public Meetings Act (Ch. 42.30 RCW). The Commission schedule shall include a recess of approximately two-weeks the second half of the month in August and December. Accordingly, the Commission schedule should reflect one regular meeting in both August and December. The Commission's regular and special meetings shall be open and public except as otherwise provided by these Rules.

B. Regular Meetings:

The Port of Olympia Commission regular meetings are scheduled on the second and fourth Monday evenings of each month ~~at 5:30 p.m.~~ at the Port of Olympia, Percival Plaza, 626 Columbia Street NW, Suite 1-B, Olympia, Washington, unless specified otherwise. The Port will post the location of all regular meetings on its website at <http://www.portolympia.com> prior to each meeting date in compliance with the notice requirements of the Open Public Meeting Act. Regular meetings shall be open and public except as otherwise provided by these Rules.

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C. Work Sessions:

The Port of Olympia Commission holds work sessions ~~on the third Monday of~~ ~~each month at 4:00 p.m.~~ at the Port of Olympia, Percival Plaza, 626 Columbia Street NW, Suite

1-B, Olympia, Washington, unless specified otherwise. ~~The Port notices work sessions as special meetings, and will endeavor to post the location of all work sessions on its website at https://www.portolympia.com at least 20 days prior to each work session date.~~

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The purpose of work sessions is:

1. To provide an opportunity for the Commissioners to informally discuss Port issues and exchange ideas without the structure of a regular business meeting.
 - a. Consistent with this purpose, the Commissioners may propose topics for future work sessions during the “Other Business” agenda item at a regular business meeting. ~~The Commission will indicate their agreement to include a topic by voting as provided for in Art. V (E) herein.~~
2. To provide an opportunity for staff to present topics for preliminary feedback that may be considered later at a regular or special business meeting.
3. To provide an opportunity for the Executive Director to update the Commission on business, operational, and strategic issues for informal discussion. The Executive Director will coordinate with Port staff and Commissioners to add agenda items to work sessions.

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The President will identify topics for work sessions with input from Commissioners and the Executive Director. Although the Commission may legally take action at a work session consistent with the Open Public Meetings Act (Ch. 42.30 RCW), it will strive to limit action during work sessions to extraordinary, exigent, or emergency circumstances where action is necessary prior to the Commission’s next scheduled regular meeting. In the event action is taken during a work session, a period for public comment will be added to the agenda, after Commission discussion and prior to action being taken.

Meeting materials for work sessions will be provided and made available to the public consistent with these Rules.

D. Special Meetings:

Special meetings of the Commission may be called by ~~the President or the agreement of a majority of the Commissioners~~ or requested by staff with Commission approval. If ~~the~~ Commissioner calls a special meeting, ~~the President he or she~~ will notify the Executive Director and Commission Coordinator of the proposed meeting date and business to be transacted at the special meeting. Notice of a requested special meeting under this provision must be provided sufficiently in advance of the requested special meeting date to allow the Port to provide the required twenty-four (24)-hour written notice of the meeting and to provide adequate public notice of the meeting and agenda, as required under the Open Public Meetings Act.

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Special meetings shall be open and public except as otherwise provided by these Rules. A special meeting is limited to matters identified in the notice. The Commission may hold an executive session during a special meeting with appropriate notice.

E. Executive Sessions:

An executive session is understood to mean the part of a regular or special meeting of a governing body that is closed to the public. The Commission may meet in an executive session, which shall be closed to the public, during a regular or special meeting for any of the purposes permitted by the Open Public Meetings Act (RCW 42.30) and other laws. Such purposes include, but are not limited to, the following:

1. The consideration of matters affecting national security (RCW 42.30.110(1)(a));
2. The selection of a site or the acquisition of real estate by lease or purchase, when public knowledge regarding such consideration would cause a likelihood of increased price (RCW 42.30.110(1)(b));
3. The sale or lease of real estate when public knowledge regarding such consideration would cause a likelihood of decreased price (RCW 42.30.110(1)(c));
4. Review of negotiations on the performance of publicly bid contracts when public knowledge would cause a likelihood of increased costs (RCW 42.30.110(1)(d));
5. The appointment, employment, or dismissal of a public officer or employee; provided that, final action setting that salary, discharging or disciplining an employee, or interviewing or appointing a candidate to elective office shall be at an open public meeting (RCW 42.30.110(1)(g) and (h));
6. The hearing of complaints or charges brought against such officer or employee unless such officer or employee requests a public hearing (RCW 42.30.110(1)(f));
7. That portion of a meeting during which the Commission is planning or adopting the strategy or position to be taken by the Commission during the course of any collective bargaining, professional negotiations, or grievance or mediation proceedings, or reviewing the proposals made in such negotiations or proceedings while in progress (RCW 42.30.140(4)(a)), and;
8. Communications with legal counsel respecting agency enforcement action, litigation or potential litigation to which the Port, the Commission, and/or a Commissioner or Port employee acting in an official capacity is, or is likely to become, a party when public knowledge regarding the discussion is likely to result in an adverse legal or financial consequence to the Port (RCW 42.30.110(1)(i)). Port legal counsel is required to attend executive sessions called for this purpose.

The Commission may invite Port staff or others with some relationship to the matter being discussed, or who provide assistance to the Commission, to the executive session.

To avoid inconvenience to the public during regular meetings, the Commission will endeavor to hold executive sessions immediately prior to a regular meeting of the Commission and, if possible, at the same location or in close proximity to the location of the regular meeting. Notwithstanding this provision, the Commission may enter into executive session during any meeting for any purpose consistent with the Open Public Meetings Act.

The public meeting will be reconvened following an executive session. Items discussed in the executive session will be considered during the meeting, as appropriate and required by law.

Commissioners will not take notes during executive session using an electronic device such as, but not limited to, a computer, tablet, or cell phone. Commissioners may take handwritten notes during executive session; however, all handwritten notes will be provided to the Executive Director at the conclusion of the executive session for appropriate retention.

F. Adjournment or Continuation to a Special Meeting:

Adjournment or continuation to a special meeting, if necessary, shall be pursuant to notice as required by law.

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G. Commissioner Town Hall Guidelines:

A Commissioner Town Hall is a forum convened by an individual Commissioner who desires to meet with members of the public for informal discussion of subjects related to Port business. Individual Commissioners may hold Commissioner Town Halls subject to compliance with the following guidelines:

1. **Location and Staffing.** A Commissioner Town Hall may be held in a Port facility or meeting room, or other public meeting place in Thurston County. Port staff will not be required to attend a Commissioner Town Hall. **Facility costs for Commissioner Town Hall sessions not held at Port facilities shall not be reimbursable.**

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2. **Minutes and Recording.** The Port will not create or retain minutes or recordings of Commissioner Town Hall sessions.

