



Serving All of Thurston County

Commission Work Session

Monday, April 15, 2024

3:30 PM

Percival Plaza - Olympics Room
626 Columbia Street NW
Olympia, WA 98501

The meeting agenda is available on the Port's website as of April 10, 2024.

<https://www.portolympia.com/commission>

The public may join the meeting from their computer, tablet or smartphone at:

<https://us02web.zoom.us/j/82228577847>

or Telephone: 1 253 215 8782

Webinar ID: 822 2857 7847

No public comment or commission action will be taken at this Work Session.

AGENDA

- A. Call to Order
- B. Approval of Agenda
- C. Thurston Economic Development Council: Regional Agriculture Development: Aslan Meade, Director of Strategic Alliances
- D. Budd Inlet Update and Short-Term Funding Needs: Shawn Gilbertson, Director of Environmental Planning and Programs
- E. Adjourn

Port of Olympia Mission

Creating economic opportunities and building community for all of Thurston County through responsible resource use.

COVER MEMO

Briefing Date/Time: April 15, 2024

Staff Contact/Title: Camille St. Onge, Director of Strategic Initiatives & Commission Affairs, 564.669.3100
camilles@portolympia.com

Subject: Regional Agriculture Development

Purpose: Information Only Decision Needed

Overview:

Aslan Meade, director of strategic alliances at the Thurston Economic Development Council, will share a presentation focused on regional agriculture development. Mr. Meade will highlight the history of the Port of Olympia and the Economic Development Council's partnership to advance economic growth through regional agriculture development.

Background:

Ports play a crucial role in fostering employment opportunities and driving economic expansion through various channels. They are responsible for the management and administration of shipping terminals, marinas, docks, airports, industrial zones, railroads, as well as parks and recreational amenities. Nearly every port in Washington actively undertakes proactive initiatives aimed at economic development.

COVER MEMO

Briefing Date/Time: April 15, 2024

Staff Contact/Title: Shawn Gilbertson, Director of Environmental Planning and Programs
360.528.8061, shawng@portolympia.com

Subject: Budd Inlet Update and Short-Term Funding Needs

Purpose: Information Only Decision Needed

Background/Overview:

The Budd Inlet Restoration project is progressing rapidly. After years of planning, the Port is conducting sampling and analysis of the sediments in Budd Inlet to guide cleanup actions. Thus far, sampling has been completed and analysis is underway for East Bay and limited areas in West Bay. Next on the schedule is sampling and analysis of sediments for the entirety of West Bay followed by sampling and analysis of sediments to the North of the Port Peninsula to a boundary yet to be determined.

The project team has made great progress in 2024, unfortunately the actual cost of completing the 2024 work exceeds the original estimated costs. Therefore, grant match funding is needed to move forward with the investigation in West Bay in 2024.

Accordingly, we are seeking an additional \$2 million to use as an Ecology grant match for the design, permitting, sampling, and analysis in West Bay to continue in 2024. Options for short-term funding will be presented.

The ongoing investigation of sediments in Budd Inlet is required by a legally enforceable Agreed Order with the WA Department of Ecology. By continuing our momentum on the investigation, the Port will signal to Ecology and other funding partners that we are making great progress and are worthy of winning future grants and appropriations to continue funding the project.



PORT of OLYMPIA
Serving All of Thurston County

Budd Inlet Update and Short-Term Funding Needs

Shawn Gilbertson, Director of Environmental Planning and Programs
April 15, 2024

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**WHAT WE'LL
BE TALKING
ABOUT
TODAY**

- Project history
- Agreed Order
- Current actions
- Current funding needs
- Funding opportunities

