



## Commission Meeting Minutes Monday, March 10, 2025

### Call to Order – Special Meeting

Commission President Jasmine Vasavada called a special meeting of the Port of Olympia Board of Commissioners to order and open to the public at 4:30 p.m., Monday, March 10, 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 Tonge, Secretary; and Bob Iyall.

Attended Virtually: Commissioner Amy Harding.

### Executive Session

At 4:30 p.m., Commissioner Jasmine Vasavada, Port of Olympia Commission President, announced that the Commission would recess into a closed Executive Session until 5:15 p.m. to (1) consider the selection of a site or the acquisition of real estate by lease or purchase (RCW 42.30.110(1)(b)), and (2) to discuss potential litigation with legal counsel representing the agency RCW 42.30.110(1)(i).

At 5:30 p.m., Commissioner Vasavada announced that the Commission was extending the Executive Session for a period of 30 minutes, until 6:00 p.m.

### Call to Order – Regular Meeting

Commission President Jasmine Vasavada called a regular meeting of the Port of Olympia Board of Commissioners to order and open to the public at 6:02 p.m., Monday, March 10, 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 Tonge, Secretary; and Bob Iyall.

Attended Virtually: Commissioner Amy Harding.

Staff: Alex Smith, Executive Director, Chris Pierce-Wright, General Counsel; Warren Hendrickson, Director of Operations; Mike Reid, Director of Community and Economic Development; Shawn Gilbertson, Director of Environmental Programs and Planning; Chris Paolini, Airport Senior Manager; Emily Girton, Marketing and Outreach Coordinator; and Missy Goodell, Executive and Commission Coordinator.

Guest: Joel Hansen, Chair, Port of Olympia Citizens Advisory Committee.

Commissioner Vasavada returned the regular meeting to order at 6:02 p.m. and stated that the Commission was in Executive Session until 5:58 p.m. No decisions were made, and no action was taken.

### **Approval of Agenda**

Commissioner Iyall moved to approve the agenda. Commissioner Montano seconded the motion. Motion passed unanimously.

### **Executive Director Report**

Alex Smith, Executive Director, reported on recent port activities including the addition of three new Port employees; attending a recent Planning Retreat with the Port Commission and Port Leadership to align, plan and set clear goals and initiatives for 2025; the Port hosting a Public Observation Day at the Port Plaza Pier offering the opportunity to view the sediment sampling process in West Bay and learn more about the Budd Inlet Cleanup project; hosting Olympia Mayor Donte Payne for a marine terminal tour and ceremony to welcome the first-time vessel arrival of the Star Minerva. At the March Thurston County Chamber Forum, the Port of Olympia will moderate the session titled "How will Real Estate Shape Thurston County's Future."

In addition, she 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**

Eight individuals provided public comments regarding delaying the approval of the Option to Lease Agreement 7<sup>th</sup> Amendment – Panattoni/New Market Industrial Campus.

### **Consent Calendar**

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

### **Pending Issues or Business**

Briefing: Port of Olympia Citizens Advisory Committee (POCAC) Workplan. Joel Hansen, POCAC Chair, presented the POCAC's proposed Work Plan for 2025. The proposed 2025 Work Plan includes 1) incorporating the three subcommittee work plans by reference; 2) working with staff to recruit additional members to the POCAC with an emphasis on increasing the diversity of the POCAC membership and 3) conducting public engagement efforts on timely topics as directed by the Commission. The Commission was asked to provide clarity and insight on their desired areas of focus, role, functions and authorities.

### **Action Calendar**

Option to Lease Agreement 7<sup>th</sup> Amendment – Panattoni/New Market Industrial Campus. Warren Hendrickson, Director of Operations, presented information on the 7<sup>th</sup> Amendment to the Option to Lease with Panattoni/New Market Industrial Campus. The 7<sup>th</sup> Amendment would achieve Commission objectives by establishing a criteria for non-HCP development, and, establishing criteria for triggering revenue generation.

*Motion: Commissioner Iyall moved to authorize the Executive Director to execute the Option to Ground Lease 7<sup>th</sup> Amendment as presented. Commissioner Montano seconded the motion. Commissioners Iyall, Sanders and Montano voted in the affirmative; Commissioners Harding and Vasavada abstained from voting; the motion passed.*

#### **Action/Other Calendar**

None.

#### **Advisory Calendar**

Airport Capital Project Contract Award: Runway 17-35 Pavement Rehabilitation and Electrical Improvements. Chris Paolini, Airport Senior Manager, provided information on an upcoming request to approve an Airport construction contract that will be brought before the Commission on March 24 as an Action item. This project would rehabilitate the primary runway to protect the Port asset; improve safety, operational reliability and reduces Port liability; and improves airport energy efficiency by reducing electricity usage. This project would not increase the length of the runway, nor does it increase pavement strength to support larger aircraft.

#### **Commissioner Reports/Discussion**

Commissioner Sanders shared that she attended the Public Observation Day to view the sediment sampling on West Bay.

Commissioner Harding provided her view regarding the public comments received regarding the Port of Olympia's industrial and airport lands and Tumwater. The distinction between advocacy (articulation of a personal world view) and governance (something that demands a broader perspective) was addressed. Balancing competing interests was deemed critical. The importance of industrial use areas was shared.

Commissioner Tonge announced that she will be attending the Chamber Forum this Wednesday, which is open to the public and Chamber members.

Commissioner Iyall stated that he recently attended the Port's Commissioner and Port Leadership Retreat. He also recently conducted a Town Hall at Nisqually Middle School that was well-attended.

Commissioner Vasavada recently represented the Port of Olympia at a monthly Board meeting for the Thurston County Economic Development Commission; she was elected as a new member. She thanked Joel Hansen, POCAC Chair, for inviting her to join his Kiwanis presentation today where they heard from the manager of the Chehalis airport and from several members of the community with their concerns about the airport master plan. Air mobilities of the future was also discussed.

#### **Other Business**

None.

### **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, March 24, 2025, at 5:30 p.m.

### **Adjournment**


There being no further business to come before the Port of Olympia Board of Commissioners, the Monday, March 10, 2025, regular meeting was adjourned at 7:13 p.m. by Commissioner Vasavada.

PORT OF OLYMPIA COMMISSION



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Jasmine Vasavada, President



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Maggie Sanders, Vice President



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Sarah Montano, Secretary