3. **Public Notice.** The Port will publish the times and locations of scheduled Commissioner Town Halls on the Port's website, online calendar, and will be sent to the e-mail distribution list for distribution of Commission agenda and meeting materials. Times and locations for Commissioner Town Halls will also be included as part of Port meeting announcements made at the conclusion of regular Commission meetings.

4. **Scheduling**. Requests to schedule Commissioner Town Hall sessions must be submitted to the Commission Coordinator no later than seven (7) days prior to the Commissioner's desired meeting date. Scheduling is subject to the availability of Port facilities.

5. **Attendance by Other Commissioners**. Attendance of more than two (2) Commissioners at a scheduled individual Commissioner Town Hall creates a quorum of the Commission and requires compliance with the Open Public Meetings Act. To ensure the Port's compliance with the Open Public Meetings Act, Commissioners shall not attend Commissioner Town Hall sessions being held by other Commissioners without five (5) days' advance notice to the Commission Coordinator.

6. **Limitations on Use**. Commissioner Town Hall sessions may not be used for campaign purposes. Further, to ensure compliance with RCW 42.52.180 governing use of public resources for political campaigns, individual Commissioners may not hold Commissioner Town Hall sessions as defined in this section during any period of the Commissioner's active candidacy for re-election to the Commission or other elected office. The term of "active candidacy" for purposes of this limitation shall run from the date the Commissioner becomes a "Candidate" as defined in RCW 42.17.005(7) and its implementing regulations until the results of the primary, general, or special election on which the Commissioner appears as a candidate on a ballot are certified pursuant to RCW 29A.60.190.

H. Quorum:

Three (3) Commissioners shall constitute a quorum for the convening of a meeting.

I. Cancellation of a Meeting:

The President may direct the cancellation of a regularly scheduled Commission meeting.

J. Administration of Meetings:

Meetings shall be conducted in accordance with these Rules.

K. Commissioner Remote Attendance:

From time to time, a Commissioner may not be able to attend a Board of Commissioners meeting in person. The Commission recognizes the benefits of fullest practicable attendance and participation by its members. Attendance from remote locations is intended to be an alternative and infrequently used method for participation by Commissioners. Attendance by remote communication may occur as follows:

1. Consistent with these rules, any Commissioner may attend a meeting via remote communication to the extent permitted by the Washington Open Public Meetings Act, Ch. 42.30 RCW, as it now exists or as it may be amended in the future.

2. A Commissioner planning to attend via remote communication must provide notice to the Executive Director and Commission Coordinator at least 24 hours prior to the scheduled meeting. The notice must indicate the Commissioner's intent to attend via remote communication and the reason(s) why the Commissioner cannot attend the meeting in person.

3. A Commissioner may not attend remotely unless satisfactory equipment is available at the physical location of the meeting. Satisfactory equipment means any telephone or other communications device equipped with a speaker junction capable of broadcasting the Commissioner's voice clearly and sufficiently enough to be heard by those in attendance at the meeting and allowing a Commissioner attending remotely to hear discussion at the meeting.

4. During any meeting that a Commissioner is attending via remote communication, the Commission President or presiding officer shall state for the record that a particular Commissioner is attending via remote communication and the reasons for such attendance.

5. Commissioners attending via remote communication may participate and vote during the meeting as if they were physically present at the meeting.

6. Commissioners attending via remote communication shall comply with all rules and procedures as if they were physically present at the meeting.

7. In the case of executive sessions, the Commission may permit participation from remote location(s) only when the Commission is confident in the security of such remote communications.

L. Commissioner Absence and Excusal:

Each Commissioner is responsible for requesting to be excused from regular or special meetings of the Port Commission to avoid causing an inadvertent vacancy in the office according to RCW 53.12.140. A Commissioner who is unable to attend a regular or special meeting will notify the Commission Coordinator no later than two (2) hours before the scheduled start of the meeting, if feasible to do so, to request excusal. The Commission Coordinator will inform the President (or other officer presiding over the meeting) of the Commissioner's excusal request prior to the meeting. The President (or presiding officer) shall note the Commissioner's request for excusal on the record for the minutes and shall also state for that purpose whether the Commissioner's absence is or is not excused. Alternatively, during the initial portion of any meeting, as noted in Article V below, the Commission may act on the Commissioner's excusal request by motion as provided for in Article VI.

The Commission shall automatically excuse the absence of a Commissioner resulting from attendance to other Port business.

ARTICLE V

Order of Business

A. The President of the Commission and the Executive Director determine the placement of items on the Agenda for the Commission. The Commission shall vote to add agenda items to the list for a future work session or regular meeting and allow for the President and Executive Director to schedule the item as appropriate.

B. Regular meetings will ordinarily follow the below prescribed format:

1. Call to Order

2. Pledge of Allegiance

3. Approval of Agenda

4. Special recognition (if needed)

5. Executive Director's Report

6. Litigation Report
(as needed)

7. Public comment

- a. Commission statement on nature of public comment
- b. The general public comment period is the time for public comments on any item on the agenda, or any other topic related to Port business.

8. Partner Spotlight

9. Consent Calendar

- a. Approval of minutes
- b. Warrants and vouchers

i. Any warrant or voucher exceeding \$200,000 will be listed with the amount and the payee

c. Other consent items, including, but not limited to: (1) items for which an Advisory was given at a preceding Commission meeting and for which there were no Commission concerns or requests for additional information; and (2) pro forma contract or lease updates.

d. Should any Commissioner wish to move an item on the consent calendar to be an “Action” item, he or she can make a motion to do so during the “Approval of Agenda” portion of the meeting. If a majority of the Commission votes in favor, the item will be moved from the consent calendar.

109. Agenda action items

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- a. Staff presentations, if needed
- b. Action by motion, vote, or resolution

110. Agenda action items – OTHER (matters brought for action without prior advisory)

- a. Staff presentation, if needed
- b. Action by motion, vote or resolution

124. Agenda advisory items

- a. Staff presentations, if needed
- b. Commission discussion

13. Commissioner Reports

14. Other business (during this period, Commissioners may also raise and discuss new issue(s), request to add such issue or issues to a future work session agenda or send the issue or issues to the POCAC for review), and

12. Additional Public Comment

- a. Commission statement on nature of public comment
- b. The general public comment period is the time for public comments on any item on the agenda, or any other topic related to Port business.
- c. Public comment at this time is permissible only for those members of the public who did not submit public comment previously during the current meeting.

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15. Future meeting announcements

16. Adjourn.

C. The Commissioners may agree to change the order of business set forth above at any time.

D. All proceedings of the Commission will be by consensus, motion, or resolution recorded in minutes and books maintained for that purpose, which shall be publicly available.

E. If any vote is unanimous then it shall be so recorded. A record of the vote on any resolution or motion shall be made by a roll call vote of “yea” or “nay” in the minutes of the Commission. The proceedings of the Commission shall be conducted in such a manner and such dispatch as may be mutually agreeable to the Members of the Commission. Robert’s Rules of Order shall be applied for the governing of any proceeding, and thereupon no resolution shall be considered or other action taken, until the same has been duly moved, seconded and carried. All resolutions passed by the vote of the Commissioners present at any meeting shall be deemed to have been moved, seconded and passed in due form.

