



Commission Meeting
Monday, February 23, 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 February 19, 2026.
<https://www.portolympia.com/commission>

AGENDA

- A. Call to Order
- B. Pledge
- C. Approval of Agenda
- D. Executive Director Report
- E. Public Comment

NOTE: Guidelines for public comment can be found in the Commission Rules in Resolution 2026-02 Article VI.

- Comments should 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.

- F. Commission Response to Public Comment / Follow-Up to Public Comment
- G. Partner Spotlight: Tenino Agriculture Innovation Park
- H. Consent Calendar
 - 1. Washington State Department of Transportation (WSDOT) Grant Application Funding Commitment – Airport Taxiway and Apron Rehabilitation Project
- I. Action Calendar
 - 1. None
- J. Action/Other Calendar
 - 1. None
- K. Advisory Calendar
 - 1. FIFA Fan Zone Briefing and Memorandum of Understanding: Mike Reid, Director of Community and Economic Development

Port of Olympia Mission

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

L. Commissioner Reports

M. Additional Public Comment

This time is devoted to individuals who could not arrive at or register for the meeting earlier. Public comment at this time is for those members of the public who did not submit public comment previously during the current meeting.

N. Other Business

1. None

O. Meeting Announcements

P. Adjourn

***Attendance and Public Comment Hybrid Meeting Information**

Attend Remote or In-Person

The public are welcome to attend the meeting in person, or may view or listen to the meeting using one of the following platforms:

In-Person: 626 Columbia Street NW, Olympia
Olympics Room, Suite 1-B

Zoom: Go to <http://www.zoom.us/join> and enter Webinar ID 894 8273 4612 and Passcode 741807.
Instructions and access details (a link to the meeting) will be emailed to you once a short registration form is complete. (Check Spam or Junk folder and move Zoom link email to your Inbox to view/ access link.)

YouTube: www.youtube.com/@portofolympia1922

Phone: Call (253) 215-8782, listen for the prompts and enter Webinar ID 894 8273 4612 and Passcode 741807.

Verbal Public Comment

Those wishing to provide verbal public comment may do so in-person or by Zoom:

In-Person: Use the sign-up sheet located at the meeting location.

Virtual / via Zoom: **Must pre-register** using the following Zoom link no later than five (5) minutes after the meeting has commenced:

https://us06web.zoom.us/webinar/register/WN_gqvWWayFSnmGSeRaztylBw

Instructions and access details (a link to the meeting) will be emailed to you once registration is complete. (Check Spam or Junk folder and move Zoom link email to your Inbox to view/ access link.) Registration for remote/ virtual verbal public comment closes six (6) minutes after the meeting has commenced.

Written Public Comment

Written public comment may be submitted to commissioncoordinator@portolympia.com by 12:00 p.m. on the date of the meeting. All written comments will be compiled and sent to the Commissioners prior to the meeting.

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COVER MEMO

Briefing Date/Time: February 23, 2026

Staff Contact/Title: Chris Paolini, Airport Senior Manager, 360.528.8074, chrisp@portolympia.com

Subject: Resolution 2026-03: Port Commitment to provide WSDOT grant matching funds for the Airport Taxiway and Apron Rehabilitation project - Construction Phase

Purpose: Information Only Decision Needed

Overview:

The Washington State Department of Transportation (WSDOT) provides competitive grants for eligible airport capital projects. WSDOT awards grants to fund up to half of the Sponsor's (Port) grant match obligation toward FAA grants. For 2026, the sponsor's FAA grant obligation is 5% of total eligible project costs. Therefore, WSDOT may award a grant up to 2.5% of the total eligible project cost. WSDOT grant applications are required to include a resolution from the sponsor entity affirming funds availability and commitment to providing grant match funds for the designated capital project. Resolution 2026-03 accomplishes this requirement and will accompany our grant application due by March 6th, 2026.

- Type of Agenda Item: Consent Calendar
- Action Requested

Background and Purpose:

The Airport is currently coordinating with the FAA for an FAA grant funded Airport Taxiway and Apron Rehabilitation project. This project is listed in the Port's 2026 capital project list and included in the adopted 2026 Port Budget. This Airport Taxiway and Apron Rehabilitation project is intended to rehabilitate existing taxiway and apron pavement to protect airport infrastructure and improve safety. The design portion of this project started in 2025 with the construction phase anticipated to start in September 2026. This grant application is for the construction phase of this project. The Airport pursued and secured FAA and WSDOT grants in 2025 for the design and construction management portion of this project. Resolution 2025-08 for the 2025 WSDOT grant was adopted by the commission on May 12, 2025. Resolution 2026-03 will allow us to meet the 2026 WSDOT grant application requirements and deadline of March 6th, 2026. Tonight's

action allows us to apply for grant funding in advance of the project's construction start date to ensure the maximum grant eligible costs are included.

A separate FAA grant application, to fund 95% of the costs associated with the project's construction phase will be submitted later this year (approximately July) in coordination with the FAA. In anticipation of the FAA grant award, we are applying for a WSDOT grant to cover up to 2.5% of sponsor's portion of project costs. As mentioned, WSDOT requires a resolution from the sponsor entity affirming funds availability and commitment to providing grant match funds for the capital project as part of the WSDOT grant application. This evening's resolution will be submitted as part of the WSDOT grant application, which is due by March 6th, 2026.

