

Port of Olympia 2026 Action Plan

Alex Smith
Executive Director
June 8, 2026

Overview

Vision2050
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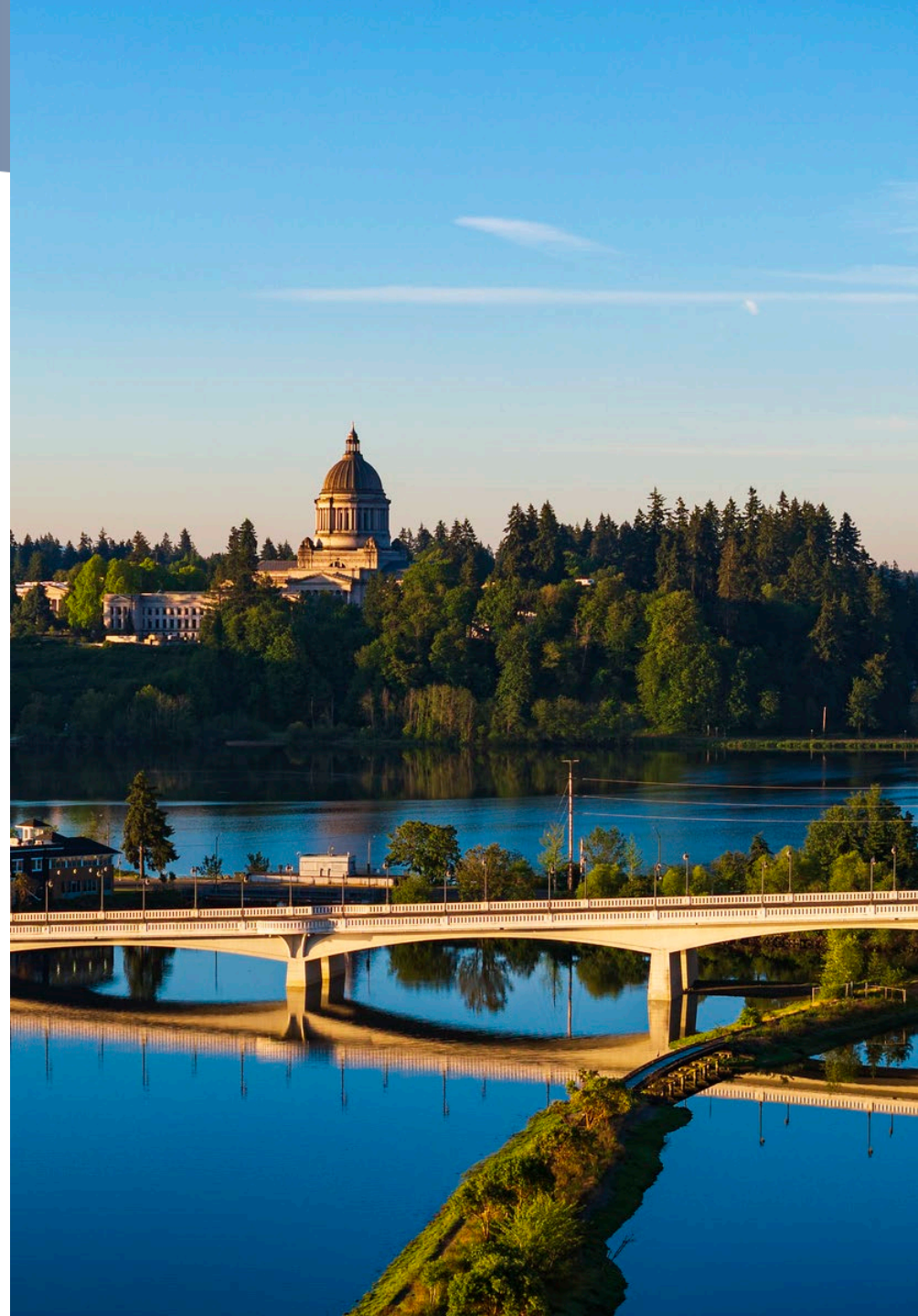
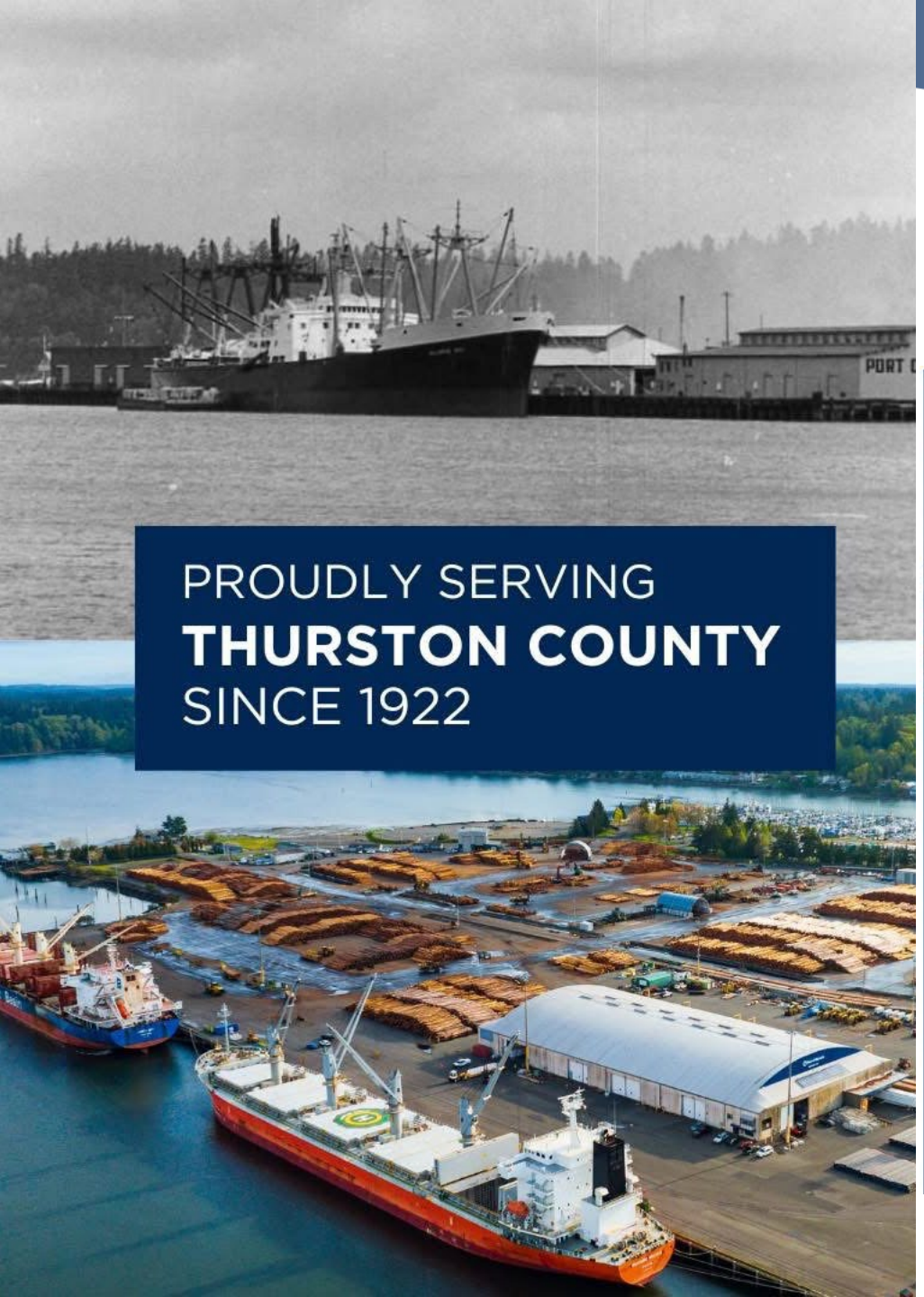
- Advisory Only
- By Commission Resolution, Vision 2050 is the Port's plan "for organizational focus for the future."
- Vision 2050 contemplates one-year and five-year action plans to implement it.
- Staff developed an action plan for 2026 and worked through it with the Commission at a retreat on March 24.
- The current draft of the Action Plan reflects Commission input.





