

# Citizens Advisory Committee Meeting

## Tuesday, March 18, 2025 – 5:00 pm

In-Person: Percival Plaza – Olympics Room, 626 Columbia Street NW, Suite 1B, Olympia  
 Zoom (Public Link): <https://us02web.zoom.us/j/89536706052?pwd=QfbrwbdkXbSsLNgJfLkacaauMAMhbz.1>  
 Meeting ID: 895 3670 6052 | Passcode: 401977 | Or Telephone: 1 253 215 8782

### AGENDA

5:00 – 5:05 p.m.	<b>Welcome and Call to Order</b>	<b>5 min</b>	<b><i>Joel Hansen, Chair</i></b>
5:05 – 5:10 p.m.	<b>Approval of Agenda</b>	5 min	<b><i>Joel Hansen</i></b>
5:10 – 5:15 p.m.	<b>Approval of January 21, 2025 and February 18, 2025 Minutes</b>	5 min	<b><i>Joel Hansen</i></b>
5:15 – 5:35 p.m.	<b>Public Comment</b> – 20 minutes – Citizens may address the POCAC/Commission with any items related to the agenda. Limit comments to 3 minutes per person. Members of the public may comment on agenda items and other port business. NOTE: Guidelines for public comment can be found in the Commission Rules in Resolution 2025-03 Article VI. <ul style="list-style-type: none"> <li>• <u>Comments should be directed to POCAC/Commission</u>: Comments should be directed to the POCAC/ Commission as a whole and should not include comments about individual Port staff or members of the public.</li> <li>• <u>Courtesy</u>: All speakers (members of the public, Port staff, the POCAC and Commissioners) shall be courteous in language and demeanor and shall confine remarks to those facts that are germane and relevant to the question or issue under discussion.</li> </ul>	<b>20 min</b>	
5:35 – 5:45 p.m.	<b>Chair Update</b>	10 min	<b><i>Joel Hansen</i></b>
5:45 – 6:00 p.m.	<b>Commission Meeting Update</b>	15 min	<b><i>Joel Hansen</i></b>
6:00 – 6:35 p.m.	<b>Subcommittee Updates</b> <ul style="list-style-type: none"> <li>• Budd Inlet Subcommittee</li> <li>• Economic Development Subcommittee</li> <li>• Destination Waterfront Subcommittee</li> </ul>	<b>35 min</b>	<b><i>Bob Wubbena, Chair</i></b> <b><i>Don Krug, Vice Chair</i></b> <b><i>Quentin Phillips, Chair</i></b>
6:35 – 6:45 p.m.	<b>Old Business</b>	10 min	<b><i>Joel Hansen</i></b>
6:45 – 7:00 p.m.	<b>New Business</b> <ul style="list-style-type: none"> <li>• POCAC Gathering</li> </ul>	15 min	<b><i>Joel Hansen</i></b>
7:00 p.m.	<b>Adjourn</b>		

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

Written public comments may be submitted to [commissioncoordinator@portolympia.com](mailto:commissioncoordinator@portolympia.com) by 12:00 p.m. on the date of the meeting.

All written comments will be compiled and sent to the POCAC Chair and Commissioners prior to the meeting.

Verbal public comment is accepted in person at the meeting.

If you are attending the meeting via Zoom, you may raise your hand during the meeting to give public comment.

For those listening by phone, press \*9 if you wish to raise your hand and provide comment.

*Individual public comments are limited to 3 minutes per person.*

### **Port of Olympia Mission**

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



**Citizens Advisory Committee  
Meeting Minutes  
Tuesday, January 21, 2025**

Port of Olympia Citizens Advisory Committee Chair, Joel Hansen, called the Citizens Advisory Committee meeting of January 21, 2025, to order at 5:31 p.m. at the Percival Plaza at 626 Columbia Street NW, Suite 1B, Olympics Room, in Olympia, Washington.

**Present**

Members: Joel Hansen – Chair, Jack Havens, Anthony Hemstad, Darlene Kemery, Don Krug – Vice Chair, Sue Patnude, Quentin Phillips, Sheila Wilson, and Bob Wubbena.

Attended Virtually: Debby Pattin.

Excused Absence: Jim Thornton.

Staff: Alex Smith, Executive Director; Mike Reid, Director of Community and Economic Development; and Missy Goodell, Executive and Commission Coordinator.

**Approval of Agenda**

Joel Hansen moved to update the agenda to allow Port Executive Director Alex Smith, and Mike Reid, Director of Community and Economic Development, to say a few words. Don Krug seconded the motion. Motion to amend the agenda passed unanimously.

Alex introduced herself and indicated that she would attend POCAC meetings if her schedule allowed.

Mike Reid introduced himself and indicated that he would support both the Destination Waterfront Subcommittee and the Economic Development Subcommittee. Mike shared his background which includes real estate, communications, marketing and outreach.

**Approval of November 19, 2024 Minutes**

Bob Wubbena moved to approve the November 19, 2024, minutes; Jim Thornton seconded the motion. Joel Hansen proposed a few edits to the November 19, 2024 meeting minutes and moved to approve the November 19, 2024 minutes with his amendments; amended motion seconded. Motion to approve the amended November 19, 2024 minutes passed unanimously.