F. Any Commissioner, the Port Attorney or the Executive Director may make a point of order if necessary.

ARTICLE VI **Guidelines for Public Comment at Meetings**

A. **General Procedures:** The following general procedures are applicable to public comment at Commission meetings. There is one portion of the regular Commission meeting agenda set aside for public comment. This is the opportunity for members of the public to comment on agenda items before the Commission or any other topic related to Port business, subject to the following procedures:

1. The public comment period held at the beginning of the meeting will generally be limited to 30 minutes; ← Formatted: Colorful List - Accent 11
2. Each commenter will be allowed three (3) minutes for individual comment; commenters may not yield some or all the allotted three (3) minutes resulting in a longer comment period for another commenter. If a commenter is interrupted during the allotted three (3) minutes, the commenter shall be allowed to continue speaking beyond the three (3) minute timer for a period equivalent to the interruption; ← Formatted: Colorful List - Accent 11
3. If there are more than ten (10) commenters who wish to make public comments during the general public comment period, then the Commission reserves the right to defer additional general public comment to proceed with meeting business, and instead hold an additional general public comment period prior to the conclusion of the meeting; ← Formatted: Colorful List - Accent 11, Tab stops: Not at 1.38"
4. The subject of public comments not directed to a specific agenda item or items must be related to Port business; ← Formatted: Colorful List - Accent 11, Tab stops: Not at 1.38"
5. The President will enforce these requirements and shall be allowed to curtail any individual public comment that exceeds allotted time, is beyond the reasonable scope of Port business, is overly repetitive or lengthy, or includes disruptive behavior as defined in Section VI-D below.

B. **Procedures for Providing Public Comment at In-Person Meetings:** The Port will provide a sign-in sheet for those who wish to provide general comment at regular in-person Commission meetings. The sign-in period for public comment will begin when the public meeting space opens and will close when the meeting is called to order. Commenters must provide their legal name on the sign-in sheet in order to be called, and may not wear costume masks that obscure the entirety of their face to address the Commission. Commenters may wear face coverings as per public health requirements and/or recommendations. To comment virtually, **no later than 90 minutes prior to the meeting** commenters **must pre-register using a Zoom link published in the meeting agenda no later than 90 minutes prior to the meeting**. Those who pre-register will be called to comment by the Commission President during the public comment period will be asked

~~to raise their virtual hand to indicate they would like to comment~~. Commenters must provide their legal name.

C. Procedures for Providing Public Comment at Virtual Meetings: Those who wish to provide verbal public comment at a Virtual Meeting must, ~~no later than 90 minutes prior to the meeting, pre-register using a Zoom link published in the meeting agenda~~ ~~no later than 90 minutes prior to the meeting~~, sign up in advance with the Commission Coordinator by emailing CommissionCoordinator@portolympia.com or by submitting the form on the Port's website (www.portolympia.com) by 12:00 noon on the date of the meeting. The Commission President will call those who ~~have signed up~~ registered in advance by name to provide comment. After all who have signed up are called, the Commission President may accept further public comment.

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D. Procedures for Providing Written Comment (In-Person and Virtual Meetings): Members of the public may also provide the Commission with written comment by sending the written comments via email to the Commission Coordinator or by using the form on the Port's website (www.portolympia.com) from the time and date the agenda is published to the public through 12:00 noon the day of the meeting. The Commission Coordinator will compile the public comments received by the above-referenced deadline and forward the compiled public comments to the Commission prior to the related meeting.

E. Use of Electronic Media During Public Comment: Commenters may use electronic media (such as presentations or video) to present information to the Commissioners during the public comment period at regular Commission meetings, subject to the following limitations:

1. Electronic media to be used during public comment must be related to Port business.
2. Commenters must abide by the three (3) minute time limit when using electronic media and should select and edit presentations accordingly. Commenters may not yield some or all their allotted three (3) minutes resulting in a longer presentation time for another commenter.
3. To protect the integrity of Port information systems, electronic media or a link to internet-based information must be e-mailed to the Commission Coordinator at CommissionCoordinator@portolympia.com no later than noon on the day of the Commission meeting when the electronic media is to be used. To be accepted for presentation, email submissions must include (i) the name of the individual who will be providing public comment; (ii) the author of the electronic media being submitted; and (iii) a brief description of the content of the electronic media.
4. Commenters may not use jump drives, external drives, or other direct connection to Port information systems to present electronic media to the Commission during public comment. Links to internet-based information must be accessible using the Port's web browser. The Port will not be responsible for resolving compatibility issues related to electronic media submitted for public comment.

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5. The Commission Coordinator will review all timely submitted electronic media prior to the Commission meeting to determine that the content is functional and viewable. Prior to the meeting, the Commission Coordinator will provide the President with a report identifying the electronic media submittals received, if any. The report will include the commenter's name, the author of the electronic media, and the brief description of content provided with the submittal.

6. The President will enforce the above guidelines and shall be allowed to preclude commenters from using electronic media that fails to comply with submittal guidelines, guidelines for public comment, or otherwise contains information unrelated to Port business.

F. Limitations on Use of Public Comment for Campaigning or Advertising: No person may use public comment periods for the purpose of campaigning or promoting a campaign, whether for an election or ballot proposition. In addition, no person may use public comment periods for the purpose of commercial advertising. These limitations do not prevent or preclude any person addressing the Commission from expressing views or opinions over matters related to the Port's business or within the Commission's jurisdiction. In addition, these limitations do not prohibit individuals or organizations from promoting public events.

G. Comments to be Directed to Commission: Comments should be directed to the Commission as a whole and should not include comments about individual Port staff or members of the public.

Courtesy: All speakers (members of the public, Port staff, and Commissioners) shall be courteous in language and demeanor and shall confine remarks to those facts that are germane and relevant to the question or issue under discussion.

H. Disruptive Behavior: Disruptive behavior includes, but is not limited to: speaking beyond the allocated time limit; preventing members of the public from hearing or viewing the discussion of the Commission, whether by standing or holding a banner or sign in a manner that obstructs view of or passage through the meeting room; speaking in a volume louder than low, conversational tone when not recognized by the President for public comment; and any threatening or harassing comments or behavior, whether directed at any or all Commissioners, Port of Olympia staff, or members of the public.

I. Curtailing Public Comment and Disruptive Behavior: The President has discretion to curtail public comment and Disruptive Behavior which violates these guidelines.

