

PORT OF SEATTLE
MEMORANDUM

COMMISSION MEMO—POLICY AND STAFF BRIEFING

Item No. 6b

Date of Meeting February 10, 2009

DATE: February 3, 2009

TO: Tay Yoshitani, Chief Executive Officer

FROM: Joe McWilliams, Managing Director, Real Estate Division

SUBJECT: Maritime Event Center at Bell Harbor

BACKGROUND

From January 14, 1997 through June 3, 2008, Odyssey Maritime Discovery Center (OMDC), a non-profit corporation, leased approximately 28,000 square feet of exhibit space at Pier 66 in the Port's Bell Street Pier project operating as a contemporary maritime museum focused on building public awareness of maritime trade, transportation, and marine affairs.

On June 4, 2008, the Port terminated the lease with OMDC and the Port entered into an agreement with Columbia Hospitality Inc., (the third party managers of Bell Harbor International Conference Center), to manage the day-to-day operations of the Odyssey Maritime Discovery Center on behalf of the Port through December 31, 2008. On August 11, 2008 a settlement agreement was fully executed between the OMDC and the Port transferring ownership of the assets (exhibits, furniture, fixtures and other equipment) to the Port.

After discussing the alternatives with the Commission, staff composed a Request for Proposals (RFP) to Lease the former Odyssey Maritime Discovery Center space. The RFP was published widely in local and regional periodicals and received significant interest during the solicitation period. After eight weeks of repeated publication of solicitation notices and outreach, the Port received one proposal from Columbia Hospitality, Inc. (CHI).

The Port and CHI propose to amend the current Bell Harbor International Conference Center (BHICC) management agreement to include the Maritime Events Center as an exclusive premises associated with the BHICC. The Maritime Event Center will be used as a venue to host conferences and special events. The Port will receive additional revenues as a result of the amendment to the management agreement.