



Commission Meeting Minutes Monday, April 27, 2026

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 4:00 p.m., Monday, April 27, 2026, at the Percival Plaza at 626 Columbia Street NW, Suite 1B, Olympics Room, in Olympia, Washington 98501.

Present

Commissioners: Jasmine Vasavada – President, Joel Hansen – Secretary, Jerry Toompas and Krag Unsoeld.

Attended Virtually: Commissioner Sarah Montano – Vice President.

Staff: Shawn Gilbertson, Director of Environmental Planning and Programs; Chris Pierce-Wright, General Counsel; Warren Hendrickson, Director of Operations; Mike Reid, Director of Community and Economic Development; Chris Paolini, Airport Senior Manager; Taber Lee, Marketing and Outreach Senior Manager; Britt Hoglund, Lease Administrator; Tina Champion, Executive Coordinator; and Missy Goodell, Commission Coordinator.

Guests: Eli Skillman, President, ILWU 47, and Richard Korn, ILWU Member.

Approval of Agenda

Commissioner Hansen moved to approve the agenda, Commissioner Toompas seconded the motion. Motion passed unanimously.

Executive Director Report

Shawn Gilbertson, Director of Environmental Planning and Programs, reported on recent Port activities. Last Thursday, the Port welcomed their newest team member, Karl Mellows, Marina and Facilities Maintenance Foreperson. Congrats to Britt Hoglund, the Port's lease administrator for receiving the CREW's Seattle 2026 Professional Development Award. CREW Seattle is a professional organization dedicated to advancing women in commercial real estate through networking, leadership development and career outreach.

On April 8, Port staff and Commissioners had the honor of attending the Thurston Green Business Awards, where the Port was once again recognized as an award recipient. Our commitment to environmental stewardship and sustainability remains at the core of everything we do, and we're proud of this continued recognition.

On April 10, we hosted the Washington Public Ports Association Port Academy series where we hosted a group of 25 folks from various Washington Ports to connect, collaborate and gain insights to better support one another. Part of the day included a bus tour of the entire Port of Olympia which included

not only the operations and properties on the Port peninsula but the airport and surrounding lands to showcase our Port's diverse operations.

On Saturday, April 11, a local event group, SWAE Night Markets, produced a successful Cars & Coffee Event at the Port's Northpoint location on the Port Peninsula. With local vendors and 100+ cars, the event brought a diverse group of community members to the waterfront.

On April 14, Port staff had the pleasure of attending the Yelm Chamber meeting, where new board members were sworn in. The event also featured a discussion on AI with Dr. Joshi from St. Martin's University, along with valuable networking opportunities as we continue our efforts to support and stay connected to the Yelm community.

On April 13, a joint meeting with the City of Olympia and the Port of Olympia Commissioners will take place at Mercatos Ristorante in Olympia. On April 16, the Port will host the City of Olympia in a tour of the Marine Terminal. April 13 through 16 is Puget Sound Days on the Hill in Washington, D.C.

Last week Port staff and Commissioner Hansen and Unsoeld attended Experience Olympia and Beyond Tourism Talk gathering to connect with other local partners to discuss, outline and prepare for the upcoming FIFA Olympia-Lacey Fan Zone starting June 19 at the Port Plaza.

Friday April 17, Port staff and Commissioners Toompas and Hansen had the pleasure of attending the annual Thurston Chamber "A Night Out on the Town" Gala at the Skookum Creek Event Center.

Last Saturday morning, Commissioner Vasavada and Port staff met with the newly formed Swantown Marina Association to connect and discuss a range of topics.

On April 22, Earth Day, Port staff came together at the Olympia Regional Airport along Old Highway 99 to clean up Port properties in Tumwater.

Last week (April 23), the Port hosted 30 eighth-grade students from Nisqually Middle School for a presentation on the Port's history, economic impact, and environmental stewardship, followed by an hour-long tour of the marine terminal. Thanks to our partners at Intercity Transit for providing transportation and to Weyerhaeuser for joining us to share insights on the region's logging industry.

Friendly reminder—the FIFA Olympia–Lacey Fan Zone is just two months away! We're excited to share that Port Plaza has been selected as the official destination for our region's Fan Zone.

Reminder to join us for the Maritime Trade Fair at Swantown Marina on Saturday, May 2 from 10:00 a.m. to 3:00 p.m. And a reminder that community members can join us starting May 5, with free marine terminal tours continuing the first Tuesday of each month through September. Email inquiries@portolympia.com to reserve your spot.

Public Comment

Three individuals provided public comments regarding marine terminal cargo, airport hangar rules, the POCAC, and the Marine Terminal warehouse.

Commission Response to Public Comment / Follow-Up to Public Comment

Commissioners provided input to public comments.