What this project does:

- Rehabilitates a portion of the airport's primary apron and eastside taxiway infrastructure, protecting our Port asset.
- Improves safety and operational reliability for aircraft.

Vision 2050 Alignment:

- Aligns with goals 47 and 50 of Vision 2050.

What this project does not do:

- Does not expand existing pavement or cover existing permeable surfaces.
- Does not increase pavement strength to support larger aircraft.

Documents Attached:

Resolution 2026-03

Environmental:

An external review of the project with the FAA and a project review by the Port's Director of Environmental Planning & Programs was completed. This project was determined to be NEPA and SEPA exempt. Below are the applicable references for both NEPA and SEPA. Construction will begin no earlier than September 1st, 2026 to ensure construction activity falls outside of the Streaked Horned Lark breeding season.

Per FAA guidance, the entirety of this project is NEPA exempt:

Pavement maintenance work:

"The proposed pavement rehabilitation project is Categorically Excluded pursuant to FAA Order 1050.1F Section 5-6.4 e"

Per the following Washington State Administrative Code (WAC), the entirety of this project is SEPA exempt:

Pavement maintenance work:

WAC 197-11-800 (3) exempts: “Repair, remodeling and maintenance activities...transportation facilities involving no material expansions or changes in use beyond that previously existing...”.

Financial Impact:

An FAA grant will provide funding for 95% of the project cost. Tonight’s resolution will allow us to apply for a WSDOT Aviation grant to fund up to 2.5% of the project cost. Airport capital project funds will be used to fund the remaining 2.5% of the project.

Past 2025 Project Funding breakdown: Design & Construction Management Phase:

Total project cost (est):	<u>\$310,526</u>
FAA grant funds (est):	\$295,000 (Not to exceed amount)
WSDOT grant funds (est):	\$ 7,764 (Not to exceed amount)
Airport capital project funds (est):	\$ 7,762

New 2026 Project Funding breakdown: 2026 Construction Phase:

Total project cost (est):	<u>\$1,368,421</u>
FAA grant funds (est):	\$1,300,000 (Not to exceed amount)
WSDOT grant funds (est):	\$ 34,210 (Not to exceed amount)
Airport capital project funds (est):	\$ 34,211

Next Steps/Timeframe:

Anticipated Project Start Date: Bids will be solicited starting in late February with contract award anticipated in March/April. Construction is anticipated to begin after September 1st, 2026, following the end of the Streaked Horned Lark breeding season.

Options with Pros & Cons:

1. Adopt resolution 2026-03 affirming Port’s commitment to provide grant matching funds for the Olympia Airport’s Taxiway and Apron Rehabilitation project.

Result: Airport moves forward with the WSDOT grant application which may provide up to \$34,210 in additional grant funds.

2. Do not adopt resolution 2026-03 affirming Port's commitment to provide grant matching funds for the Olympia Airport's Taxiway and Apron Rehabilitation project.

Result: Airport cannot move forward with the WSDOT grant application and will likely lose the opportunity to secure an additional \$34,210 in grant funds.

Staff Recommendation:

Adopt resolution 2026-03 affirming Port's commitment to provide grant matching funds for the Olympia Airport's Taxiway and Apron Rehabilitation project.

PORT OF OLYMPIA COMMISSION
Resolution 2026-03

A resolution of the Port of Olympia Commission confirming the commitment of the Port to provide matching funds for the Olympia Regional Airport's Taxiway and Apron Rehabilitation Project as required for the Port's 2026 grant application to the Washington State Department of Transportation Airport Aid Grant program.

WHEREAS, the Port of Olympia Commission has authorized staff to pursue grant opportunities to assist in the funding of its capital projects; and

WHEREAS, the Port is applying to the 2026 Washington State Department of Transportation's (WSDOT) Airport Aid Grant program to assist in the funding of the construction phase of an Airport Taxiway and Apron Rehabilitation project at the Olympia Regional Airport; and

WHEREAS, the application for WSDOT Airport Aid Grant funding includes a local match from the Port of Olympia,

NOW THEREFORE be it resolved by the Commission of the Port of Olympia that the Commission authorizes and supports the Port's submittal of a grant application to WSDOT Aviation for the construction phase of its Airport Taxiway and Apron Rehabilitation project, and matching funds are available for the project, as submitted in its 2026 WSDOT Airport Aid Grant application.

ADOPTED by the Commission of the Port of Olympia this 23rd day of February 2026.

PORT OF OLYMPIA COMMISSION

Jasmine Vasavada, President

Sarah Montano, Vice President

Joel Hansen, Secretary

COVER MEMO

Briefing Date/Time:	February 23, 2026
Staff Contact/Title:	Mike Reid, Director of Community and Economic Development, miker@portolympia.com
Subject:	FIFA Fan Zone Briefing and Memorandum of Understanding
Purpose:	<input checked="" type="checkbox"/> Information Only <input type="checkbox"/> Decision Needed

Overview

Port staff has invited Jennie Foglia-Jones of JFJ Strategies, on behalf of the Thurston County Chamber of Commerce, to provide a briefing to the Commission regarding a proposed regional partnership to host an official FIFA World Cup 2026 Fan Zone on Port-owned property located on the Port Peninsula (NorthPoint site).

