

Port Commission Notice Friday, September 16, 2022 9:30 to 11:00 am

Percival Plaza – Olympics Room 626 Columbia Street NW Olympia, WA 98501

Please click the link below to join the webinar:

https://us02web.zoom.us/j/84699694460

Or Telephone: 1 253 215 8782 Webinar ID: 846 9969 4460

| Notice of Special Meeting/Work Session |

Notice is hereby given that a quorum of Port of Olympia Commissioners may be in attendance at the following planned Work Session.

Friday, September 16, 2022 9:30 to 11:00 am

Percival Plaza – Olympics Room 626 Columbia Street NW Olympia, WA 98501

AGENDA

- 1. Call to Order
- 2. Approval of Agenda
- 3. Advisory:
 - a) Potential Airport Lease Allyn Roe, Business Development and Real Estate Director
- 4. Action/Other:
 - a) Education Workplan for Ballot Proposition for Five-Member Commission (cost-share with Thurston County on Mailer) Sam Gibboney, Executive Director
- 5. Adjourn



COMMISSION WORK SESSION

BRIEFING DATE/TIME:	September 16, 2022
DEPARTMENT:	Real Estate
STAFF CONTACT:	Name: Allyn Roe, Director of Business Development and Real Estate
	Telephone: 360.528.8012
	Email: allynr@portolympia.com
TOPIC:	Potential large airport lease briefing
PURPOSE:	■ Information only
Check all that apply	☐ Decision needed
	☐ Follow up from previous briefing
BACKGROUND & OVER	VIEW:
Olympia Regional Airpo	Industrial Campus properties are located in South Tumwater adjacent to the rt. Development of these properties consistent with the Port mission and goals, and values has been a long-time goal of the Port.
portion of the Olympia A	d by a beverage bottling manufacturer with interest in the area on the southeast airport. Staff seeks to present project information and general lease terms. The res, employ approximately 600 individuals, and invest over \$500M in the facility.
Documents Attached: • PowerPoint Pres	entation
NEXT STEPS: • 9/26/22 Commis	sion Advisory



Large Airport Lease

September 16, 2022

Allyn J. Roe, AAE

Business Development & Real Estate Director

Background

Demand for industrial properties

- Panattoni Option July 2020 200 Acres
- CRG Option May 2022 ~113 Acres
- Demand from another party Jan 2022





Background Project Overview

- Manufacturing use w/accessory warehouse
- Up to 600 jobs.
 - 150 production, 200 Warehouse, 200 Sales
 - 50 Fleet
- 95 Acre Request
- \$500M Capital Investment





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Large Lease Proposal

Terms

- Panattoni Lease / CRG Option used as template
- All development consistent with Tumwater Airport Related Industrial Zoning
- 35-year Term +25 +20 (75yr max)
- \$169,666/yr initial \$1,986,336/yr base rent
- HCP & FAA terms

PORT of OLYMPIA

CRG Option Proposal

Special Terms

- Area designated with FAA requiring "Section 163 Determination"
- HCP Gopher & Lark
- Rent Commencement at Occupancy or 24 months after HCP completion

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Large Lease Proposal

Next Steps

- Review Lease in Advisory Session 9/26/22
- Consider Lease for approval Action 10/10/22
- Due Diligence
- HCP / HCP Mitigation
- Tenant responsible for land use & building review and permits
- Construction



Questions?

Allyn J. Roe, AAE

Business Development & Real Estate Director allynr@portolympia.com





COMMISSION MEETING

BRIEFING DATE/TIME:	September 16, 2022
DEPARTMENT:	Executive
STAFF CONTACT/TITLE:	Sam Gibboney Telephone: 360.528.8001 Email: samg@portolympia.com
Торіс:	Redistricting Process
PURPOSE: Check all that apply	☐ Information only ☐ Decision needed ☐ Follow up from previous briefing

BACKGROUND & OVERVIEW:

At the July 25, 2022 Commission meeting, the Commission approved Resolution 2022-07 to submit to the voters of Thurston County a ballot proposition to increase the number of Port Commissions from three to five with each assigned to five newly drawn and separate districts. The Commission also approved a Memorandum of Understanding with Thurston County, which sets into motion collaborative efforts to form the new Commissioner districts.

The ballot proposition will appear at the general election on November 8, 2022 election. If the ballot proposition receives majority voter approval, the two new Commissioner positions would be filled at the 2023 general election.

Consistent with RCW 52.12.130, if voters approve the increase in Commission positions at the November 8, 2022 election, the five new districts must be formed by January 1, 2023. Pursuant to Joint Resolution 2021-11 between Thurston County and the Port, a committee consisting of the County Commission Chair, the Port Commission Chair, and the County Auditor (serving as a non-voting member) convened to consider the formation of the five new districts.

