



Commission Meeting Minutes Monday, April 28, 2025

Call to Order

Commission President Jasmine Vasavada called a regular meeting of the Port of Olympia Board of Commissioners to order and open to the public at 5:31 p.m., Monday, April 28, 2025, at the Percival Plaza at 626 Columbia Street NW, Suite 1B, Olympics Room, in Olympia, Washington 98501.

Present

Commissioners: Jasmine Vasavada, President; Maggie Sanders, Vice President; Sarah Montano, Secretary; Amy Harding and Bob Iyall.

Staff: Alex Smith, Executive Director, Chris Wright-Pierce, General Counsel; Warren Hendrickson, Director of Operations; Shawn Gilbertson, Director of Environmental Planning and Programs; Jonathon Wolf, Environmental Manager; Damien Egan, Harbor Senior Manager; Emily Girton, Marketing and Outreach Coordinator; and Missy Goodell, Executive and Commission Coordinator.

Approval of Agenda

Commissioner Harding moved to approve the agenda. Commissioner Sanders seconded the motion. Commissioner Montano moved to amend the agenda, moving Consent Calendar item F1. South Sound Commerce Center Ground Lease to the Action Calendar. Commissioner Vasavada seconded the motion. Amended motion passed with three votes in the affirmative and two votes in the negative.

Executive Director Report

Alex Smith, Executive Director, reported on recent Port activities. She reported that Port tours for Port employees have been held; three employees from our Marina Team attended the Pacific Coast Congress of Harbormasters and Port Managers Conference in Port Townsend. Earth Day was celebrated with Port staff cleaning up properties along Marine Drive. The Port of Olympia has partnered with the Nisqually Indian Tribe to apply for a grant to develop a Solar Feasibility Study and a Fleet Decarbonization Plan. The Port is assessing Port properties for opportunities to install solar with an estimated completion of May 2025. Summer 2025 Port events were shared including the Shoestring Circus, Slurp, the South Sound Block Party, Movies at the Marina, Summer Nights at the Port and the Olympic Airshow.

In addition, Alex reminded everyone of the ways they can communicate with the Commission. She stated there is a great deal of information available on the Port's website and encouraged everyone to check it out.

Public Comment

Eleven individuals provided public comments regarding SEPA, Panattoni, stormwater, and the South Sound Commerce Center ground lease.

Consent Calendar

Commissioner Sanders moved to approve the consent agenda as presented; Commissioner Montano seconded the motion. Motion passed unanimously.

Pending Issues or Business

Budd Inlet Update and East Bay Sediment Data. Jonathon Wolf, Environmental Manager, presented results from the East Bay (Sub-area 1) sediment samples which have been returned. Maps indicating levels of contamination for the Chemicals of Concern were shared along with preliminary understanding of the data. Options for the cleanup design will be presented later along with pros and cons.

Action Calendar

South Sound Commerce Center Ground Lease. Warren Hendrickson, Director of Operations, presented background information on the request to approve the first ground lease within the 196 acres covered by the Panattoni Development Company Option to Ground Lease Agreement. Alignment with the Port's Vision 2050 plan was shared along with environmental considerations, project implementation, terms, lease form review and revisions and next steps.

Motion: Commissioner Iyall moved to approve the South Sound Commerce Center ground lease between the Port and Panattoni Development Company, as presented, and authorize the Executive Director to execute the supporting ground lease document(s), when and as required. Commissioner Montano seconded the motion. Motion passed with four votes in the affirmative and Commissioner Harding abstaining.

Action/Other Calendar

None.

Advisory Calendar

None.

Commissioner Reports/Discussion

Commissioner Harding shared that a conversation took place with other elected officials and the Thurston County EDC, who agreed it might be beneficial to have a casual, in-person meeting where jurisdictions could ask questions from commercial real estate brokers.

With the assistance from the EDC, Commissioner Harding is planning a one-time, roundtable with four commercial real estate brokers and a non-quorum level of elected officials. One or two people from other jurisdictions will be invited to ask questions of commercial real estate brokers as they may have answers to some policy-making questions and can assist with answering commercial real estate questions.

This is tentatively planning for May 28 if it works with schedules. Commissioner Vasavada agreed to be the second attendee of this roundtable.

Commissioner Harding invited everyone to Slurp on May 4. She will be participating in the Slurp Off (who can shuck and eat 6 oysters the fastest).

She shared a Chinese proverb "The best time to plant a tree was 20 years ago. The second best time is now."

Commissioner Iyall reported that he recently attended the christening of a Navajo class ship, christened the Billy Frank Jr. The event was held at Austal USA, a major shipbuilding facility in Mobile, Alabama. The ceremony was conducted with full Navy tradition and formality. The ship has not yet been assigned a home port, and Washington tribes are planning to lobby for its placement in the Pacific Northwest. He took the opportunity to meet with Rear Admiral and Deputy Commander Mark Higgs and formally extended an invitation to the Billy Frank Jr. trail and to visit the Port of Olympia.

He also attended a reception at the National Maritime Museum of the Gulf of Mexico, located at the Port of Mobile. The museum is uniquely designed as a replica of a container ship. Exhibits are inside containers on the ship. One of the highlights was that Commissioner Iyall operated a patrol boat through the Port of Mobile using a training simulator.

Commissioner Montano thanked everyone for their comments and research on the Panattoni matter.

Commissioner Sanders volunteered with the Park Foundation on Earth Day for a volunteer event with students and the City of Tenino in partnership with the Lions Club as well as Earth Day at the Port. She is excited to participate in the upcoming South Puget Sound Habitat for Humanity's Women's Build event. She was a guest speaker at Native Action Network ABC Boot Camp, with 22 indigenous women where they talked about tribal women running for elected positions.

Commissioner Vasavada reported that there are quite a few events coming up for the Port. The Port of Olympia is hosting a visit from the Artemus electric ferry; and there is a joint meeting with the Port of Olympica Commissioners and the City of Tumwater tomorrow evening to discuss mutual interests and to get to know each other, it is designed as a roundtable.

Other Business

Commissioner Harding requested that an agenda item be added to a future meeting to discuss POCAC vacancies and providing the POCAC further direction on their recruitment efforts.

Meeting Announcements

A list of upcoming events was displayed on the screen for viewers to see upcoming Commission and POCAC meetings. Executive Director Smith stated the next Commission meeting will be held on Monday, May 12, 2025, at 5:30 p.m.

Adjournment

There being no further business to come before the Port of Olympia Board of Commissioners, the Monday, April 28, 2025, regular meeting was adjourned at 7:09 p.m. by Commissioner Vasavada.

PORT OF OLYMPIA COMMISSION

Jasmine Vasavada, President

Maggie Sanders, Vice President

Sarah Montano, Secretary

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