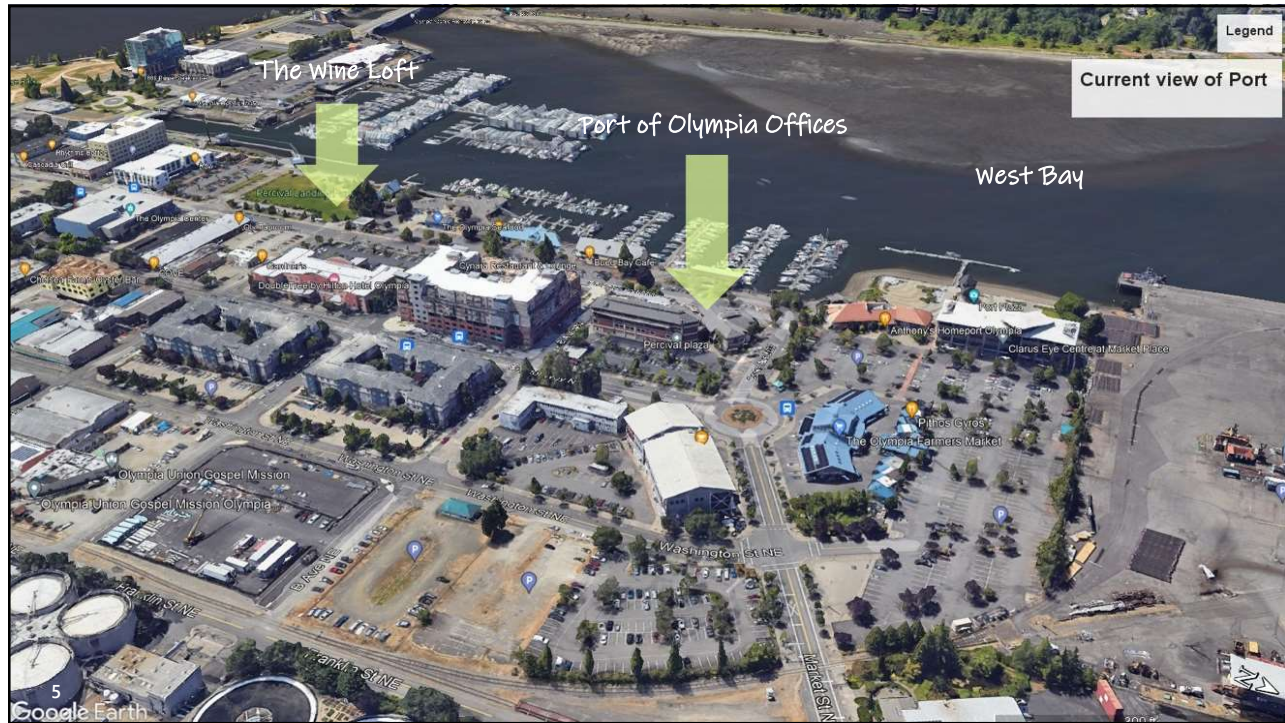
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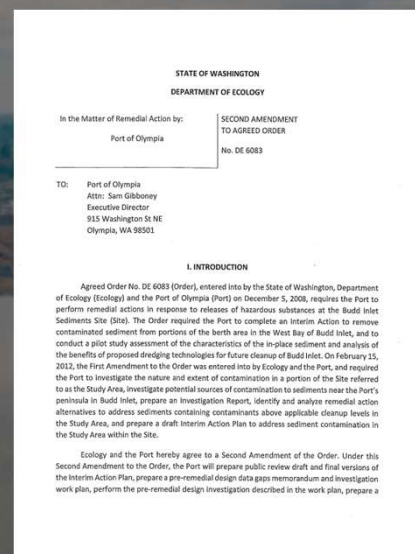
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AGREEMENT WITH WA DEPT OF ECOLOGY

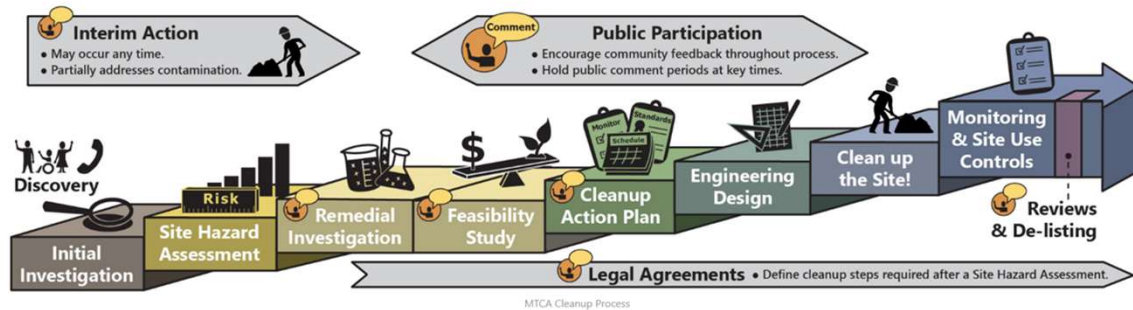
- 2007 Ecology begins investigation
- 2008 Agreed Order – Ecology
- 2012, 2023 Agreed Order Amendments
- Agreed Order – Current requirements
 - Determine where and how much contamination
 - Identify potential sources
 - Analyze cleanup options
 - Draft Interim Action Plan



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AGREEMENT WITH ECOLOGY



State Model Toxics Control Act (MTCA) Process
 This is the State version of the Federal Superfund process.

