



Citizens Advisory Committee Meeting
Tuesday, March 21, 2023
6:00 p.m.

Percival Plaza – Olympics Room
626 Columbia Street NW, Suite 1B
Olympia, Washington 98501

The meeting agenda is available on the Port of Olympia website as of March 17, 2023.
<http://www.portolympia.com/commission>

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

<https://us02web.zoom.us/j/85215314917?pwd=VUpFd013cHpVcWVnN0JVOXdPUFBsZz09>

Or Telephone: 1 253 215 8782

Webinar ID: 852 1531 4917

Passcode: 946279

Please note that the Zoom link changes for each meeting.

Written public comments may be submitted to commissioncoordinator@portolympia.com by 12:00 p.m. on the date of the meeting. All written comments will be compiled and sent to the 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.

AGENDA

1. Call to Order – Chair Deborah Pattin
2. Approval of Agenda
3. Public Comment - 15 Minutes - Citizens may address the POCAC with any items related to the agenda. Limit comments to 3 minutes per person
4. POCAC Orientation Presentation – Business Line Briefings
 - a. Marine Terminal
 - b. Swantown
 - c. Environment, Communications & Government Affairs (if time allows, information is pending)
5. Other Business
6. Adjourn

-Disclaimer-

One or more individual Port Commissioner may occasionally or regularly attend a Port of Olympia Citizens Advisory Committee (POCAC) meeting as an audience member/observant. The presence of one or more Commissioner in this individual capacity does not constitute either a special or joint meeting of the Port Commission and POCAC or require noticing it as such. When the Commission as a board intends to meet jointly with the POCAC, public notice of that joint, special meeting will be issued with a published agenda.

Port of Olympia Mission

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

The Business of the Port of Olympia

March 21 briefings from Business Line Directors:

- Swantown Marina, Boatyard and Fuel Dock
- Marine Terminal
- Environment, Communications and Government Affairs

(If there is time, information pending)