1. The President will first request that the individual follow these guidelines. If an individual fails to comply with the President's request, the President may deem the individual out of order and direct that the individual be removed from the Commission meeting. If the individual is engaging in Disruptive Behavior that is threatening or harassing, the President may

direct the individual be removed from the Commission meeting regardless of whether the threatening or harassing behavior occurs during the public comment portion of the Commission meeting. If the individual presents a threat to those present at the meeting, the President may request assistance from law enforcement or security in removing the individual.

2. If an individual or group of individuals disrupts the orderly conduct of a meeting and the President cannot restore order, the Open Public Meetings Act (RCW 42.20.050) also allows the President to adjourn the meeting and reconvene it at another location selected by a majority of the Commission. In such a session, the Commission may only take final action on matters appearing on the agenda.

J. **Security:** In order to promote the safety and efficiency of Commission meetings, the President may request the presence of additional security for meetings expected to address sensitive and/or controversial subjects.

ARTICLE VII

Motions

A. Except as otherwise required by these Rules, the Commission shall transact its business by motion, which may be made by any Commissioner in attendance.

B. Voting on all motions shall be either “yea,” “nay,” or “abstain.” Robert’s Rules of Order shall be applied for the governing of any proceeding, and thereupon no motion shall be considered or other action taken, until the same has been duly moved, seconded and carried. All motions passed by the vote of the Commissioners present at any meeting shall be deemed to have been moved, seconded and passed in due form.

Concurrence of three (3) Commissioners shall be necessary and shall be sufficient for the passage of any motion unless otherwise required by Robert’s Rules of Order.

C. Commissioners may vote by motion to direct the Executive Director’s work.

D. Commissioners shall vote on all motions unless required to abstain due to an actual or apparent conflict of interest under Chapter 42.52 RCW and Port of Olympia Commission Resolution 2021-03, which sets ethical standards for Port Commissioners.

ARTICLE VIII

Resolutions

A. All matters, which, in the judgment of the Commission, are of a legislative character shall be embodied in the form of resolutions. Text of the proposed resolutions shall be provided prior to the public meeting as set forth in these Rules.

B. Voting on all resolutions shall be either “yea,” “nay,” or “abstain.” Robert’s Rules of Order shall be applied for the governing of any proceeding, and thereupon no resolution shall be

considered or other action taken, until the same has been duly moved, seconded and carried. All resolutions passed by the vote of the Commissioners present at any meeting shall be deemed to have been moved, seconded and passed in due form.

C. Resolutions shall be numbered consecutively by the year in which they are enacted and the original copy of each resolution shall be duly authenticated in open session by the signatures of the Commission President, Vice-President and Secretary, which shall serve to attest to a majority of the Commission members voting in favor of the Resolution. Adopted resolutions shall be filed, published on the Port's website, and recorded in minutes and a book or books kept for such purposes, which shall be public records.

ARTICLE IX

Minutes

A. Port staff will prepare draft action minutes of each meeting and distribute them to Commissioners for their review as to accuracy of actions taken. The goal will be to provide concise and complete minutes for Commission review no later than thirty (30) days after the subject meeting. The minutes must contain a record of motions, agenda and agenda changes, participants, and actions taken. The minutes may include a summary of each topic's staff presentation and discussion.

B. The Commission Coordinator will send the draft minutes to Commissioners as soon as possible following each meeting and will include a date for Commissioners to return corrections. Commissioners will individually send any corrections back to the Commission Coordinator. If a substantive correction is offered to the draft minutes, the Commissioner offering the correction will include a reference to the place in the Commission video timeline from where the correction originates. The Commission Coordinator will prepare a final draft incorporating corrections. The Executive Director will complete a final review of the draft.

C. In most cases, minutes will be presented for approval at the next regular business meeting. Approval of the minutes will be included in the Consent Agenda.

D. Written public comments submitted directly to Commissioners or to the Commission Coordinator pursuant to Article VI.A.3 will not be appended to or included in the minutes. The minutes will reflect the names of commenters only.

E. When the Commission has approved the minutes of a meeting, the minutes as approved shall represent the final and considered determination of the Commission as to the motions and actions set forth therein. Following their approval, minutes shall be signed by the Commission President and Secretary.

ARTICLE X

Publication of Meeting Materials

A. Agendas, reports, cover memos, and any supporting materials will ordinarily be posted on the Port's website no later than 3:00 p.m. two (2) business days before a meeting, which will be the preceding Thursday before a regular Monday business meeting or work session. Agendas and materials for special meetings of the Commission called pursuant to Art. IV(D) of this Resolution will be posted no later than 3:00 pm two (2) business days before a meeting as a rule; however, consistent with the Open Public Meetings Act, in no event will agendas for special meetings be posted later than 24 hours prior to the scheduled meeting.

Meeting materials posted on the Port's website may be modified at any time subsequent to posting and prior to the meeting based upon changes to the agenda or to reflect updates to posted materials.

It is the responsibility of Staff to prepare materials for presentations including PowerPoint slides, maps, or other materials for presentation to the Commission. Commissioners will not provide supplementary materials to be considered for inclusion in the meeting materials packet. The exception to this rule is when a Commissioner has information to share regarding a committee they serve on behalf of the Port. For that exception, the Commissioner must submit the proposed materials to the Commission Coordinator for inclusion by no later than 3:00 pm the preceding Thursday before a Monday meeting.

B. Members of the public may request to be included on a voluntary e-mail list for distribution of Commission agenda and meeting materials. The Port will e-mail the agenda and a link to the meeting materials to those on this voluntary e-mail list on the same day the materials are posted on the Port's website.

C. The Port will provide a hard copy of the agenda and/or meeting materials, if requested, by visiting the Port's administrative office during the Port's regular business office hours.

D. Meeting videos supplement efficient written meeting minutes documenting action taken by the Commission. Video recordings for regular Port meetings held on or after February 18, 2016, will be published and retained on the Port's website, to be readily and available for viewing. This is subject to system capacity and budget authorization by the Commission. Video recordings will be maintained and archived at the Washington State Archives pursuant to applicable state records retention schedules.

ARTICLE XI **Amendment of Rules**

These Rules may be amended by Resolution.

ADOPTED by a majority of the members of the Port Commission of the Port of Olympia, a majority being present and voting on this Resolution at a regular Commission meeting on January 1226, 2026, as attested to by the signatures below of the Commissioners this 2642th day of January, 2026.