A draft timeline was developed by the County Manager and Port Executive Director and was presented to the Port Commission and the Redistricting Committee. The timeline has been modified and is attached for reference.

Also attached is a list of informational activities with regard to the ballot proposition. These activities are in keeping with RCW 42.17A.555. There is an opportunity to coordinate efforts with Thurston County to develop and distribute an informational mailer to registered voters. The estimated cost of this mailer is \$75,000. Port of Olympia's share would be \$35,000.

Staff is seeking direction regarding these proposed activities.

DOCUMENTS ATTACHED:

- Redistricting Committee objectives & timeline (updated 9-16-22)
- Proposition 1 Informational Activities Plan

SUMMARY & FINANCIAL IMPACT:

The estimate for the Port share of the mailer is \$35,000. Staff previously estimated one-time costs of redistricting at \$381,000. The revised one-time costs would be \$416,000. Ongoing annual costs were estimated at \$145,000 and election costs were estimated at \$200,000 per election cycle.

AFFECTED PARTIES:

Citizens of Thurston County Port of Olympia Commission Thurston County Board of County Commissioners Thurston County Auditor

Port of Olympia

Prop 1: Expanding the Commission from Three to Five Commissioners Informational Activities Plan

Last revision: 9/16/22

Week of 9/5

Launch basic landing page on Port website

Week of 9/14

- Update website with more comprehensive information
- Distribute news release, post to social media

Week of Oct 10

- Distribute County-wide mailer, potential partnership with County (timed to hit same time as ballots)
- Commission Resolution in support of ballot measure (Oct 10), distribute news release and post to social media

Ongoing mid-September and up to election:

- Equip Port Commission/leadership with talking points to use when out in the community reminder that public agency cannot advocate.
 - Ongoing updates to staff
- Provide Prop. 1 information when appropriate at public meetings, events and presentations i.e. Port Centennial presentations to community groups.
- Push out voter/election information via regular Port channels i.e. last day to register to vote, look for ballots in the mail, etc., include Prop. 1 information.
- Ongoing coordination with Thurston County

Election and Voter Registration Dates

Election and voter Registration Dates		
October 10-14, 2022	Pamphlets mailed	
October 13, 2022	Ballots mailed	
October 19, 2022	Ballots available	
October 31, 2022	Last day to register to vote or update your current registration by any means (other than in person). The information must be received by an election official by this day.	
November 8, 2022	You may register to vote or update your current registration in person only up to 8:00 p.m. on Election Day at any county Auditor's Office, voting center or any other designated location.	

Redistricting Committee Objectives and Timelines

Updated September 16, 2022

Objectives

- o Achieve equal population number by district, about 60,000 per district
- o Maintain current Commissioners in their elected districts
- Follow Precinct lines, avoiding splitting precincts
- Compact and contagious as possible
- Maintain Communities of mutual interest
- No Gerrymandering

Timeline

August 12th through September 29th

County staff from the Informational Technology Department and Elections Division, and the Redistricting Committee shall develop a proposal to create five districts for the election of commissioners;

September 30th

The Redistricting Committee shall submit the final draft redistricting plan of the proposed five districts to the County and the Port;

o September 26th

Advisory – Resolution to support ballot proposition

October 3rd

Special Work Session – Action/Other - Agreement on Preferred Alternative

October 10th

Action – Resolution to support ballot proposition

O Weeks of October 10th and October 17th

Redistricting Committee shall schedule joint work sessions between the parties to review the final draft of the proposed five districts.

November 4th (November 7th for Port)

Final draft agreement of the boundaries are approved by the respective Legislative Authorities.

November 15th

The Parties shall set a separate public hearing to take place on November 29 to take comment on the final approved draft of the five new districts.

November 21st

Publish the proposed district boundaries map for public review leading to the public hearing.

November 29th

The parties will hold separate Public Hearings on the final draft

December 2nd

Redistricting Committee meets to consider public comments – if no modifications then move to approval.

- December 12th Port Commission Approval of the final new 5 member districts;
- o **December 13**th BoCC Approval final new 5 member districts;
- December 20th Parties submit approved boundaries to County Auditor

OR IF MODIFICATIONS ARE MADE TO THE DRAFT PLAN

- o **December 9**th Revised final plan is submitted to the County and the Port Commissions
- o **December 13**th Joint Work Session to review revised draft
- o December 15th
 - Port Commission and BOCC Approval of the final new 5 member districts Separate **Special Meetings**;
- o **December 19th** Parties submit approved boundaries to County Auditor