**Public Comment**

No public comment was provided.

## **Chair Update**

Joel reported that he attended the Washington Public Ports Association (WPPA) Annual Meeting in December which was held at the Hyatt Regency in Bellevue from December 11 to December 13.

It was shared that Port of Olympia Commissioners are always welcome to attend the POCAC meetings.

## **Subcommittee Reports**

### Destination Waterfront Subcommittee

Quentin Phillips, Destination Waterfront Subcommittee Chair, reported that the Destination Waterfront Subcommittee met with Alex Smith, Port of Olympia Executive Director, a few weeks ago and discussed the information that was gathered in the past which contributed to the Destination Waterfront plan.

The Subcommittee is interested in improving public access, improving the caps and irrigation.

It was shared that Black Hills Audubon Society posted an interpreter sign at NorthPoint by KGY in the park.

A community center and its potential use was discussed. It was suggested that each room in the center could be a point of interest, such as wildlife, port/marina, Indian heritage, museum, etc. A maritime center – something to promote the port and for the public to understand the history and importance of this area/project – was also discussed.

A timeline for the peninsula Master Plan was shared. Alex Smith reported that the goal is to complete the Master Plan by the end of 2025. Active cleanup is expected in the 2028 to 2029 time period. Sampling has just begun in West Bay with the results expected in approximately one year.

### Budd Inlet Subcommittee

Bob Wubbena, Budd Inlet Subcommittee Chair, reported that their committee of five integrated their opinions into an 8-page report. At their January meeting they agreed to narrow down some suggested basic policies to present to the Commissioners. February 6 is the next meeting where they will work to complete a working draft of their plan. Working with the City of Olympia was also discussed.

### Economic Development Subcommittee

Anthony Hemstad, Chair of the Economic Development Subcommittee, reported that their subcommittee is looking at big picture items – what items offer true economic development opportunities to the port?

On November 1, the POCAC Economic Development Subcommittee hosted Peter Phillips, a consultant in the maritime world, who works with manufacturers of electric ferries. At this meeting a discussion was held regarding the possibility of an electric ferry manufacturer looking at Port properties as a potential site to build ferries. The possibility of facilitating an electric ferry service from Olympia to Tacoma or Seattle was also discussed.

Afsin Yilmaz presented at the last Economic Development Subcommittee meeting regarding the Marine Terminal. He has some great ideas to produce more revenue for the Port of Olympia.

### **POCAC Member Terms Extended**

Joel reported that thanks to the work of POCAC members Quentin Phillips and Debby Pattin, a suggestion to the commission was made to extend terms of many POCAC members.

Quentin Phillips submitted a written proposal to Port of Olympia Commissioners requesting extensions to POCAC terms. A Resolution will be brought forward for Commission approval at their January 2025 meeting.

<b>Name</b>	<b>Current Term Ends</b>	<b>Suggested Term Extension</b>
Bob Wubbena	December 2024	December 2027
Joel Hansen	December 2024	December 2027
Sue Patnude	December 2024	December 2027
Jim Thornton	December 2024	December 2027
Quentin Phillips	December 2024	December 2027
Debby Pattin	December 2024	December 2025

The term limit will be changed to allow serving 4 terms. 3-year terms are suggested with the Port of Olympia Commission having the authority to appoint and re-appoint POCAC members as needed.

### **Old Business**

Recruiting new POCAC members was discussed as the POCAC currently has six unfilled positions. Joel Hansen, Commissioner Sanders and Alex Smith will meet to discuss potential new members. The importance of diversification and representation from all five districts was discussed as was the importance of tribal representation. Joel Hansen will lead the effort, along with POCAC member Sheila Wilson, and they will reach out to Port of Olympia marketing and outreach staff, Taber Lee.

### **New Business**

Sue Patnude shared that the Deschutes Estuary Restoration Team (DERT) is conducting a Sustainable Development Workshop on Tuesday, January 28 from 6:30 to 8:30 p.m. at the Olympia Center. Discussion will include development pressure on the watershed and opportunities for sustainability.

### **Adjournment**

The meeting adjourned at 7:17 p.m.

**Citizens Advisory Committee  
Meeting Minutes  
Tuesday, February 18, 2025**

Port of Olympia Citizens Advisory Committee Chair, Joel Hansen, called the Citizens Advisory Committee meeting of February 18, 2025, to order at 5:04 p.m. at the Percival Plaza at 626 Columbia Street NW, Suite 1B, Olympics Room, in Olympia, Washington.

**Present**

Members: Joel Hansen – Chair, Jack Havens, Darlene Kemery, Sue Patnude, Quentin Phillips, Jim Thornton, Sheila Wilson, and Bob Wubbena.

Attended Virtually: Debby Pattin.

Excused Absence: Anthony Hemstad and Don Krug – Vice Chair.

Staff: Alex Smith, Executive Director; Shawn Gilbertson, Director of Environmental Planning and Programs; Mike Reid, Director of Community and Economic Development; and Missy Goodell, Executive and Commission Coordinator.