Commented [AS10]: Changed the date to when the Commission is anticipated to approve the resolution

PORT OF OLYMPIA COMMISSION

Jasmine Vasavada, President

Sarah Montano, Vice President

Joel Hansen, Secretary

COVER MEMO

Briefing Date/Time:	January 20, 2026
Staff Contact/Title:	Mike Reid, Director of Community and Economic Development, miker@portolympia.com
Subject:	Waterfront Site Solicitation of Interest Briefing
Purpose:	<input checked="" type="checkbox"/> Information Only <input type="checkbox"/> Decision Needed

Type of Agenda Item:

- Briefing

Background:

On October 1, 2025, the Port issued a Solicitation of Interest (SOI) seeking responses from qualified developers, operators, and prospective tenants for the development of a 6.05-acre waterfront parcel adjacent to Swantown Marina in Olympia, Washington. This solicitation sought innovative and viable concepts that align with the Port's long-term Destination Waterfront vision and guiding principles. The response period closed on November 15. Staff will be reviewing the results of the effort with the Port Commission. There were three responses to the SOI:

1. **AIKA Wellness Ltd.** - This respondent is seeking to be a tenant of a future development. They would like to locate a spa and wellness center as part of a future project.
2. **Thomas Architecture Studios, OAC, and JFJ Partnership** - Proposing to assist in refining feasibility and identifying developers. A planning + feasibility + engagement team, not a developer. They are not proposing to develop the site themselves.
3. **Kalyan Hospitality** - A full-site, single-phase 120-room major-brand hotel with café, restaurant, rooftop bar, meeting space, public plaza, and marina offices.

The response from Kalyan Hospitality most clearly aligns with the guiding principles and vision articulated in the Solicitation of Interest. Staff will be presenting more details on the response and will be presenting potential next steps.

Any and all long-term real estate agreements such as leases are required to come before the Port Commission for action.

Summary and Financial Impact:

The Solicitation of Interest communicated clear project vision and guiding principles that were created and refined by the Port Commission over the course of two Commission Work Sessions (5/19/25 and 6/16/25). The consensus of the Commission was that a successful project would align with the six guiding principles:

- **Leverage Marine Identity** – Prioritize water-dependent and water-related uses consistent with Port investments and regulatory requirements.
- **Support Marina Operations and Growth** – Integrate Swantown Marina offices, enhance boater services, and expand opportunities for marine-related businesses.
- **Ensure Financial Sustainability** – Pursue development that is economically viable, generates net revenue, and demonstrates partner capability.
- **Maintain Strategic Flexibility** – Allow adaptable approaches to transaction structures while ensuring alignment with Port goals.
- **Enhance Community Access and Tourism** – Create inclusive public spaces, improve pedestrian connectivity, and support tourism amenities/programming.
- **Plan for Climate Resilience and Sea Level Rise** – Design with resilience to sea level rise, flooding, and seismic risks, incorporating adaptive strategies such as raised building pads, living shorelines, and adaptable infrastructure to protect long-term public and private investment.

Planning alignment: The development of the property adjacent to the Swantown Marina for a marine related and tourism connected development has been tied to Port planning documents starting in 1995 Port Comprehensive Plan with the concept of a “Marina Village.” This land use concept has been maintained through multiple Port planning efforts and is communicated in the current primary Port strategic visioning document, Vision 2050 (unanimously adopted by Commission Resolution 2019-08).

The Port further refined its land use planning for the Swantown waterfront property through the 2021 Destination Waterfront public engagement effort. This effort was approved by Commission through unanimous motion on March 22, 2021, stating the following:

“The Commission acknowledges the community input given to this vision for the development of a Destination Waterfront and recognizes that staff will use this vision to continue to build partnerships, market Port properties, and develop project proposals for Commission consideration.”

Financial Impact: At this point it would be premature to make deep assumptions on the financial impact of the three responses, however only one of the proposals as presented would likely generate a significant positive net revenue to the Port, that being the Kalyan Hospitality response.

Alignment with Vision 2050:

Goal #3: Turn the Port Peninsula into a premier destination by adding attractions, increasing accessibility and maintaining a clean and safe environment.

Action Item #14: Establish task force to develop waterfront destination opportunities. (Note: This task was completed through the Destination Waterfront planning effort. The outcomes of that effort are reflected in this solicitation).

Action Item #18: Attract another anchor tenant to port peninsula.

Environmental Considerations and Review:

Any future project will require environmental review and compliance with City of Olympia permitting, Shoreline Master Program requirements.

Alternatives Considered:

There is no requested Commission action at this time. Staff is seeking feedback from the Commission on the results of the Solicitation of Interest.

Staff Recommendation:

There is no proposed motion at this time. Staff review of the responses to the Solicitation of Interest concludes that the Kalyan Hospitality response warrants further due diligence with the respondent and would best be managed through an Exclusive Negotiation Agreement.

Document(s) Attached:

PowerPoint presentation



Waterfront Site Solicitation of Interest Briefing

Mike Reid
 Director of Community and Economic Development
 January 20, 2026



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Planning Guidance

"Turn the Port Peninsula into a premier destination by adding attractions, increasing accessibility, and maintaining a clean and safe environment."

Vision 2050 - Goal #3

"Establish a waterfront Task Force to explore options and develop a marina-based destination concept that offers first-rate shopping and dining, recreation, public art and gathering places while ensuring connectivity with the existing downtown core."

Vision 2050 – Action Item #14

Port of Olympia Commission Resolution 2019-08

A Resolution, of the Port of Olympia Commission, accepting and memorializing the elements of the Port Vision 2050 Action Plan.

August 26, 2019 - Adopted unanimously

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Destination Waterfront

ADVISORY GROUP MEMBERS:

- LEONARD BAUER, CITY OF OLYMPIA
- PAITY BELMONTE, HANDS ON CHILDREN'S MUSEUM
- JEFF BOWE, EXPERIENCE OLYMPIA & BEYOND
- MICHAEL CADE, THURSTON COUNTY EDC
- JOEL CARLSON, SIERRA CLUB
- TODD CUTTS, OLYMPIA DOWNTOWN ALLIANCE
- MARC DAILY, THURSTON REGIONAL PLANNING COUNCIL (TRPC)
- LISA DENNIS-PEREZ, LOTI CLEANWATER ALLIANCE
- CHUCK FOWLER, SOUTH SOUND MARITIME HERITAGE ASSOCIATION (SSMHA)
- MYRON HOTINGER & NOREEN LIGHT, SWANTOWN LIVEABOARDS (EXCUSED)
- NICK KERRY, KGK/KAYO RADIO STATION
- PARIS MCCCLUSKY, SOUTH SOUND ESTUARY
- EDDIE & BECKY MILLER, SWANTOWN LIVEABOARDS
- SUE PATNUDE, DESCHUTES ESTUARY RESTORATION TEAM (DERT)
- DEB PATTIN, PORT OF OLYMPIA CITIZENS ADVISORY GROUP (POCAC)
- RAY PETERS, SQUAXIN ISLAND TRIBE
- DREW PHILLIPS, FORMA CONSTRUCTION
- DAVID SCHAFFERT, THURSTON CHAMBER OF COMMERCE
- KYLE RADANOVIC & SABRINA SMITH, ANTHONY'S RESTAURANT
- AUSTIN ROGNLIN, OLYMPIA MARINE CENTER
- DR. TIM STOKES, SOUTH PUGET SOUND COMMUNITY COLLEGE
- GRETCHEN VAN DUSEN, OLYMPIA AREA ROWING (OAR)
- BOB VAN SCHOORL, OLYMPIA YACHT CLUB
- STACEY WATERMAN-HOYEY, ARBUTUS FOLK SCHOOL
- RICHARD WELLS & BOB BUTTS, SOUTH SOUND SAILING SOCIETY
- RICHARD WOLF, EAST BAY NEIGHBORHOOD ASSOCIATION