SWANTOWN OPERATIONS



March 20, 2023

TJ QUANDT
SENIOR HARBOR MANAGER

Swantown Marina & Boatworks

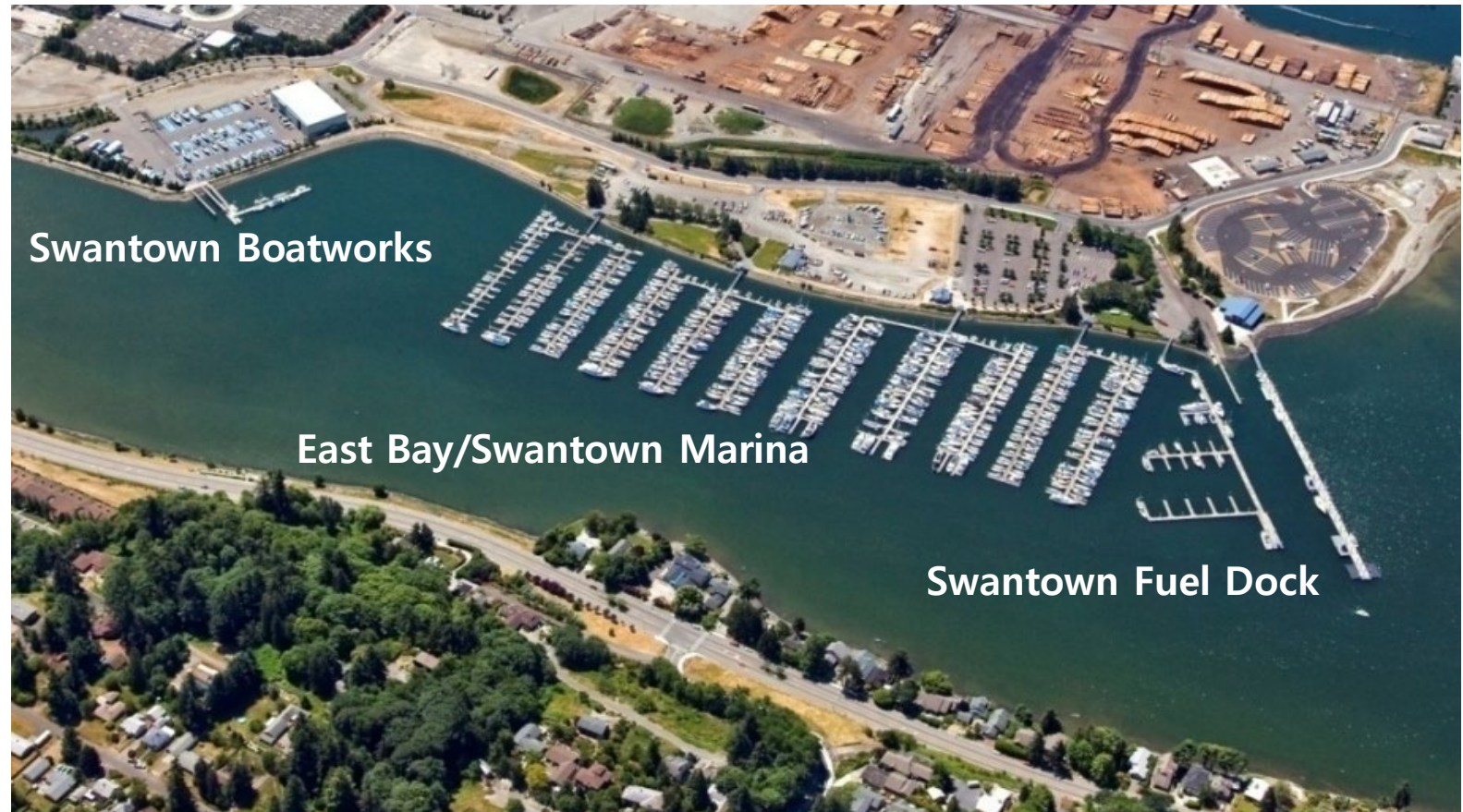
Agenda

- History
- Department overview
- Revenues
- Tourism & Community
- Challenges

Swantown Marina & Boatworks

History

- Swantown consists of three main business lines.



Swantown Marina & Boatworks

Marina History

- 1979 Port of Olympia began the future development of East Bay Marina.
- First phase of East Bay Marina was completed in 1982 and 54 acres of upland property was created from dredging materials from East Bay.



Swantown Marina & Boatworks

Swantown Historical Photos



Swantown Marina & Boatworks

Marina History

- In 1996 the Port rebranded East Bay Marina to Swantown Marina. In honor of John Swan who was one of Olympia's early pioneers that developed Swan's Town, in 1857 which was one of the first Olympia districts.
- In 2004 the Port added the DEF docks. Swantown increased slips from 540 to 733.



Swantown Marina & Boatworks

Boatworks History

- Swantown Boatworks under construction in 1998. Opened in 1999.



Swantown Marina & Boatworks

Boatworks History

- In March of 1999 Swantown hauls out their 1st boat on the 70-ton travel lift.
- In 2014 Swantown Boatworks replaced the 70-ton lift with a new 75-ton lift with a remote operating system and mobile mast crane.



Swantown Marina & Boatworks

Fuel Dock History

- In 2017 the Port built Swantown fuel dock.
- Installation of double walled 10,000-gallon gas tank and 20,000-gallon diesel tank



Swantown Marina & Boatworks

Swantown Layout



Swantown Marina & Boatworks

Swantown Operations

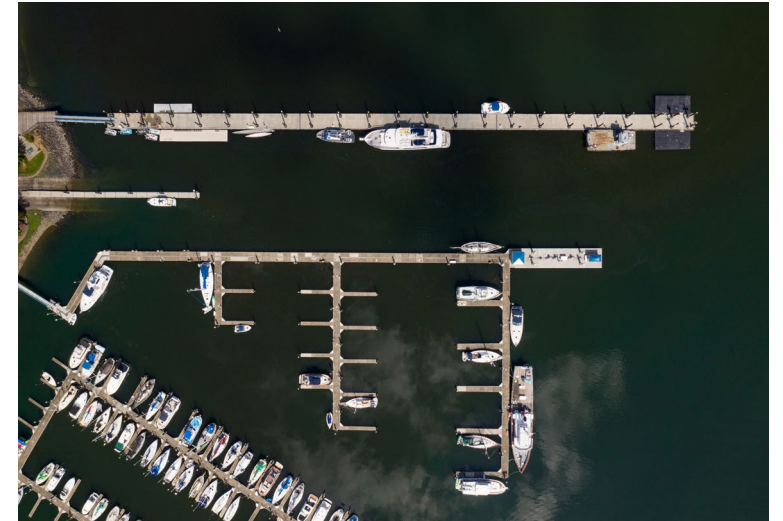
- 7/365 day operation
- 13 Staff
- 3.9 million in annual revenues
- Harbor Patrol volunteer program consisting of 25 -35 members
- Provide 1000's of people access to the Puget Sound
- 7th largest marina in Washington



Swantown Marina & Boatworks

Marina Operations – Guest Docks (A dock)

- 70 Guest Moorage slips: 2500+ guest nights per year
- Launch ramp: 2500 to 3000 launches per year
- Breakwater dock : Mixed use - Guest moorage, small boating, large vessel moorage, & two seaplane floats.