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CHEMICALS OF CONCERN

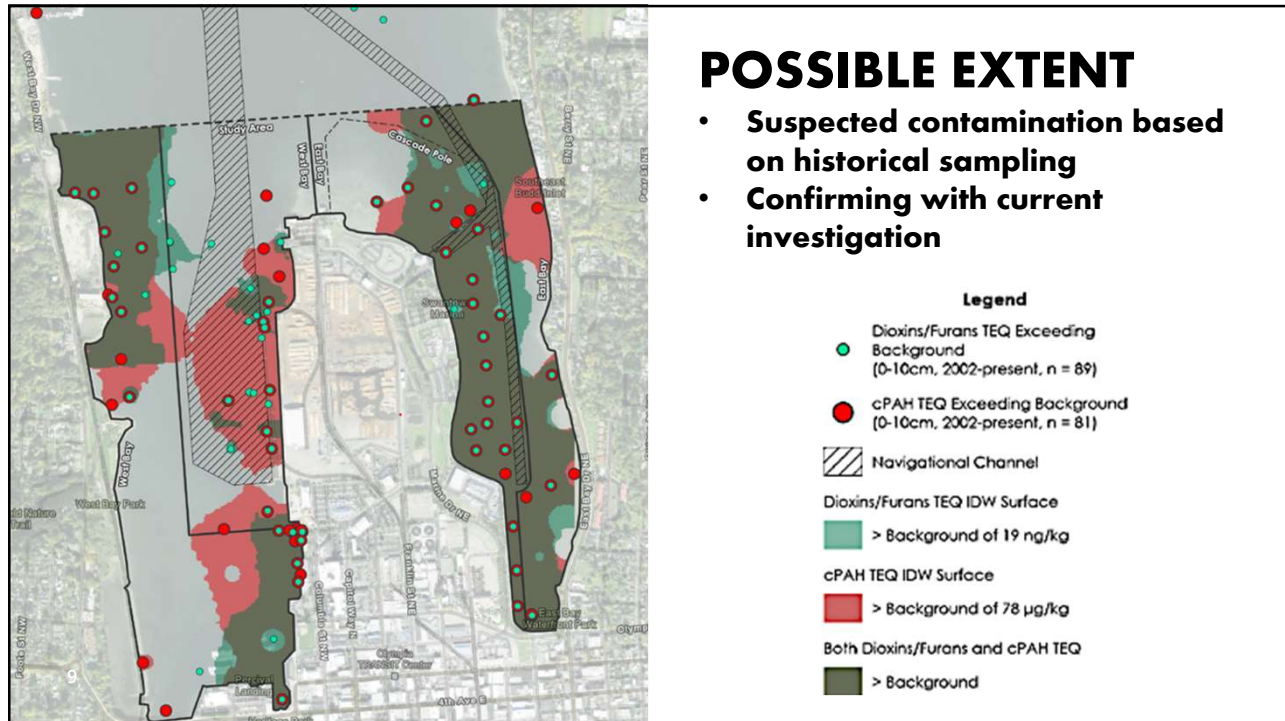
- Dioxin/Furans
- Polycyclic aromatic hydrocarbons (PAHs)
- Heavy metals (mercury, lead, chromium, cadmium, arsenic)
- Pentachlorophenol