Operational Iceberg

The Operational Iceberg *of the* Port *of* Olympia

While strategic initiatives and public-facing projects are highly visible, the majority of staff effort is dedicated to the daily operational work required to safely and legally operate the Port's lines of business.

WHAT THE PUBLIC & COMMISSION SEE

- **Port Commission Meetings & Policy Decisions**
- **Major Capital Projects** — Terminal Improvements, Marina Repairs, Airport Investments
- **Public Announcements & Media Coverage**
- **Strategic Plans & Long-Range Initiatives**
- **New Ideas & Community Proposals**
- **Public Events & Partnerships**

WHAT IT TAKES TO OPERATE THE PORT

Marine Terminal Operations
- Cargo logistics and vessel coordination
- Longshore coordination and safety oversight
- Terminal maintenance and infrastructure inspection
- Industrial tenant coordination
- Security and federal maritime compliance

Swantown Marina Operations
- Slip management and tenant services
- Guest moorage management
- Vessel pump-out and environmental compliance
- Dock maintenance and safety inspections
- Liveaboard compliance and monitoring
- Customer service and billing

Olympia Regional Airport Operations
- FAA compliance and reporting
- Runway and taxiway maintenance
- Fuel operations and safety compliance
- Hangar lease management
- Airport tenant coordination

Boatworks / Boatyard Operations
- Vessel haul-outs and yard scheduling
- Travelift operations and safety oversight
- Tenant oversight and yard compliance
- Stormwater and environmental compliance
- Facility maintenance

Real Estate Portfolio Management
- Lease administration and billing
- Property inspections and maintenance
- Tenant coordination and negotiations
- Contract compliance monitoring
- Preparation of lease amendments, extensions, modifications

Environmental Compliance & Stewardship
- Stormwater management
- Industrial permits and monitoring
- Habitat and shoreline compliance
- Spill prevention and response planning
- Environmental reporting and documentation

Public Works & Contracting
- Procurement and bid administration
- Construction oversight
- Capital project management
- Asset maintenance planning
- Contractor compliance monitoring

Finance & Administration
- Budget preparation and financial reporting
- Audit compliance and internal controls
- Payroll and benefits administration
- IT infrastructure and cybersecurity
- HR compliance and personnel management

Governance & Public Accountability
- Commission agenda preparation
- Staff reports and briefing materials
- Public meetings and legal compliance
- Public records retention and requests requirements

Communications, Public Affairs & Marketing
- Media relations and public information
- Website and social media management
- Community engagement and outreach
- Commission communication support
- Marketing and promotional materials
- Public meeting notices and communications

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Vision 2050 Policy Goals

1	**Preserve and enhance Thurston County's working waterfront and connection to global trade by diversifying Marine Terminal operations, improving communication and securing community support.**
2	Make investments and improvements that ensure Swantown Marina and Boatworks remains a premier and priority destination for visitors and tenants alike.
3	Turn the Port Peninsula into a premier destination by adding attractions, increasing accessibility and maintaining a clean and safe environment.
4	Leverage the Port's unique statutory authority to catalyze economic opportunities in partnership with local jurisdictions and economic development organizations.
5	Explore the potential for the Port to serve as a cruise ship destination and regional commuter node.
6	Maximize the economic and community value of the Olympia Regional Airport in accordance with FAA Master Plan regulations.
7	Emphasize sustainability in all planning and actions and provide regular updates to the community.
8	Improve the Port's ability to make decisions, resolve issues, achieve its objectives and mission and implement Vision 2050 recommendations to become an innovative economic development leader.
9	Develop a long-term finance strategy that supports the Port's mission and responsibility to generate sustainable economic and community development.
10	Build community partnerships and expand communication and public participation strategies.