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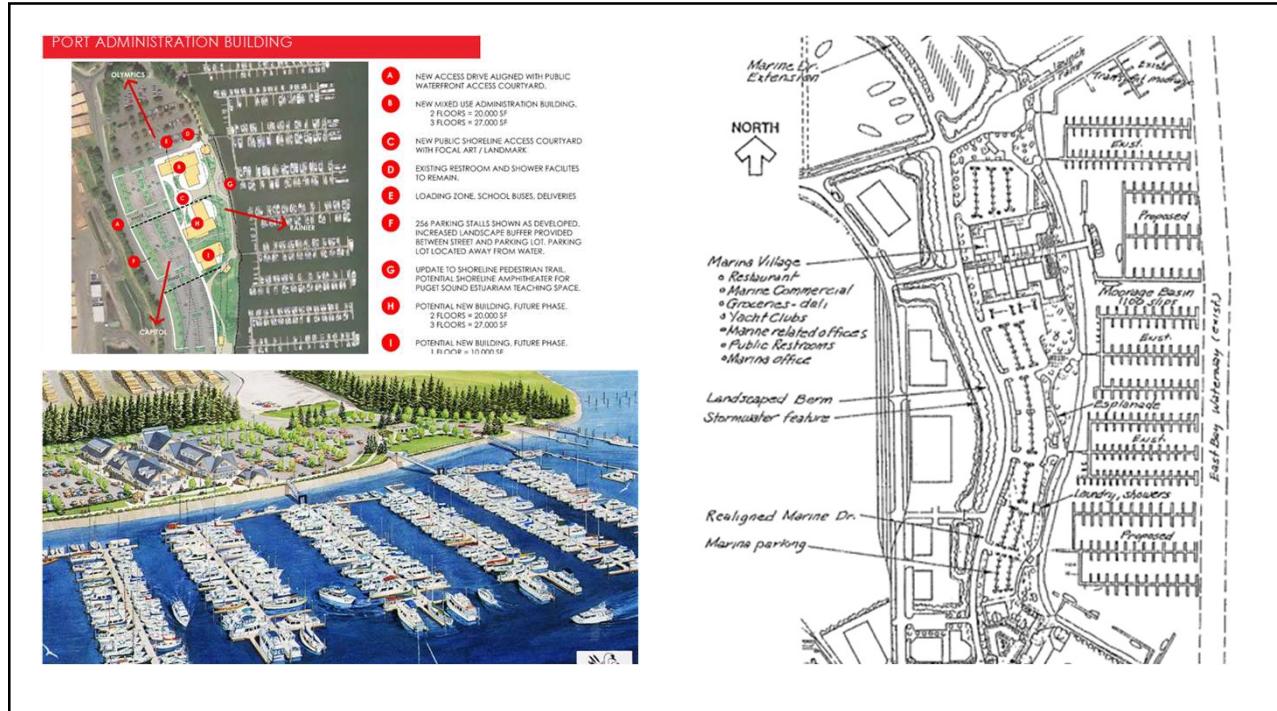
"The Commission acknowledges the community input given to this vision for the development of a Destination Waterfront and recognizes that staff will use this vision to continue to build partnerships, market Port properties, and develop project proposals for Commission consideration."

March 22, 2021
Motion Passed Unanimously



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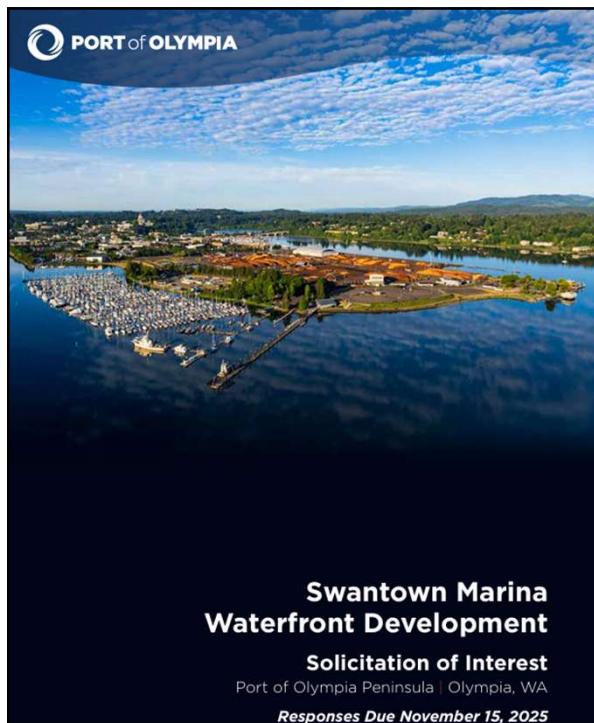
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Timeline

- 5/19 – Commission Work Session
 - Identify areas of agreement
- 6/16 – Commission Work Session
 - Establish Project Principles
 - Define solicitation effort
- 10/1 – Solicitation of Interest Launched
 - 102 document takers
- 11/15 – Solicitation of Interest Due



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Project Vision & Guiding Principles

The Waterfront Center at Site D is envisioned as a **premier marine-focused community destination**. Successful projects will:

1. **Leverage Marine Identity** – Prioritize water-dependent and water-related uses consistent with Port investments and regulatory requirements.
2. **Support Marina Operations & Growth** – Integrate Swantown Marina offices, enhance boater services, and expand opportunities for marine-related businesses.
3. **Enhance Community Access & Tourism** – Create inclusive public spaces, improve pedestrian connectivity, and support tourism amenities/programming.
4. **Ensure Financial Sustainability** – Pursue development that is economically viable, generates net revenue, and demonstrates partner capability.
5. **Maintain Strategic Flexibility** – Allow adaptable approaches to transaction structures while ensuring alignment with Port goals.
6. **Plan for Climate Resilience and Sea Level Rise** – Design with resilience to sea level rise, flooding, and seismic risks, incorporating adaptive strategies such as raised building pads, living shorelines, and adaptable infrastructure to protect long-term public and private investment.

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Submission Guidelines

Responses should include:

1. **Expressions of Interest** – General statement of alignment with Port's vision and how will you approach the six "Guiding Principles".
2. **Conceptual Development Vision** – Narrative and/or graphics describing proposed uses and design approach.
3. **Financial Capacity & Approach** – Preliminary pro forma, financing strategies, or transactional models. The Port will only entertain long term ground lease models but is willing to explore variations such as percentage rent. The Port will not be selling this property.
4. **Team Qualifications** – Relevant experience, bios, and references.
5. **Implementation Plan** – Timeline, phasing, and milestones.
6. **Community Benefit** – Public access features, tourism integration, and recreational amenities.
7. **Questions/Concerns** – Key considerations or needs to participate in future discussions or negotiations.