Swantown Marina & Boatworks

Marina Operations – Permanent Moorage

- 650 slips
- 3.58 miles of dock
- 4 Gangways, B-L Dock System
- Security cameras & key card access
- 70 live aboard families
- 80% to 98% Occupancy
- Certified Clean Marina – Leadership Level



Swantown Marina & Boatworks

Marina Operations – Upland Facilities

- Mini Storage – 24 units
- Dry Storage – 70 spaces 1.4 acres
- Boat Trailer Parking
- Tenant & Guest Parking -7.3 acres
- Billy Frank Jr. Trail
- 4 Restrooms/Shower facilities



Swantown Marina & Boatworks

Marina Operations – Non Profits and Businesses

- Non-Profits – OAR, Olympia Community Sailing (SOCS)
- Businesses - Freedom Boat Club, Olympia Marine Center



Swantown Marina & Boatworks

Boatworks Operations

- 2.7 acres of Boatyard property
- DIY (Do it yourself yard)
- 75-ton Travel Lift
- 52 storage/workspace
- 200' work dock
- 550+ haul-outs/year
- 100+ crane lifts/year



Swantown Marina & Boatworks

Boatworks Operations - Contractors

- Boatyards provide jobs

General Services

- Rognlin Motorsports & Marine
- Gull Harbor Yacht Service
- Brooks Marine, LLC.
- Inlet Diesel, Inc.

Electrical/Rigging Services

- Aloft Marine
- William Kelly Marine Services
- Osprey Boatworks
- Zack's Mobile Marine
- Salty Boys Boatworks
- South Sound Shipwrights & Diving
- Evergreen Rigging

Shipwright Services

- South Sound Shipwrights & Diving

Diving Services

- South Sound Shipwrights & Diving

Surveyors

- NOR-PAC
- All Port Marine Survey
- Jerry Vander Yacht
- Reisner, McEwen & Edwards, PLLC

Yacht Brokers

- Capital City Yacht Sales
- Northwest Marine Surveyors, LLC.
- Sound Surveyors
- Tasman Boat Company
- NW Yachnet

Transportation

- Evergreen Boat Transport Co.
- Piazza & Sons Boat Transport
- Moger Yacht Transport

Trailer Rentals

- WORD Boats
- Norgard Boat Hauling
- Associated Boat Transport
- DRFT Company Transport
- Pacific Trade & Transport