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Marine Terminal

- **Goal 1:** Preserve and enhance Thurston County's working waterfront and connection to global trade by diversifying marine terminal operations, improving communication and securing community support

  - **Warehouse B**
  - **Warehouse Mural**
  - **Port Peninsula Master Plan**
  - **Maritime Industrial Development Coalition**
  - **City of Olympia Permitting**

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Swantown Marina and Boatworks

- **Goal 2:** Make investments and improvements that ensure Swantown Marina and Boatworks remain a premier and priority destination for visitors and tenants alike

  - **Boatyard Expansion**
  - **Boatyard Stormwater**
  - **Waterfront Hotel Project**
  - **Human Powered Watercraft**
  - **Olympia Community Sailing**

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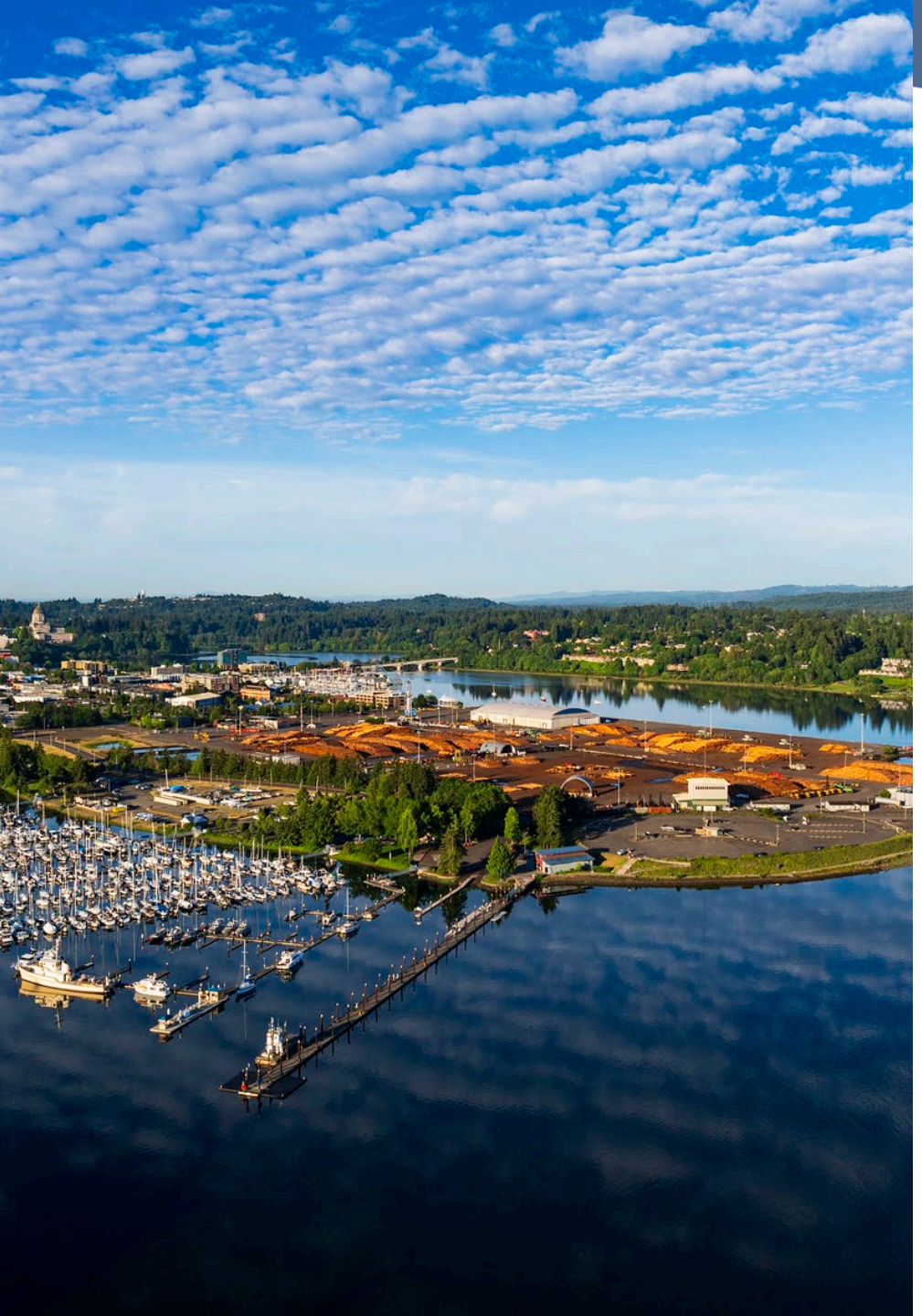

