

**PORT OF OLYMPIA COMMISSION  
MINUTES OF REGULAR MEETING**

**June 25, 2007**

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**CALL TO ORDER**

President Telford called the meeting of June 25, 2007, to order at 5:30 p.m. at the LOTT Board Room in Olympia. Commissioner McGregor was also in attendance. Commissioner Van Schoorl was out of town.

Staff in attendance were: Executive Director Ed Galligan, Front Desk Coordinator Jessie Bensley, Airport Director Rudy Rudolph, Marketing and Business Development Director Kari Qvigstad, Harbor Director Bruce Marshall, Engineering Director Jeff Lincoln, Communications Manager Patti Grant, Airport Program Assistant Lorie Watson, Heber Kennedy and Marketing Program Assistant Maureen Malahovsky. Carolyn Lake, the Port's Legal Counsel, was also in attendance.

Public in attendance were as follows: Representing *The Olympian* was Jim Szymanski. Others in attendance who filled in the sign-in sheet included: Tom Howdeshell, Harold Clark, Bill Pilkey, Jerry Dierker, Keith Bausch, Robert Rose, Meta Heller, Teri Chielewski, Bernie Choplin, Aaron Hartwell, Merrill Bringsten, Suzanne Nott, and Bob Terhune.

**APPROVAL OF AGENDA**

The agenda was approved as presented.

**COMMISSIONERS REPORTS**

Commissioner McGregor reported he attended the EDC's economic update with trade in China. Department of Commerce representatives were in attendance. He noted that the potential of us doing business with them is great.

**PUBLIC COMMENT**

**Jerry Dierker, resident of Olympia,** commented on making some corrections to statements that have been made as to he is not part of the Carnegie group. He also commented on the Dioxin in the bay and how he is the expert on the subject.

**Robert Rose, resident of Olympia,** commented on the Dioxins in the bay and indicated that the parts per trillion that are in the bay are not worth the extra money it will cost to do an upland disposal. He also noted that the Carnegie group is not going to get an accurate money report as to what the Marine Terminal is bringing in.

**Merril Bringsten,** indicated that she met with Senator Swecker and he said there would be 1,000 acres donated towards this transportation hub. She reported this because she remembered Commissioner Bob Van Schoorl didn't recall this deal.

**Bill Pilkey, resident of Olympia,** commented on how he thinks courageous citizens have the right to address Commissioners with new ideas and questions without being ignored. He indicated that we shouldn't have to fight for hidden information. It's no wonder why people get frustrated and have to file lawsuits. Now that we know the hidden quarterly report exists, why haven't I received the information since I've asked for it for several meetings? He again asked for a copy. He asked if he gets the information, would the lost revenue from Weyerhaeuser not being here this year exceed \$1 million dollars? How much will the Marine Terminal lose this year? What will the total taxpayer liability for pollution on Port property be? Will the Port deficient this year exceed \$5 million dollars? What action will you take to eliminate it, or will you do nothing just like last year when you lost \$800,000 dollars? Are you covering up another financial chaos to come? He commented that it's time this changes.

President Telford asked Executive Director, Ed Galligan when a quarterly financial report could be made available. He also asked Galligan to make sure that Mr. Pilkey received the first quarter financial report electronically.

## **CONSENT CALENDAR**

**Minutes Approval.** The Commission unanimously approved the minutes from the June 11, 2007 meeting.

**Bills and Vouchers.** President Telford indicated that he does not agree with the promotional hosting expense on vouchers #22. Commissioner Bill McGregor moved to approve all the remaining bills and vouchers at this meeting. President Telford and Commissioner McGregor approved batches #18-21. The Commission also voted to approve batch #22, minus check #43519 that holds the promotional hosting for tenants of the amount of \$360.00 to an Olympia-Thurston County Chamber Event. The checks issued included payments for capital projects to DLB Earthwork for the Taxilane Rehabilitation project, to KMB Design for the Port Administration Campus Design and Programming, and to Reid Middleton for the Runway Line of Sight project. General Fund Checks Issued 043295 – 043547. Voided Checks Issued 043314, 043531, and 043476.

### **New Lease: Center Street Carting, LLC.**

This is a new ground lease with Center Street Carting, LLC, reflecting current Port policy. The lease is effective June 1, 2007 with an option to renew for an additional 20-year term and will generate \$28,815 in annual revenues to the Port. The property is 2.8 acres and is located on Center Street, just north of the Airport Golf Center.

