



New Market Skills Center Lease

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Today's Presentation

Advisory Item – No Action Requested

- New Market Skills Center Lease (NMSC)

Background

New Market Skills Center Lease

- June 2025: Port staff connected with the New Market Skills Center to explore the feasibility of partnering with the Port to create a new high school aviation program.
- The extremely positive response led to further discussions about program content and how the Port might partner with the NMSC to support such this exciting opportunity.



Background

New Market Skills Center Lease

- Currently, the New Market Skills Center is seeking to provide aviation classes for Thurston County high school students starting this fall.
- The intention of this class is to introduce high school students to aviation career opportunities within the Science, Technology, Engineering, and Mathematics (STEM) fields.
- The class will include hands-on experiences and introductions to airframe and powerplant mechanics, pilots, airport design and planning, airport management and operations, and more.



The Problem

New Market Skills Center Lease

- One major hurdle the NMSC is facing to start new programs is the lack of available classroom space on their campus.



The Solution

New Market Skills Center Lease

- The terminal building meet the program's office and classroom needs while providing high school students immediate access to the surrounding airport environment and aviation professionals.
- The remaining available space is perfect for relocating the airport administration office.



Location



Location



Location



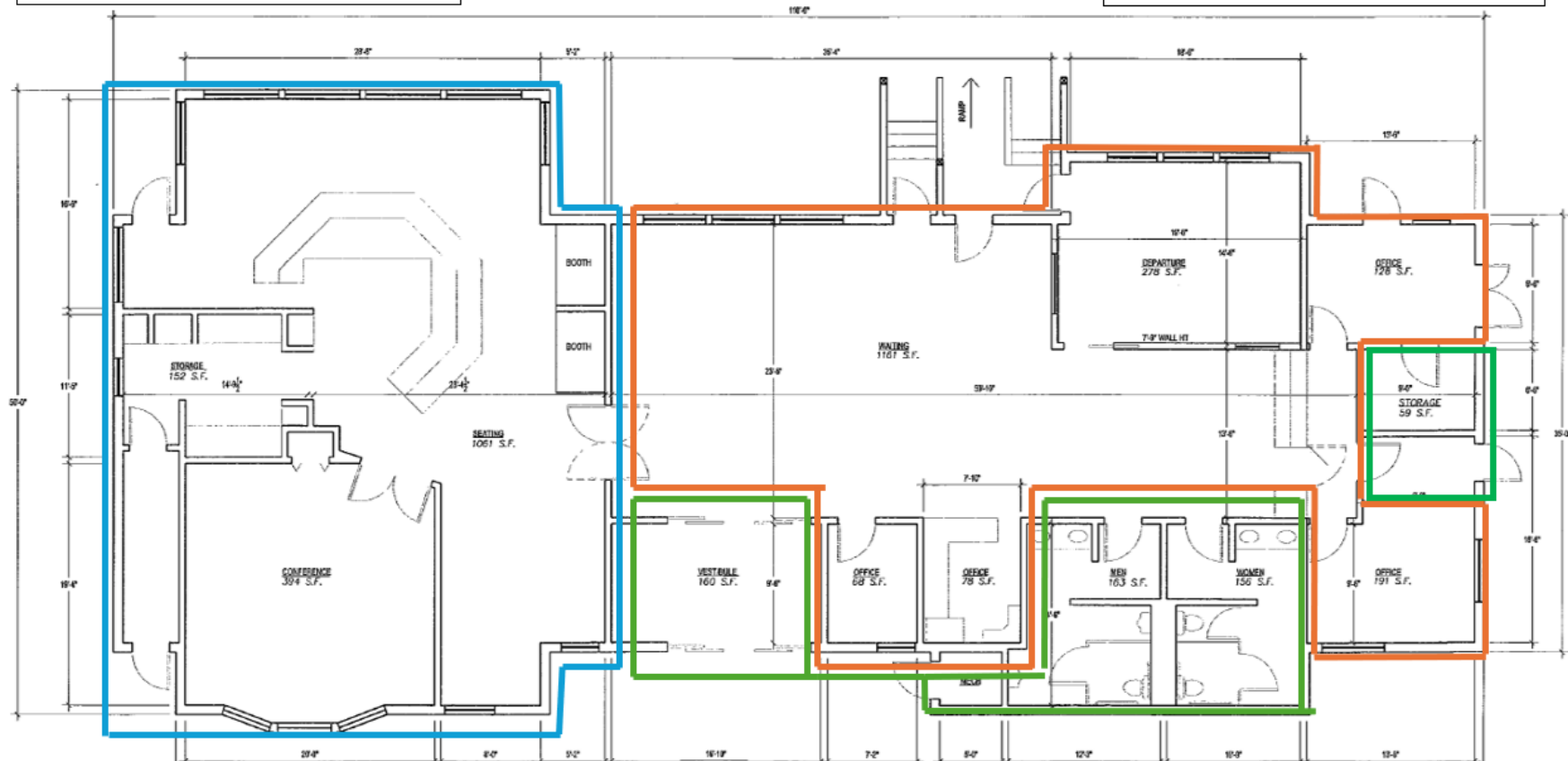
Layout

Area outlined in blue will be used for airport administration offices and airport office conference room. Approximately 1,564sqft.

Proposed Use

Area outlined in orange will be used by New Market Skills Center. Approximately 1,610sqft

Area outlined in green is shared common use area. Approximately 1,396sqft.



Benefits

New Market Skills Center Lease

- Relocating the airport administration office would make the existing airport office available.
- Co-locating provides NMSC with space to offer an exciting new high school aviation program and provides the Port with two new revenue opportunities.
- Additional Port benefits include increased meeting space to hold conferences, tabletop exercises, and provide faster airfield response times in case of emergencies.



Financial Impact

New Market Skills Center Lease

- The NMSC has requested an initial lease term of two years with three one-year renewal options.
- Anticipated Start date of August 1, 2026.
- Initial monthly rent for 1,610 sq ft of office space will be \$2,334.50 plus fifty percent of utilities and maintenance services.
- Annual base revenue will be \$28,014.00 and anticipated total annual revenue, including utility and maintenance fees, will be \$39,404.76.

Alignment with Vision 2050

New Market Skills Center Lease

Focus Area: Countywide Economic Development and Real Estate Framework

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

Action Item #25: Participate in workforce training partnerships with K-12 and higher education institutions, Pac Mtn Workforce Development Council, local chambers and the Thurston Economic Development Council.



Alignment with Vision 2050

New Market Skills Center Lease

Focus Area: Airport Functions

Goal: Maximize the economic and community value of the Olympia Regional Airport in accordance with FAA Master Plan regulations.

Action item #30: Research strategies used by other airports of similar size to determine best practices and opportunities.



Next Steps

New Market Skills Center Lease

- Port staff will finalize the draft lease with NMSC.
- The New Market Skills Center Lease will be brought before the commission for action at the July 13, 2026 Commission meeting.

Questions and Comments

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Suggested Motion...