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Response Summary

▪ AIKA Wellness Ltd.

- Potential tenant proposal
- Spa and wellness center operator

▪ TAS, OAC, and JFJ Partnership

- A planning + feasibility + engagement team, not a developer
- They are not proposing to develop the site themselves. Proposing to assist in refining feasibility and identifying developers

▪ Kalyan Hospitality

- A full-site, single-phase 120-room major-brand hotel with café, restaurant, rooftop bar, meeting space, public plaza, and marina offices

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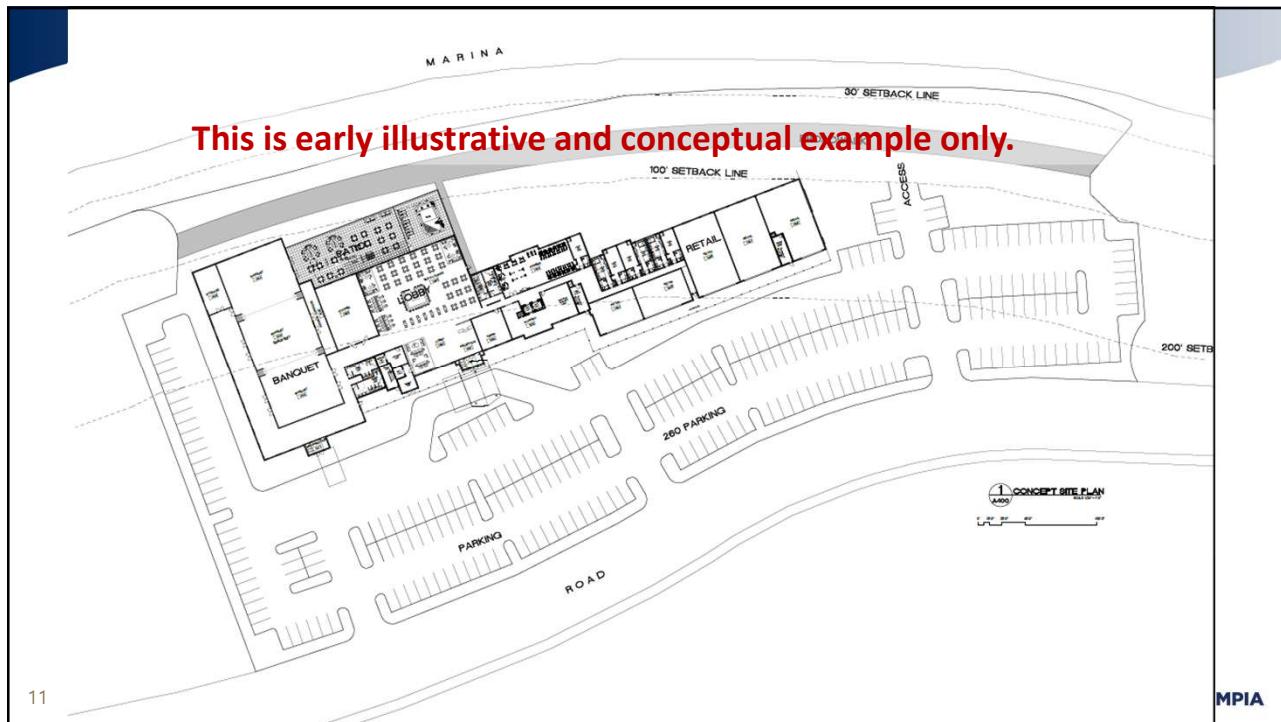
Kalyan Hospitality

- Full-site, single-phase, mixed-use development anchored by a major-brand boutique hotel.
- Approximately 120 guest rooms, oriented toward marina views.
- Integration of marina offices into the building program.
- Food and beverage components including:
 - Grab-and-go café for marina and visitor use
 - Full-service restaurant utilizing a local operator
 - Rooftop bar concept
- Up to 10,000 sq. ft. of meeting and event space with outdoor activation areas.
- Public-facing amenities including plaza space, landscaping, and trail/promenade connections.

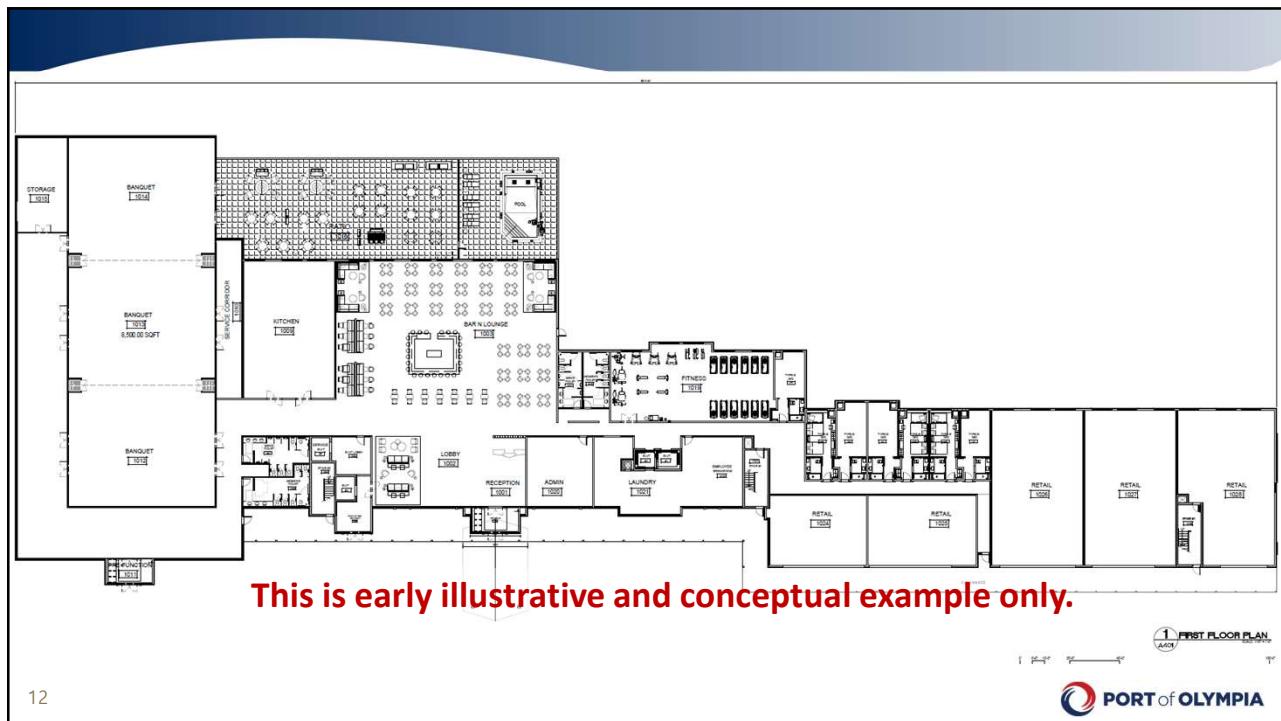


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AERIAL VIEW FROM MARINA

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Outreach/Communications

- Initial Outreach
 - Swantown Staff
 - POCAC Destination Waterfront Subcommittee
 - ILWU
 - Island Enterprises (Squaxin Island)
- Phase 2 Outreach
 - Experience Olympia and Beyond
 - City of Olympia
 - Olympia Downtown Alliance