Swantown Marina & Boatworks

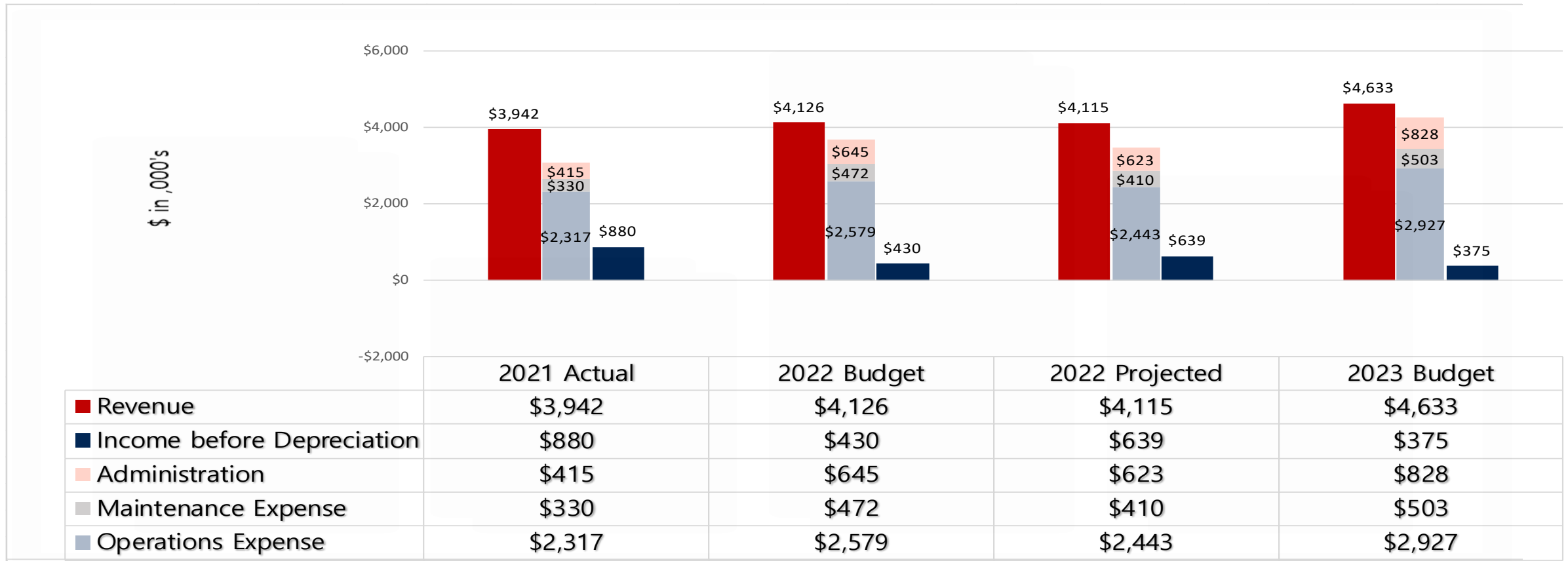
Fuel Dock Operations

- Ethanol free fuel
- Southern most Puget Sound fuel dock
- Primary boat fueling station in the region
- Over 3000 transactions per year
- Gallons sold:

	Diesel	Gas	Total
2017	30371	18083	48454
2018	80319	47205	127524
2019	89757	49621	139378
2020	90999	59142	150141
2021	106485	64195	170680



MARINA & BOATWORKS & FUEL DOCK



Swantown Marina & Boatworks

Community & Tourism

- Boating
- Liveaboards
- Community Events
- Destination Waterfront/ promoting tourism



Swantown Marina & Boatworks

Challenges

- New Environmental Regulations
- Dredging
- Aging Infrastructure
- Inflation & Expense
- Derelict Vessels
- Rising Fuel Cost



