



SPECIAL COMMISSION MEETING
Monday, December 29, 2025, at 2:00 pm
338 W. First St, Port Angeles, WA 98362
AGENDA

The Special Commission Meeting will be available to the public in person and remotely. For instructions on how to connect to the meeting remotely, please visit <https://portofpa.com/about-us/agenda-center/>

I. CALL TO ORDER / PLEDGE OF ALLEGIANCE

II. EARLY PUBLIC COMMENT SESSION (TOTAL SESSION UP TO 20 MINUTES)

III. APPROVAL OF AGENDA

IV. RECESS TO EXECUTIVE SESSION

As legally allowed pursuant to (1) RCW 42.30.110(1)(c), “To consider the minimum price at which real estate will be offered for sale or lease when public knowledge regarding such consideration would cause a likelihood of decreased price. However, final action selling or leasing public property shall be taken in a meeting open to the public”, and (2) (iii) to consider “Litigation or legal risks of a proposed action or current practice that the agency has identified when public discussion of the litigation or legal risks is likely to result in an adverse legal or financial consequence to the agency”. The session is expected to take 20 minutes unless extended, and action is expected in the public session following, as a result of the Executive Session.

V. RE-OPEN PUBLIC SESSION

VI. POTENTIAL COMMISSION ACTION AS A RESULT OF EXECUTIVE SESSION

- A. Potential Commission Action to Consider First Amendment to Contract for Access License and Commercial Ground Lease, with Tenant Renaissance Property Holdings, LLC., re Quiet Enjoyment, and/or Potential Commission Action to Consider First Amendment to Contract for Access License and Commercial Ground Lease, with Tenant Renaissance Property Holdings, LLC., re Extend Feasibility Termination Date.....1-2

VII. ITEMS NOT ON THE AGENDA

No items per [RCW 42.30.080](#)

VIII. PUBLIC COMMENT SESSION (TOTAL SESSION UP TO 20 MINUTES)

IX. FUTURE AGENDA.....3



X. NEXT MEETINGS

- A. January 13, 2026 – Regular Commission Meeting
- B. January 27, 2026 – Regular Commission Meeting
- C. February 10, 2026 – Regular Commission Meeting

XI. UPCOMING EVENTS

- A. January 29-30, 2026 – NWMTA Winter Meeting, Port of Portland, OR
- B. January 30, 2026 – February 7, 2026: Seattle Boat Show, Seattle, WA
- C. February 5-6, 2026 – WPPA Port Day, Olympia, WA

XII. ADJOURN

RULES FOR ATTENDING A COMMISSION MEETING

- Signs, placards, and noise-making devices, including musical instruments, are prohibited.
- Disruptive behavior by audience members is inappropriate and may result in removal.
- Loud comments, clapping, and booing may be considered disruptive and result in removal at the discretion of the Chair.

RULES FOR SPEAKING AT A COMMISSION MEETING

- Members of the public wishing to address the Board on general items may do so during the designated times on the agenda or when recognized by the Chair.
- Time allotted to each speaker is determined by the Chair and, in general, is limited to 3 minutes.
- Total time planned for each public comment period is 20 minutes, subject to change by the Chair.
- All comments should be made from the speaker's rostrum, and any individual making comments shall first state their name and address for the official record.
- Speakers should not comment more than once per meeting unless their comments pertain to a new topic they have not previously spoken about.
- In the event of a contentious topic with multiple speakers, the Chair will attempt to provide equal time for both sides.

**ITEM FOR CONSIDERATION
BY THE
BOARD OF PORT COMMISSIONERS**

Date: December 29, 2025

Subject: First Amendment to Term Access Agreement & Lease –
Renaissance Property Holding, LLC.

Presented by: Carolyn Lake, Port Legal Counsel
Caleb McMahon, Director of Economic Development

RCW & POLICY REQUIREMENTS

Per RCW 53.08.080 Lease of Property, a Port district may lease all lands, wharves, docks and real and personal property upon such terms as the Port Commission deems proper. No lease shall be for a period longer than fifty years, with options up to an additional thirty years.

Per Section I of the Port's Delegation of Administrative Authority to the Executive Director, all term lease agreements or use agreements of real or personal property shall be leased only under an appropriate written lease instrument executed by the Commission.

Per Section 1.B.1, Commission Approval is required for any lease with a term in excess of one year, and per Section 1.B.4, Commission approval is required for any lease that contains any material non-standard terms or conditions.

BACKGROUND:

The Port Commission approved this Access Agreement and Lease of approximately 2.26 acres on the South side of Marine Drive effective November 1, 2024, with Lease Commencement Date of April 1, 2026.

The Tenant is undertaking due diligence with Feasibility Termination date of January 1, 2026. This First Amendment to Lease is proposed to give Tenant certainty of its right to quiet enjoyment of the Leased Premises for the term of the Lease.

Alternatively, if Commission requires additional time for consideration, an alternative First Amendment is offered to extend the Tenant's Feasibility deadline to January 15, 2026, and the matter will be noted on the Commission's meeting agenda of January 13, 2026.

Only one of the two offered First Amendments need to be acted on.

LEASE DETAILS:

Leased Space: 2.26 Acres of Usable land.

Address: Southside of Marine Drive as depicted in Exhibit A

Port Area: Marine Drive-Rental Properties

Current Use: Currently used as leased space for multiple buildings reaching their end of life, slated for demolition in 2026.

Proposed Use: Boat Manufacturing.

Lease Term: 50-year initial term.

Options to Renew: Three (3), ten-year options to renew.

Commencement Date: November 1, 2024

Escalation: By annual CPI

Common Area Maintenance (CAM): N/A

Utilities: Tenant's responsibility.

Financial Security: Previously waived.

ENVIRONMENTAL IMPACT: None

FISCAL IMPACT OF THE LEASE:

2.26 Acres @ \$.0475 per month= \$56,114.22 Per year Plus LET

RECOMMENDED ACTION:

Staff requests that the Commission consider adoption of one of the two offered First Amendments to Lease and authorize the Executive Director to execute it.

Future Agenda Items – Commission Meeting

12/29/2025

January 13, 2026 (Regular Commission Meeting)

- Monthly Delegation of Authority Report
- Monthly Cash and Investment Report
- Conduct Board Elections

January 27, 2026 (Regular Commission Meeting)

- 4th Quarter Operations Report
- December Financial Report
- Delegation of Authority Renewal

February 10, 2026 (Regular Commission Meeting)

- Monthly Delegation of Authority Report
- Monthly Cash and Investment Report
- Conduct Board Elections

February 24, 2026 (Regular Commission Meeting)

- January Financial Report

Upcoming Events

January 12 – March 12: State Legislative Session (Olympia)

January 29-30: Northwest Marine Terminal Association (NWMTA) Winter Meeting (Port of Portland, OR)

January 30- February 7: Seattle Boat Show (Seattle)

February 5-6: WPPA Port Day (Olympia)

February 21-22: Northwest Aviation Conference (Puyallup)

March 4-6: American Association of Port Authorities (AAPA) Legislative Summit (Washington, DC)

April 7-9: American Forest Resource Council (AFRC) Annual Meeting (Stevenson – Skamania Lodge, WA)

April 16-17: Northwest Marine Terminal Association (NWMTA) Spring Meeting (Port of Astoria, WA)

April 22-24: Olympic Logging Conference (Victoria, BC – Fairmont Empress Hotel)

Future

- Boatyard and Marina Rules & Regulations
- Port Emergency Response Plans and Activities
- Employee Handbook Update and Resolutions