In addition to Chemicals listed in AO

- Contaminants found in stormwater runoff

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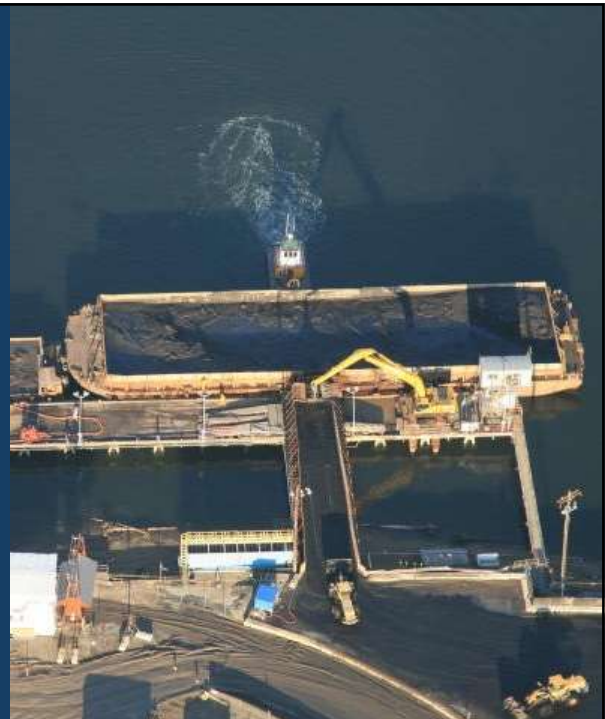


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REMEDIATION OPTIONS

- Dredging
- Capping
- Enhanced natural recovery

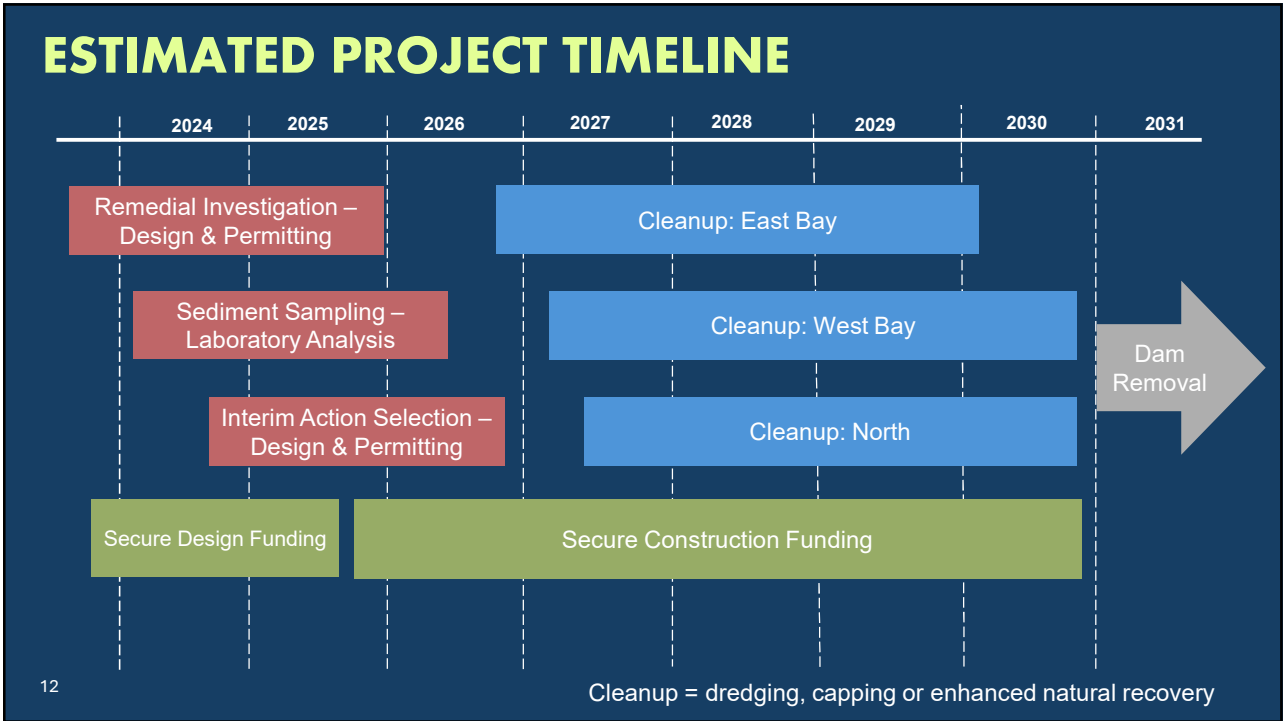
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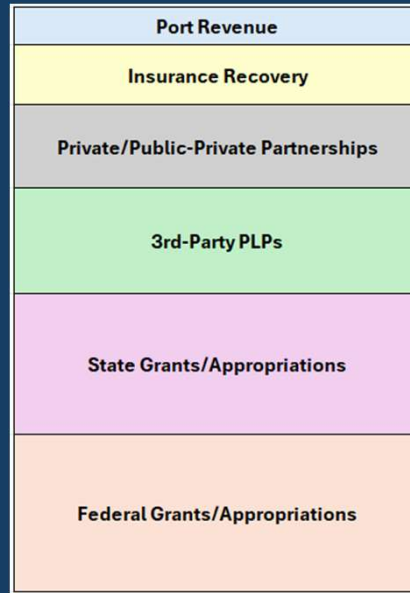
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PROJECT FUNDING