The Fan Zone is being planned through a multi-jurisdictional partnership that includes Thurston County, the Cities of Olympia, Lacey, and Tumwater, the Thurston County Chamber of Commerce, and the Port of Olympia. A Memorandum of Understanding (MOU) is being developed outlining roles, responsibilities, and financial coordination among participating agencies for planning and implementation of the Olympia–Lacey Fan Zone.

Fan Zones are designated public gathering areas intended to provide community access to FIFA World Cup matches through large-scale live broadcasts, local vendor participation, cultural programming, and family-oriented activities during the tournament period of June–July 2026.

It is anticipated that an action item for the approval of the Memorandum of Understanding would come before the Commission at the March 9, 2026 meeting.

Background

Washington State has been selected as a host region for the FIFA World Cup 2026, with tournament matches scheduled to occur in Seattle. The Seattle FIFA World Cup 26 Local Organizing Committee has designated nine official Fan Zone

communities across Washington State to provide public viewing opportunities and associated programming in support of the tournament.

Thurston County has been selected as one of these communities. Regional partners have identified the Port Peninsula lower lot and adjacent facilities as the preferred location for the Olympia–Lacey Fan Zone due to site capacity, proximity to downtown amenities, and multimodal access.

Under the draft partnership framework, the Thurston County Chamber of Commerce will serve as the lead entity responsible for event planning, sponsorship coordination, vendor procurement, and implementation in accordance with FIFA and SeattleFWC26 Fan Zone requirements.

Attendance is currently anticipated to average approximately 2,500 to 5,000 participants per activation day depending on match schedules and available funding.

Documents Attached

N/A

Summary and Financial Impact

The Interlocal MOU anticipates participation by the Port of Olympia in support of Fan Zone planning and operations, including:

- Provision of the Port Peninsula site and associated facilities
- Hosting of the Incident Command Center (ICC) within Port conference room facilities
- Participation in safety, sustainability, communications, and economic development workgroups
- Coordination related to tenant access, site readiness, and event operations
- Provision or augmentation of temporary infrastructure including power and Wi-Fi

In addition, the Port is anticipated to serve as the contracting entity for approximately **\$175,500 in Lodging Tax Advisory Committee (LTAC) funding** contributed by the City of Lacey, City of Tumwater, and Thurston County to support Fan Zone planning and implementation.

Under the proposed framework:

- The Port would enter into a Professional Services Agreement with the Thurston County Chamber of Commerce for event planning and management services; and
- Participating jurisdictions would reimburse the Port following completion of the event for approved LTAC expenditures. Interlocal Agreements may be necessary to memorialize this arrangement.

At this time, no additional financial commitment beyond the proposed LTAC contracting role is anticipated unless authorized by the Commission at a future meeting.

Affected Parties

- MOU members:
 - Thurston County
 - Cities of Olympia, Lacey, and Tumwater
 - Thurston County Chamber of Commerce
- Experience Olympia & Beyond
- Intercity Transit
- Olympia Downtown Alliance
- Waterfront tenants and businesses
- Event vendors and sponsors
- General public

Options with Pros and Cons

Option 1: Participate in the Regional Fan Zone Partnership and support the Memorandum of Understanding

Pros:

- Activates Port-owned waterfront property during a globally recognized event
- Supports regional tourism and visitor-serving businesses
- Advances Destination Waterfront placemaking objectives
- Enables coordinated multi-agency safety planning through ICC hosted at the Port
- Leverages LTAC funding to support waterfront activation

Cons:

- Temporary operational impacts to Peninsula site access
- Staff coordination and operational readiness requirements
- Administrative responsibilities associated with LTAC contracting

Option 2: Decline Participation

Pros:

- Avoids potential staff and site readiness commitments
- Avoids administrative contracting responsibilities

Cons:

- Missed opportunity for regional tourism and economic activation
- Reduced participation in state-recognized Fan Zone programming
- Limited ability to showcase Port waterfront assets during a globally significant event

Environmental Considerations

Event planning and implementation will be required to comply with all applicable local, state, and federal permitting and environmental requirements. Temporary infrastructure and operational activities will be subject to site restoration and waste management protocols as outlined in the draft partnership framework.

Staff Recommendation

Staff recommend continued participation in regional planning efforts and returning to the Commission with a proposed Interlocal Agreement and Professional Services Agreement for formal consideration at a future meeting.

Commission Recommendation

Advisory Only at this time

Next Steps/Timeframe

- March 9 – Action on Memorandum of Understanding

Conclusion

Staff will continue coordination with regional partners regarding the proposed Olympia–Lacey FIFA World Cup 2026 Fan Zone and will return to the Commission with proposed agreements for formal approval as planning advances.