**Approval of Agenda**

Jim Thornton moved to approve the agenda, Bob Wubbena seconded the motion; Quentin moved to add the agenda item *POCAC Recruitment Update* from 6:50 p.m. to 7:00 p.m. under Old Business. The amended motion was passed unanimously.

**Public Comment**

No public comment was provided.

**Chair Update**

- Joel reported that the Commission updated their Rules Resolution, including adjusting their meeting calendar; they will conduct 2 Commission meetings per month and will have no scheduled work session each month.
- The Commission approved the purchase of the Dancing Goats building to be used for administrative offices and Commission space and will no longer need to lease office space.
- Wednesday, February 26 – there will be a Q&A session regarding the Airport Master Plan from 5:30 to 7:00 p.m. in the Olympics Room; this is open to the public.
- Thursday, February 27 – Commissioner Iyall will host a Town Hall at Nisqually Middle School from 5:30 to 7:00 p.m. This is open to the public.
- Tuesday, February 25 – The Port will conduct a retreat with the Commission and Port Leadership from 9:00 a.m. to 3:00 p.m. at the SPSCC Lacey Campus.
- Vacancies on POCAC – Joel spoke with Commission Vice Chair Sanders, Warren Hendrickson (Director of Operations) and Taber Lee (Marketing and Communications Senior Manager). It was suggested that the

POCAC acquire more direction from the Commission before proceeding. Joel will ask for direction from the Commission at the March 10 Commission meeting.

### **Workplan Discussions**

Budd Inlet Subcommittee. Jim Thornton presented the Budd Inlet Subcommittee's workplan. This plan will be presented to the Commission as an Advisory item at the March 10, 2025 Commission meeting, requesting clarity and direction from the Commission.

*Motion: Bob Wubbena moved to have the POCAC accept the Budd Inlet Subcommittee Workplan as presented by Jim Thornton, as the working draft to be presented to the Commission at their March 10 meeting as an Advisory item. Sheila Wilson seconded the motion. Motion passed unanimously.*

It was suggested that POCAC Subcommittee members meet with Port staff to strengthen the Budd Inlet Subcommittee's Workplan language prior to presenting to the Commission. Mike Reid will work with Bob Wubbena to ensure this occurs.

Port of Olympia Citizens Advisory Committee. Joel Hansen reported that he would be presenting the POCAC Workplan to the Commission at their March 10 Commission Meeting. The Budd Inlet Subcommittee will also be presenting their Workplan to the Commission that evening. At the March 25 Commission meeting, the Economic Development Subcommittee and the Destination Waterfront Subcommittees will be presenting their Workplans.

Communicating accurately to the public is important to limit confusion and inaccurate information. Story maps and community communication forums were suggested.

Mike Reid shared that the biggest benefit for the Port has been with using the POCAC as a sounding board to provide input as to how the Port can produce the best products; the POCAC can be used as a test case to assist the Port.

Quenton Phillips suggested putting a plan together on a timeline to show how this all ties together.

Joel Hansen would like to see the Conservation District involved.

Debbie Pattin suggested that we take another look at the data and suggestions from the consultants from the Vision 2050 report.

It was suggested that these three items be presented to the Commission for direction and approval:

1. How would you like the POCAC to proceed with recruitment of the vacant POCAC positions?
2. Please provide clear direction on what the role of the POCAC is in relation to public outreach.
3. Does the POCAC have a role in the Port's Master Plan? What is it?

Joel requested specific direction from the POCAC. Joel will send communications to the group through Missy.

### **Subcommittee updates**

Economic Development Subcommittee Report. Debby Pattin reported in Anthony Hemstad's absence. Mike Fowler was a guest speaker at the Economic Development Subcommittee's January meeting. He discussed

international trade, the potential impacts that tariffs might have on our economy, and opportunities for trade with other countries.

Due to work constraints, Economic Development Subcommittee Chair Anthony Hemstad is unable to attend or Chair the Subcommittee until May 2025. Don Krug has agreed to lead until Anthony's return. The next meeting of the Economic Development Subcommittee will be held Friday, February 28 at noon in the Olympics Room.

Destination Waterfront Subcommittee Report. Destination Waterfront Subcommittee Chair Quentin Phillips reported that Port Staff, Mike Reid, Director of Community and Economic Development, would be this subcommittee's liaison and would be joining their subcommittee meetings. They look forward to his guidance. This group is investigating public access and the Holbrook building.

### **Old Business**

POCAC Recruitment Update. Joel Hansen reported that Port Staff will obtain direction from the Commission about how and when to move forward with POCAC recruitments. At the March 10, 2025, Commission meeting, Joel will make a recommendation that the POCAC work with Port Staff to increase POCAC membership to 17, its maximum allowed.

It was agreed that it is important to attempt to fill positions with persons from each district and to work towards more diversification.

Sue Pattin moved to recommend to the Commission that every effort will be made to recruit POCAC members, two from each district, and to strive for diversification. Sheila Wilson seconded the motion. Motion passed unanimously.

### **Requested Future Discussion Item**

At a future POCAC meeting, Sue would like to discuss the Port of Olympia's airport.

### **Adjournment**

The meeting adjourned at 7:06 p.m.