Partner Spotlight

International Longshore Warehouse Union (ILWU). Eli Skillman, President of ILWU 47, and Richard Korn, ILWU Member, presented background information on their work and labor and their tradition of working directly with the Port in partnership. ILWU appreciates the respect and partnership they have with the Port and they value that the Port creates jobs, attracts new business and brings in revenue.

Consent Calendar

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

Action Calendar

Public Benefit Rate Adjustment Policy. Mike Reid, Director of Community and Economic Development, presented a proposed Public Benefit Rate Adjustment Policy for Commission review and discussion. The policy establishes a framework for the Port to allow limited rental rate adjustments below standard market rates for certain nonprofit, governmental, and community-based organizations when their uses deliver measurable public benefits aligned with the Port's statutory purposes.

The intent of the policy is to clarify when reduced rates represent a strategic investment in public benefit outcomes—such as workforce development, maritime education, tourism promotion, environmental stewardship, and community access—rather than a subsidy or donation.

The policy is grounded in the Port's statutory authorities, including:

- RCW 53.08.245, which authorizes ports to participate in economic development activities including workforce training and employment initiatives
- RCW 53.08.255, which authorizes ports to promote tourism, industrial development, and related public purposes
- Washington Constitution Article VIII, Section 7, which prohibits the gifting of public funds

The policy also aligns with the Port's adopted strategic framework, including the Comprehensive Scheme of Harbor Improvements and Vision 2050. By establishing clear standards and documentation requirements, the policy helps ensure that any reduced-rate agreement is structured as a public benefit investment with measurable outcomes, rather than as a subsidy.

Motion: Commissioner Vasavada moved to approve Policy 1109, Public Benefit Rate Adjustment. Commissioner Hansen seconded the motion. (Audio issues with Commissioner Montano prevented her from formally voting on this motion.) Motion passed with four in favor and one excused.

Motion: Commissioner Hansen moved to take a five-minute recess to resolve computer audio issues with Commissioner Montano. Commissioner Vasavada seconded the motion. Motion passed.

Action/Other Calendar

Civil Immigration Enforcement Activities Policy Resolution. Shawn Gilbertson, Director of Environmental Planning and Programs, brought forward a resolution that establishes a neutral property-management policy governing discretionary use of Port-owned property by non-Port governmental entities for activities unrelated to the Port's primary commercial and transportation functions.

This Resolution regulates only the Port's proprietary decisions concerning the voluntary leasing, licensing, or contractual use of Port property. It does not regulate the conduct of federal officers nor purport to control activities occurring outside Port property.

Motion: Commissioner Montano moved to adopt Resolution 2026-04, a Property Use Policy regarding Civil Immigration Enforcement activities. Commissioner Unsoeld seconded the motion. Motion passed unanimously.

Advisory Calendar

None.

Commissioner Reports/Discussion

Commissioner Montano attended the joint meeting with the City of Lacey.

Commissioner Hansen reported that he attended Alliance Northwest hosted by the EDC; he took a tour of Ecos, a company headquartered in Lacey that makes laundry detergent and cleaning supplies; he met with County Commissioner Grant and some staff from the City of Yelm regarding industrial development opportunities; he gave a presentation at the Tumwater Chamber meeting regarding who the Port is and what we do; he attended the Experience Olympia & Beyond Tourism event; he attended STEDI (South Thurston Economic Development Initiative) meeting; and he attended the Thurston Chamber Education Foundation Fundraising event.

Commissioner Toompas reported that he attended a Swantown Tenant and Liveaboard Association meeting; he also attended a POCAC meeting and he attended a Bounties for Families event in Yelm.

Commissioner Unsoeld attended the Experience Olympia & Beyond Tourism event, and a Thurston Chamber Green Jobs meeting.

Commissioner Vasavada shared that she met with Swantown tenants in an open discussion-type format to hear concerns and suggestions.

Additional Public Comment

None.

Other Business

Commissioner Vasavada requested an Executive Session be held on Tuesday, May 12, 2026, at 5:00 p.m. to discuss the performance of an employee. In addition, she would like to add to the next meeting's agenda the Ferry Feasibility Study as a briefing and Action/Other item. And as the Port has moved forward with an Economic Development Study, she would like a briefing on the results so that an

Economic Development Strategic Plan could/should be created to help inform how to move forward with the Economic Development Study results. She suggested following up with the Airport Hangar Tenants conversation, perhaps a listening session about the changes/what are perceived as changes to hangar regulations.

Commissioner Hansen requested a forester be scheduled to speak at a future Work Session to discuss possible opportunities to activate Port properties we currently unable to get economic development from that could be used for community benefit. Specifically, he was sitting a conversation being led by the forester at the City of Tumwater around an urban wood recycling project.

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 11, at 4:00 p.m.

Adjournment

There being no further business to come before the Port of Olympia Board of Commissioners, the Monday, April 27, 2026, regular meeting was adjourned at 5:44 p.m.

PORT OF OLYMPIA COMMISSION

Jasmine Vasavada, President

Joel Hansen, Secretary