



## Remote Commission Meeting Minutes

Monday, July 12, 2021

Commission President Joe Downing called the Remote Commission Meeting of July 12, 2021 to order at 5:30 p.m. This meeting was held remotely.

**Attending remotely:** Commissioner Joe Downing, Commissioner E.J. Zita and Commissioner Bill McGregor, Executive Director Sam Gibboney, Acting Executive and Commission Coordinator Tracy Aga, Port General Counsel Valiesha Brown, Port Business Development and Real Estate Director, Allyn Roe, and Port Administrative Services Director, Jeri Sevier.

**Others:** None

### Approval of Agenda

Commissioner Downing motioned to amend the agenda by moving item #3 in the Consent Calendar (New Market Lease Option Amendment) to the Action/Other Calendar. Commissioner Zita seconded for purposes of discussion and offered a second amendment to have both Consent Calendar items #3 and #4 (New Market Ground Lease form approval) be moved to the Advisory. The motion passes with two aye (Downing and McGregor) and one nay (Zita).

Commissioner Zita motioned to have both Consent Calendar items #3 and #4 be moved to the Advisory. The motion failed for lack of a second.

Commissioner McGregor moved to approve the amended agenda, seconded by Commissioner Downing and passed with two aye (Downing and McGregor) and one nay (Zita).

### Executive Director Report

Director Gibboney provided a report on recent events and activities at the Port. Commissioners discussed the fuel dock surveys and further analysis.

### Litigation Report

None

### Public Comment and Commission Response

Commissioner Downing motioned to allow public comments 5-minutes instead of 3, per a request by Thurston County Commissioner to speak on behalf of the County on the 5-Member Commission Ballot Measure. Commissioner Zita moved to honor the request, which was seconded by Commissioner McGregor and passed unanimously.

Thurston County Commission Chair, Tye Menser, Thurston County Chamber Director of Public Policy, Doug Mah, and Robert Wubena, commented on the five-member commission ballot measure.

Commissioners responded to the comments.

Commissioner Downing motioned to ask Executive Director Gibboney to pull together a meeting next week with the Thurston County Commissioners to discuss options and where the County and Port can collaborate. Commissioner Zita seconded with an amendment to meet at the County's convenience. Commissioner Downing responded that the timeline is important and restated his original motion. Commissioner McGregor agreed and seconded the motion. Commissioner Downing said he needed to revise his motion to add Mary Hall, Thurston County Auditor, to the meeting request sometime in the next couple of weeks. Commissioner Zita again made an amendment to meet at the County's convenience. Commissioner Downing responded that the timeline in the next couple of weeks is necessary. Call for vote with the motion passing unanimously.

### **Consent Calendar**

Commissioner McGregor made a motion to approve the Consent Calendar with the June 7<sup>th</sup> Commission Work Session Minutes, the Commercial Insulation Lease Assignment, and the New Market Ground Lease Form Approval. The motion was seconded by Commissioner Downing and passed with 2 aye (Downing and McGregor) and 1 nay (Zita).

### **Action Calendar**

None

### **Action/Other Calendar:**

#### New Market Lease Option Amendment

Port Business Development and Real Estate Director provided a brief overview of the proposed amendment to the Option Agreement with Panattoni Development.

The Commissioners asked questions and discussed this topic.

Commissioner McGregor motioned to move forward with this amendment, seconded by Commissioner Downing.

### **Public Comment on Action/Other Items and Commission Response:**

None

Motion passed with 2 aye (Downing and McGregor) and 1 nay (Zita).

### **Advisory:**

#### Resolution 2021-04 – Five Member Commission Ballot Measure

A presentation was given by Port General Counsel, VaLiesha Brown, on the process by which a port district may increase its number of elected commissioners, and asked whether the Commission wishes to move forward with developing a resolution to propose an increase in the number of commissioners to five and review the draft resolution staff prepared.

The Commissioners asked questions and discussed this topic.

#### Juneteenth Holiday

Jeri Sevier, Port Administrative Director presented on the option for the Commission to update the Port policy to reflect the additional holiday of Juneteenth as a paid Port Holiday, starting in 2022, and adopt Resolution 2021-04 revising the Executive Policies.

The Commissioners discussed the topic and agreed they look forward to it being brought back to the Commission for Action on July 26<sup>th</sup>.

New Market Development Agreement and Interlocal Agreement with the City of Tumwater

Allyn Roe, Business Development and Real Estate Director, presented on the Port's work with City of Tumwater staff to address City of Tumwater and community concerns related to potential development in the New Market campus and to provide for additional community benefits and amenities.

**Public Comment on Advisory Items and Commission Response:**

John Ceazan commented on the expansion of the Commission to five and agreed the Port should wait for Thurston County to assess redistricting and asked why the Commission was in a hurry to move it through.

Commissioners responded to comments.

**Commissioner Reports/Discussion**

None

**Other Business:**

Commissioner McGregor welcomed Lisa Parks to the Port staff as the new Port Capital Investments, Planning & Environmental Programs Director.

Commissioner Zita attended the Capital Lake Deschutes Estuary briefing as the Port's representative on the Environmental Impact Statement process and briefly discussed the 3 alternatives provided in their analysis.

**Meeting Announcements**

Commissioner Downing provide notice to the public on the upcoming meetings.

**Adjournment**

The meeting adjourned at 7:45 p.m.

PORT OF OLYMPIA COMMISSION

*J Downing*

J Downing (Sep 14, 2021 09:13 PDT)

President, Joe Downing

*EJZ*

EJZ (Sep 14, 2021 20:52 PDT)

Vice President, E.J. Zita

*Bill McGregor*

Bill McGregor (Sep 13, 2021 19:10 PDT)

Secretary, Bill McGregor