The property will be used to construct an indoor and outdoor go-kart business along with associated parking. The tenant has been working closely with the City of Tumwater to obtain appropriate approvals. The tenant has the insurance as part of their lease. The building is about 50,000 square feet.

**Bill Pilkey, resident of Olympia,** recommended that they vote against the \$1 million insurance coverage due to the incident of someone filing a lawsuit of over the \$1 million dollars.

President Telford commented on Mr. Pilkey's statement saying that we have umbrella insurance above that amount that will cover it.

The Commission unanimously ratified the new lease with Center Street Carting, LLC.

## **ACTION CALENDAR**

### **Resolution 2007-14 – Sale of an Abandoned Vessel**

Mr. Bruce Marshall presented the Commission with Resolution 2007-14 authorizing the Harbor Director to conduct a public auction of the 23-foot wood powerboat with no hull or registration numbers, to the highest and best bidder. The resolution further authorizes the Harbor Director to bid all or part of the accrued port charges at the sale and the Port of Olympia may become a purchaser at the sale. Value of the boat is estimated at \$1000.00.

The Commission unanimously approved Resolution 2007-14 Authorizing the Sale of and Abandon Vessel.

## **ADVISORY CALENDAR**

### **Capital Lakefair Advisory**

Ms. Qvigstad noted that Capital Lakefair is celebrating its 50th Anniversary this year. She introduced Ms. Teri Chmielewski and Bob Terhune from Capital Lakefair. Ms. Chmielewski extended an invitation to both the US Navy and Canadian Navy to bring vessels to Olympia during the event. One US Navy vessel, USS Ingraham, and two Canadian Navy vessels, HMCS Saskatoon and HMCS Whitehorse and the Old Man Four, will be located at the Port of Olympia marine terminal on Berth one. The vessels will arrive Friday, July 20 and depart Monday, July 23.

She noted that tours of the Canadian Navy vessels would take place Saturday, July 21 from 10:00 am to 3:00 pm. Tours of the US Navy Vessel will take place on both Saturday, July 21 and Sunday, July 22 from 10:00 am to 3:00 pm. Tours are open to the public and are free. Signage and Honey buckets will be provided as recommended by Port staff. She noted that they would be providing fencing and security as also recommended by Port staff. The Lakefair community met and voted on funding and paying for the fencing and security expenses needed during the event.

Ms. Chmielweski also noted that Intercity Transit has agreed to have the DASH shuttle run on both Saturday and Sunday to help alleviate traffic for the tours.

**Harold Clark, resident of Olympia**, commented on the paper writing about Lakefair having a budget problem and how is the Port going to help them?

**Aaron Hartwell, resident of Olympia**, read a quote regarding the ships coming in during the Lakefair Celebration. He thinks we have many other things in the community to celebrate rather than the weapons of destruction.

### **Priority Initiative Report**

Ms. Kari Qvigstad reported that to fulfill the Port of Olympia's mission, goals and objectives, staff continues to focus on 15 key priority initiatives this year. Ms. Qvigstad highlighted the progress on the "top-tier" priorities as well as address additional business strategies of interest to the Port Commission.

Ms. Qvigstad reported that the Olympia Regional Airport Runway Rehabilitation project is underway however was delayed by the SEPA appeal.

**Bill Pilkey, resident of Olympia,** commented on the Weyerhaeuser project being less than what's in the budget and why is this being covered up? How many jobs is the land next to the gas station going to create? I thought the Port was trying to create jobs.

**Meta Heller, resident of Olympia,** commented on the garden project. In her opinion she thinks the Port has very poor relations with the public. She indicated how she's talked with Andrea Fontenot and that Andrea has sent her a map of the proposed garden. She wishes that someone would start talking about the garden project.

**Suzanne Nott, resident of Olympia,** commented on the KGY tower relocating and the cost of the relocating of the tower. She also commented on a recent PAC meeting she attended at the Port. She also questioned the Weyerhaeuser project on what the traffic will mean to downtown Olympia.

#### **ADJOURNMENT**

President Telford adjourned the meeting of June 25, 2007 at 6:55 p.m.

#### PORT OF OLYMPIA COMMISSION

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President

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Vice President

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Secretary-Treasurer