Swantown Marina & Boatworks

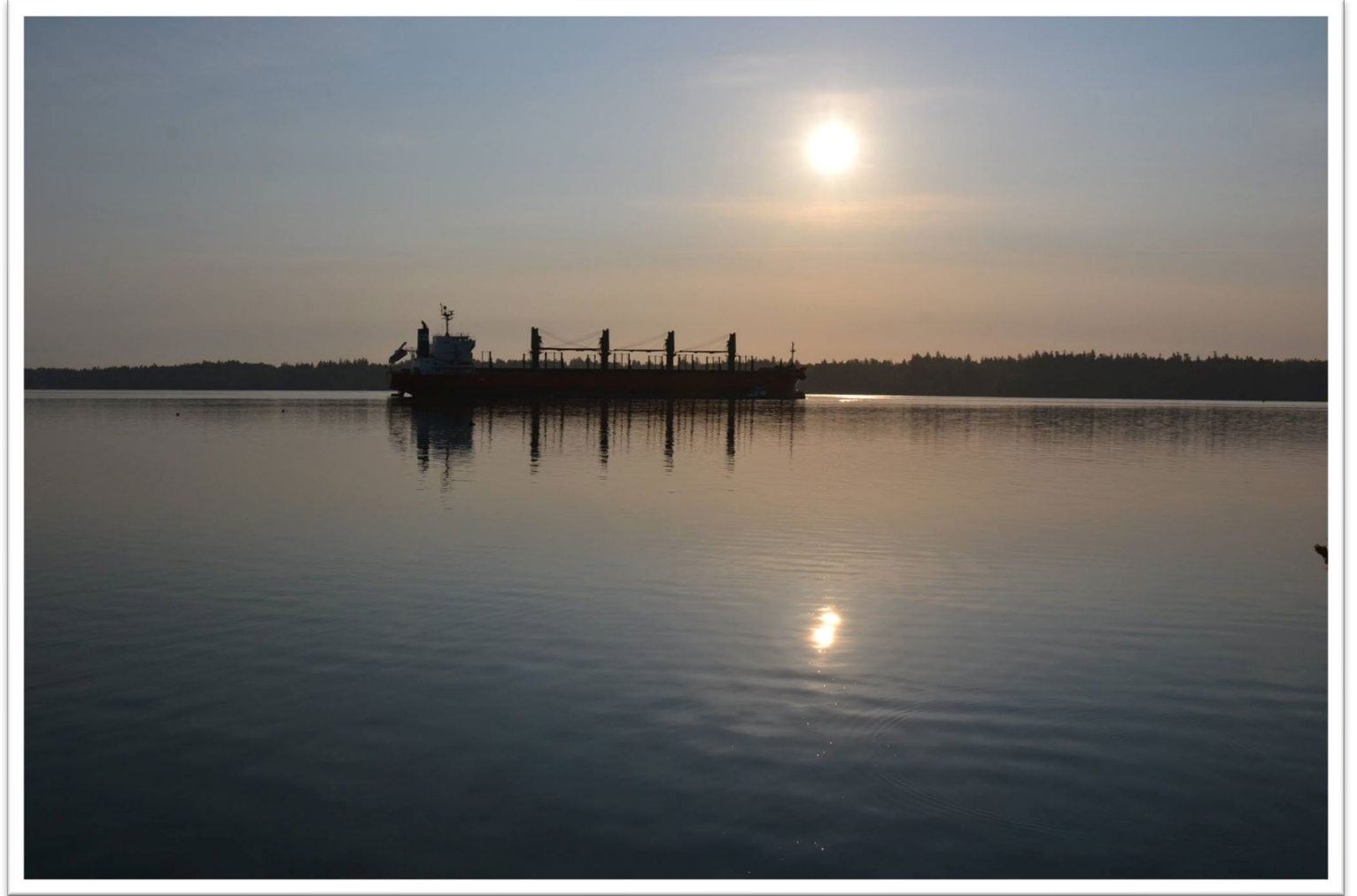
QUESTIONS

MARINE TERMINAL

March 20, 2023
AFSIN YILMAZ
MARINE TERMINAL SENIOR MANAGER

Overview

- History
- Port Facilities
- People
- Current Business
- Business Challenges
- Going Forward



History

Early Days

- 1849: First non-Native American cargo ship
- 1853: First steamship arrived in Olympia
- 1883: Intermodal transportation linked rail to the seaport
- 1909-1911: Major dredging added 29 blocks to the City of Olympia
- Nov 7, 1922: Port District in Olympia was formed
- 1933: U.S. Frigate Constitution visited Olympia
- WWII: Shipbuilding and lend-lease cargo to Russia



History

End of 20th Century

- 1950's: Military Cargo shipped out
- Cans, Lumber, Oysters, Phosphate, Grain
- 1962 Columbus Day Storm: Log Exports
- 1982: Warehouse A Completed
- 1995: Port built the Farmer's Market



Facilities

Dock

- 66 acres supporting intermodal connectivity (ship, truck, rail)
- Three deep water berths: 39 feet, 1750 feet long
- On-dock rail capability with Union Pacific, BNSF
- One mile from Interstate 5 and close proximities to major cities
- On-site tugs available 24-7



Facilities (cont.)

Equipment and service

- 76,000 square foot open beam warehouse with 6 loading bays
- 140 MT lifting capacity Gottwald mobile harbor crane
- Gatehouse, truck scales, heavy machinery
- Flatbed rail cars, conveyor system, rail car pusher
- Foreign Trade Zone #216



People

Strong, Safe, Service

- 6 full time maintenance staff
- 2 Full time marketing and ops
- ILWU Local 47 offering efficiency and reliability
- Strong Reputation in the industry



Current Business

Maximize throughput and utilize assets

- 2022: 35 ships, 24 log exports, 9 bulk imports, 2 Livestock Exports
- 2022: Operating Revenue: ?, up from 2021: \$? MATT
 - 125,505,510 board feet logs
 - 1679 Metric Tons Livestock- 16,000 MT Rice, 8400 MT Steel Pipe
 - 6000 MT Sugar- 1,150 MT Hay (Export) – 4629 MT Heavy Equipment
- Long-term leases: Weyerhaeuser 24.5 acres