Destination Waterfront

- **Goal 3:** Turn the Port Peninsula into a premier destination by adding attractions, increasing accessibility and maintaining a clean and safe environment

  - **Waterfront Hotel Project**
  - **Peninsula Master Plan**

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Countywide Economic Development Framework

- **Goal 4:** Leverage the Port's unique statutory authority to catalyze economic opportunities in partnership with local jurisdictions and economic development organizations

  - **Strategy for Supporting Industrial and Commercial Development in Yelm and Lacey**
  - **Economic Benefit Study**
  - **Panattoni Development Agreement**
  - **Eastbay Solicitation**
  - **Small Cities Program**
  - **Low-Use Property Evaluation**

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Non-Trade Maritime Functions

- **Goal 5:** Explore the potential for the Port to serve as a cruise ship destination and regional commuter node

  - **Ferry Service**
  - **Ferry Demand Study**
  - **Cruise Ships**

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Airport

- **Goal 6:** Maximize the economic and community value of the Olympia Regional Airport in accordance with airport master plan and FAA regulations

  - **R/W 17/35 Pavement Rehabilitation**
  - **Apron and Taxiway Rehabilitation**
  - **Unleaded Avgas Implementation Plan**
  - **Airport Office Move**
  - **New Market Vocational Skills Center**

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Environment & Sustainability

- **Goal 7:** Emphasize sustainability in all planning and actions and provide regular updates to the community

  - **Budd Inlet Sediment Cleanup (2 goals)**
  - **Bush Prairie Habitat Conservation Plan (3 goals)**
  - **Cascade Pole Site**
  - **Climate Change and Sustainability (3 goals)**
  - **Environmental Compliance**
  - **Environmental Stewardship (2 goals)**

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Administration

- **Goal 8:** Improve the Port's ability to make decisions, resolve issues, achieve its objectives and mission and implement Vision 2050 recommendations to become an innovative economic development leader

  - **Software Upgrade**
  - **Port Office Consolidation**
  - **Update Governance Documents**
  - **Update Planning Documents**
  - **GIS/Mapping Capacity**
  - **5 Year Action Planning**

