

## COVER MEMO

**Briefing Date/Time:** September 8, 2025

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**Subject:** Pending Issues - Updates

**Purpose:** ☒ Information Only ☐ Decision Needed

### **Overview:**

At the August 5, 2025 Commission Retreat, Commissioner Iyall indicated that historically, the “Pending Issues” section of Commission meeting agendas was for updates to ongoing projects the Port has been working on. We have updated the agenda to include five ongoing projects for which we can provide periodic updates. This briefing summarizes the updates.

### **Updates:**

#### **Budd Inlet Cleanup:**

Last we shared with the Commission, the sampling had been completed in East Bay and Ecology was reviewing our report on the data. We were also preparing a source control plan that will identify potential upland sources of contamination and identify ways they can be controlled. In addition, we were ahead of schedule in conducting sampling in West Bay under a sampling plan approved by Ecology.

Currently, all the West Bay samples have been taken and analyzed. Our initial assessment is that there is diffuse, widespread contamination, but we have not identified any major hot spots of contamination. Ecology has now reviewed our report on the results of the sampling in East Bay, and we are reviewing their comments. This will determine where we will need to dredge in East Bay, and where the sediments can recover through natural processes.

We are also working with the Department of Commerce to access the \$3 million the legislature appropriated for Budd Inlet cleanup work last session.

### Marine Terminal Warehouse:

Since the Commission authorized staff to move forward towards the purchase and installation of a ClearSpan warehouse for the Marine Terminal, staff has been working with ClearSpan and the City of Olympia on the logistics of permitting and installing the structure.

As we worked with the City of Olympia on the details of design and permitting, we ran into some unanticipated requirements for the new warehouse, which caused some delays. We are finishing up technical specifications and anticipate submitting our permit package for the warehouse by the end of this month. Given that we have been working closely with the City up to this point, we do not anticipate any hangups on permit approval. When the permits will be issued depends largely on the workload of City staff.

We anticipate a cost increase associated with the additional regulatory requirements for the warehouse, but will not know the exact amount of an increase until the permits have been issued and we have gone out to bid. We will keep the Commission apprised as this runs through the City's permitting process.

### Dancing Goats Building Renovations:

Thomas Architecture Studios has worked with Port staff to develop a conceptual design to turn the Dancing Goats building into office and Commission meeting room space. We share the conceptual designs with the Commission, and will have Ron Thomas share them in more detail at the September 22<sup>nd</sup> Commission Meeting.

As with the Marine Terminal warehouse, we anticipate the renovation costs will increase above the \$1.7 million rough estimate we included in the 2025 capital budget. We will hone in on the renovation costs towards the end of this year as design and construction documents are refined.

### Airport Master Plan Update:

As the Commission knows, there was an appeal of the SEPA Determination of Non-Significance (DNS) for the Airport Master Plan Update (AMPU). Per the Port's SEPA Policy, if an appeal is filed of a SEPA determination, the underlying project cannot move forward until the appeal is resolved.

The SEPA appeal was the subject of a multi-day hearing before a Hearings Examiner, and the appeal process ended August 20<sup>th</sup> with both parties submitting their closing arguments in writing. We are now awaiting the decision of the Hearings Examiner.

Peninsula Master Plan:

We have contracted with TRPC to pick up the Peninsula Master Plan where the prior contractors left off. TRPC will be coming to the September 15<sup>th</sup> work session to discuss the Master Plan with you and your priorities for it and they will discuss the anticipated scope and timeline for the project.