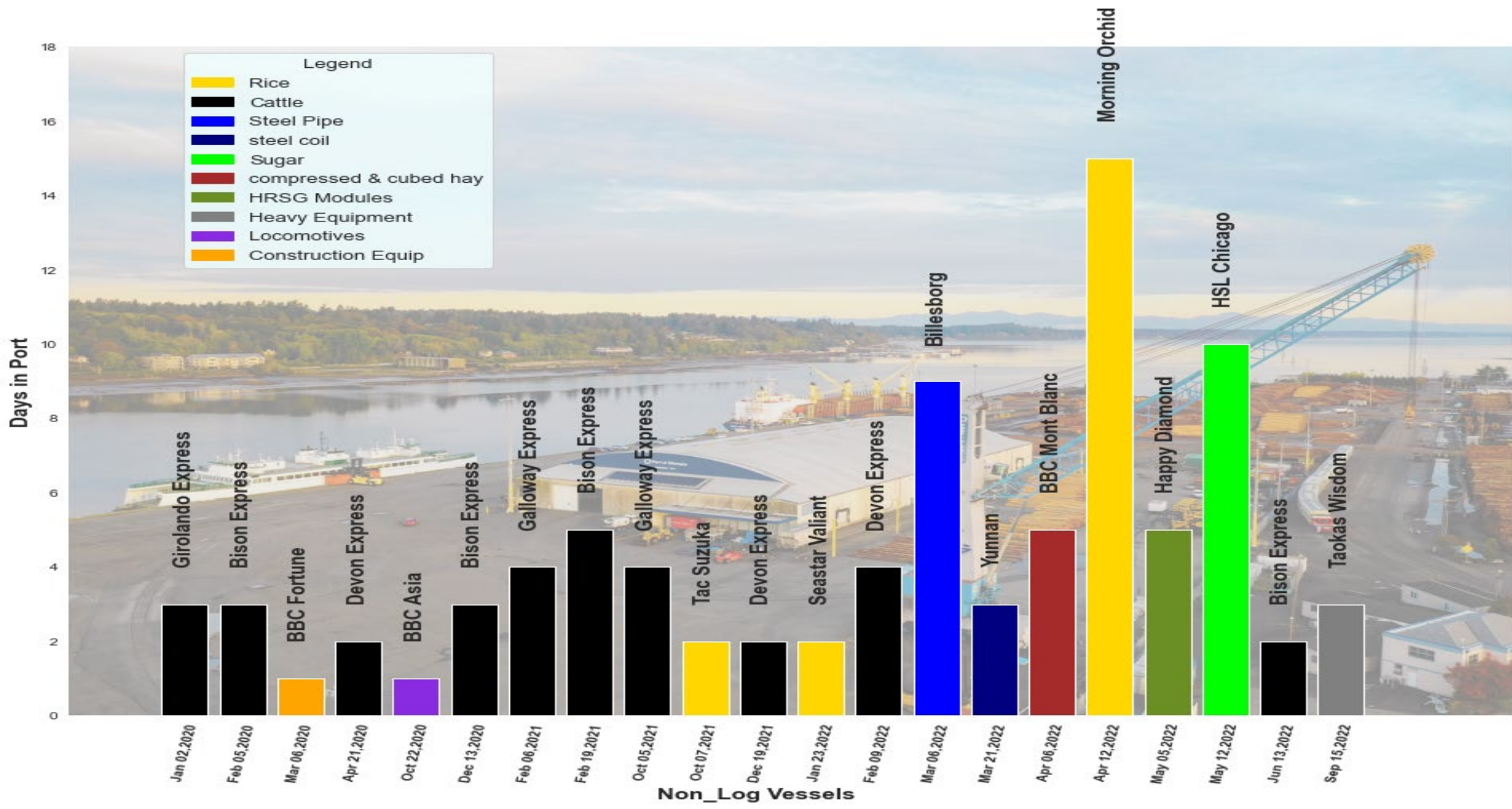


Cargo Challenges

- Market Forces drive cargo supply and demand
- Find the cargo: Agents, stevedores, carriers, freight forwarders,
- Traders, expeditors, shippers, consignees, etc.
- Is the cargo legal and does it fit the infrastructure?
- Does it fit the Port's Mission of creating economic activity?



NON-LOG VESSELS 2020 to DATE



Excavators, Heavy Equipment



Steel Coils



Bagged Commodity (Sugar,etc)



Steel Pipe



Going Forward

Diversification and flexibility

- Focus on break bulk, bulk, logs, heavy lift, and project cargoes
- Infrastructure and crane provide adaptability to market changes
- Focus on cargo that other ports can not handle.
- Always considering green initiatives



Questions



ENVIRONMENT COMMUNICATIONS GOVERNMENT AFFAIRS



March 20, 2023

LISA PARKS
EXECUTIVE SERVICES DIRECTOR

Environment, Communications, Government Affairs