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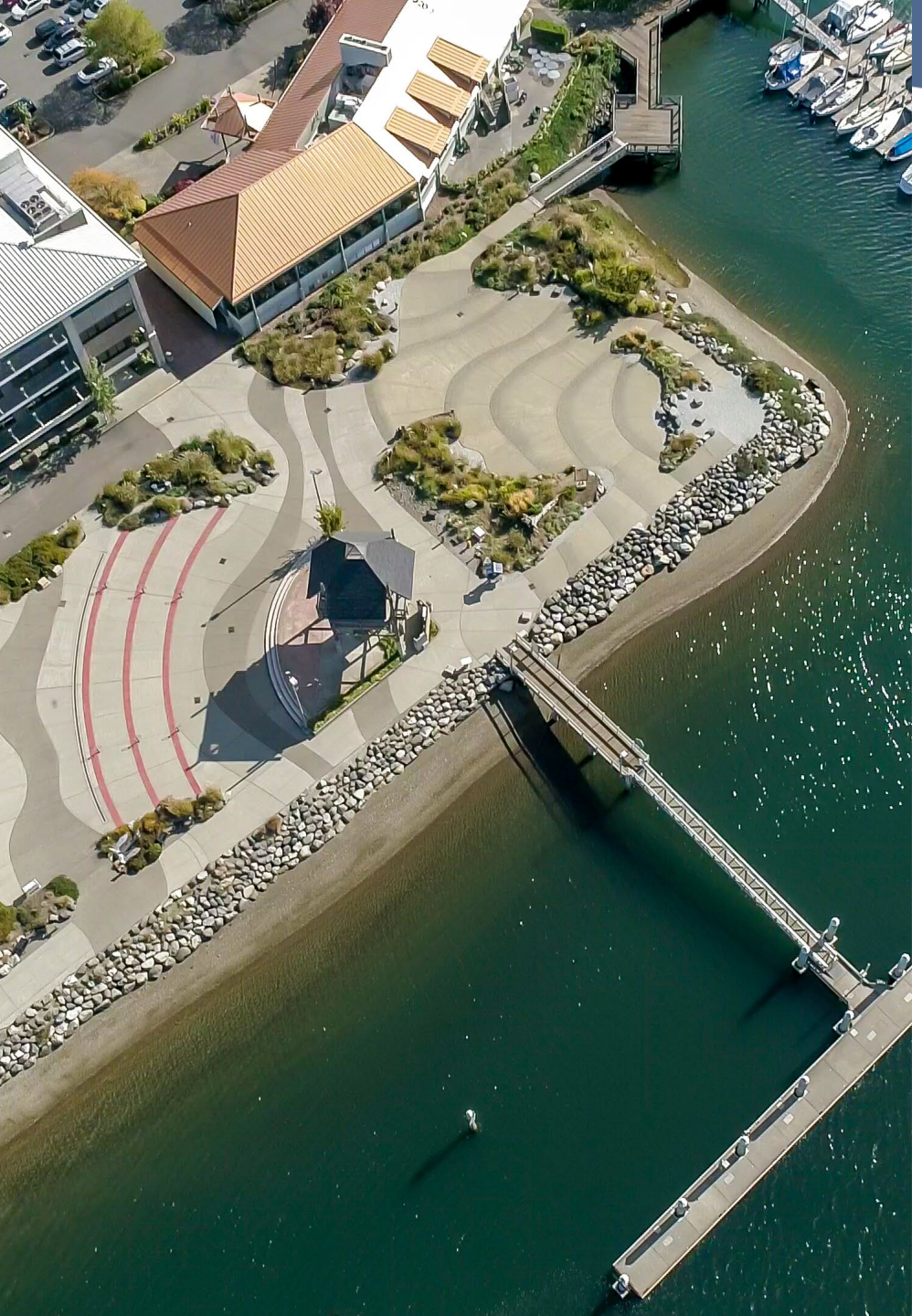

Finance & Funding

- **Goal 9:** Develop a long-term finance strategy that supports the Port's mission and responsibility to generate sustainable economic and community development

  - **Long-Term Funding Strategy**
  - **Software Upgrade**
  - **Optimize Finance Team Capacity (2 goals)**
  - **Evaluate Changes to Budget Format (3 goals)**

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Communications & Engagement

- **Goal 10:** Build community partnerships and expand communication and public participation strategies

  - **Hold Commission Meetings Throughout Thurston County**
  - **Develop a Communications Strategy**
  - **Communications Support**
  - **Vision 2050 Reporting**
  - **Intranet Launch/Website Update**
  - **Support 2026 Events**
  - **Non-Profit Policy**

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Next Steps

- This Action Plan is on the Agenda for the June 15th Work Session.
- Staff will bring it to the Commission for approval at the June 22nd Commission Meeting.



Questions?