EXPERIENCE Olympia & Beyond

Ten Year Destination Master Plan for Thurston County, WA

A Community-Driven Sustainable Tourism Plan

June 2024

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Waterfront Activation

Active Engagement

Goal

The Thurston County Destination Master Plan aims to transform the downtown Olympia waterfront and the broader Thurston County waterfronts into vibrant, accessible, and sustainable destinations. By prioritizing the activation of key areas like the Port Peninsula, the plan seeks to enhance the quality and variety of events, festivals, activities, retail, food and beverage options, mixed entertainment, arts, and sports. This initiative will not only improve the perceptions of safety and security but also enhance unique natural and cultural assets of the region, including its connection to Puget Sound and partnerships with local tribes—all highly desirable to visitors and residents. The plan encompasses the development of premier destinations that focus on environmental stewardship, cultural richness, and economic vitality, incorporating public input and interests such as arts, cultural experiences, and nature. Addressing challenges like regulatory constraints and space limitations, the goal is to foster well-developed public waterfront access, encourage mixed-use developments, and support tourism-related businesses, thus enhancing the local economy, supporting, and creating quality jobs. This comprehensive approach aims to make Thurston County a leading example of waterfront activation, benefiting residents, visitors, and the local economy.

Potential Project Champion

The **Port of Olympia**, as a key stakeholder directly impacted by and vested in the development of waterfront areas, the Port of Olympia is uniquely qualified to lead this initiative. The Port's strategic interests in maritime activities, real estate management, and economic development align closely with the goals of the waterfront activation strategy. Their jurisdiction and operational control over significant parts of the waterfront provide the necessary authority and resources to initiate substantial infrastructure projects, attract commercial investments, and manage public spaces effectively. Additionally, the Port of Olympia has a track record of successfully managing large-scale development projects and fostering partnerships with local businesses, government agencies, and the community. Leading this project would enable the Port to directly influence the area's development in ways that maximize economic benefits while promoting sustainable and community-friendly growth, making it the ideal entity for steering the Destination Master Plan to successful realization.

Page 107 & 108 – Thurston County DMP

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Kalyan Hospitality

Kalyan Hospitality brings over 30 years of experience in developing and operating award-winning hotels across major brands, with a proven track record of delivering projects that reflect the culture, environment, and values of the communities they serve.

Our goal for Swantown Marina is to create a signature destination that connects Olympia's working waterfront with its civic heart, where hospitality, recreation, and community come together.



Courtyard by Marriott – Scott's Addition
Richmond, Virginia | 128 Keys

Design Character: Industrial-chic design incorporating exposed materials and local art that reflects Richmond's creative district energy.

Community Impact: Acts as a hospitality anchor within the city's revitalized neighborhood of breweries, galleries, and tech spaces.



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Kalyan Hospitality

Market analysis indicates sustained demand from:

- State government and legislative travelers
- Regional corporate and educational sectors
- Marina visitors and leisure tourists

Olympia currently lacks an **upscale boutique or lifestyle hotel**, creating an opportunity for a **major brand boutique concept** that delivers authenticity, quality, and consistency.

Potential fits include **Canopy by Hilton, AC Hotel by Marriott, Hilton Tapestry, or other lifestyle brands** suited to a waterfront setting.

Cambria Hotel Lake Placid
Lake Placid, New York | 185 keys



Design Character: Our Cambria Hotel Lake Placid draws from the Adirondacks with natural wood, stone accents, and a calm, nature-inspired palette. The look blends modern elements with the lakefront setting to reflect the area's outdoor culture and small-village character.

Community Impact: The hotel reinforces Lake Placid's reputation as a four-season destination by celebrating regional craftsmanship and connecting guests to the community's authentic Adirondack spirit. Its architecture and materials honor the natural landscape while supporting the town's broader vision for sustainable, experience-driven tourism.

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Kalyan Hospitality

"Preliminary estimates based on regional economic modeling averages indicate that the development would support approximately 90 - 110 construction jobs during buildout and sustain 65 - 75 permanent hospitality and service positions upon stabilization."

Annual operations are projected to generate roughly \$8 - 9 million in direct output and over \$12 million in total economic activity, including secondary effects within Thurston County.

These impacts translate into new wages, small business growth, and recurring tax revenues that align with the Port's Destination Waterfront Vision and the City's economic development objectives."

The Inn at Blackstone
Blackstone, Virginia | 113 Keys



Design Character: Adaptive reuse of the historic Blackstone College for Girls, preserving its 19th-century architecture with refined modern finishes.

Community Impact: Served as a catalyst for downtown revitalization and heritage tourism in southern Virginia.

The Berkeley Hotel
Richmond, Virginia | 55 Keys



Design Character: Redbrick façade and traditional details complement Shockoe Slip's cobblestone streets and industrial heritage.

Community Impact: Offers an authentic downtown experience, connecting guests to Richmond's cultural and dining scene.

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 **PORT of OLYMPIA**

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Potential Timeline

Milestone	Estimated Timing	Description
Concept Refinement & Lease Negotiation	2026	Finalize ground lease terms, design intent, and site program in collaboration with the Port and City.
Design Development & Permitting	Late 2026 – 2027	Complete full architectural, civil, and environmental design; obtain shoreline, building, and utility permits.
Construction Period	2028 – 2029	Execute comprehensive construction including hotel, café, parking, public plaza, and shoreline enhancements.
Pre-Opening & Commissioning	Q4 2029	FF&E installation, systems testing, staff recruitment, and pre-opening marketing.
Grand Opening & Operations Launch	2030	Hotel and waterfront amenities open to the public.

Exclusive Negotiation Agreement Period

This is a very early and preliminary timeline. It will require adaptability as it will like move and flex.

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Next Steps

- *Initiate the development of an Exclusive Negotiation Agreement*
 - *Typically 180-day period to negotiate the elements of a long-term agreement*
- *Connect Kalyan Hospitality with project stakeholders*
 - *Squaxin Island Tribe, Experience Olympia and Beyond, Swantown Marina, Hands On Children's Museum, Farmer's Market, City of Olympia, etc.*
 - *Initiate feasibility conversations with the City of Olympia*

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Questions and Comments

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