- “Capital Stack”
- Phase 1 – Investigation and Planning
- Phase 2 – Cleanup and restoration
- Phase 3 – Operations and Maintenance



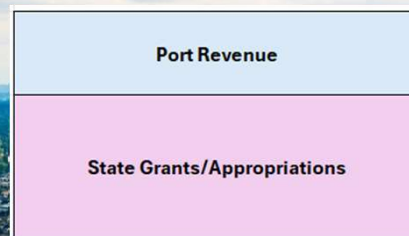
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PROJECT FUNDING

PHASE 1: INVESTIGATION, PLANNING & DESIGN

- Estimated cost: \$22 million
- Secured grants: \$12 million
- Port is seeking \$6 -7 million in grant match funding



Insert Remedial Action Grant Table

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PROJECT FUNDING

PHASE 1: Investigation, Planning & Design

- Currently ahead of schedule for investigative work
- Permitting and sampling outpaced consultant predictions
- Actual cost of continuing the investigation work this year exceeds the estimated cost
- \$2 million needed for grant match for 2024

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PROJECT FUNDING

PHASE 1: Investigation, Planning & Design

- Lack of funding could stall project
- Fish window and permitting
- Grant performance dependent on steady progress
- 3rd Remedial Action Grant

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PROJECT FUNDING

PHASE 1: Investigation, Planning & Design Stopgap Funding Options

- Time constraints limit options
- Reserves
- Short-term financing
- Real Estate Reinvestment Fund

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PORT POLICY – REAL PROPERTY

1105. Real Estate Reinvestment Proceeds

- Create financial reserves as a contingency for environmental clean-ups when the actual cost of such clean-ups may exceed the estimated cost.



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PROJECT FUNDING

PHASE 2: CONSTRUCTION

- Many variables yet to be determined will affect cost
- Will likely require State and Federal funding

Port Revenue
Insurance Recovery
Private/Public-Private Partnerships
3rd-Party PLPs
State Grants/Appropriations
Federal Grants/Appropriations

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QUESTIONS

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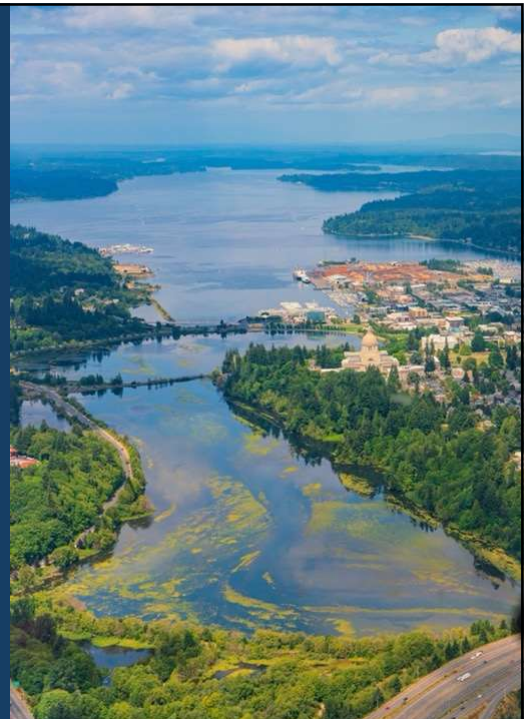
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DESCHUTES ESTUARY RESTORATION

- State project (Dept. of Enterprise Services)
- Capitol Lake dam to be removed as early as 2033

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