

# The

# Navigator

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The purpose of the Port of Olympia shall be to vigorously manage its assets to provide maximum benefits to the citizens of Thurston County. To do this, the Port shall **BUILD** relationships, facilities, and infrastructure that help the Thurston County economy **GROW**, while it serves those who **MOVE** products and people and accepts a role to **IMPROVE** Thurston County's recreational options and environment.

*Port of Olympia Mission Statement*

## Bill McGregor Appointed to Port Commission

The Port has a new Commissioner. On November 27, Commissioners Paul Telford and Bob Van Schoorl appointed long-time Thurston County resident Bill McGregor to represent Commission District 2. McGregor replaces Steve Pottle, who left after nine years as Commissioner to take a position in Snohomish County.

"We are very pleased to welcome Bill," said Commissioner Telford. "With his many years of port experience as well as his work in the private sector, he is well qualified to serve our community."

McGregor served over 27 years in the state's port industry, including eight years at the Port of Olympia, 16 years at the Port of Tacoma, and three years at the Port of Grays Harbor. As Director of Operations in Olympia from 1989 to 1997, he oversaw the daily operations of the marine terminal, Swantown Marina, formerly known as East Bay Marina, and the Olympia Regional Airport.

He most recently worked as Director of Facilities Management at Saint Martin's University in Lacey, retiring from that position in October.

"I am committed to this community and honored to serve the citizens of Thurston County as Port Commissioner," McGregor said. "The Port makes important economic, recreational, and environmental contributions to our region's special quality of life."

McGregor will serve through 2007 and has indicated he will stand for election to serve the unexpired term that ends in 2009.

McGregor was chosen after a comprehensive recruitment process. Applications were received from 15 interested candidates, and Commissioners narrowed the list to four finalists.

"We appreciated the interest we received from many well qualified people," said Commissioner Van Schoorl. "Each candidate had unique skills and experience, and this was a difficult decision for us to make."

Van Schoorl also praised outgoing Commissioner Pottle.


"Commissioner Pottle served the citizens

of Thurston County well for the last nine years," said Van Schoorl. "He has been a leader in providing direction for the Port."

McGregor has lived in Thurston County for over 16 years. His educational background is in Transportation

Technology, and he has been certified as a Professional Port Manager by the American Association of Port Authorities, a distinction awarded to only 60 people since 1995.

He is an active community leader and volunteer. He and his wife Barbara have provided foster care for medically fragile children for over 20 years, and they are actively involved in youth sports. In addition, McGregor has served on a variety of community boards, including the Olympia, Lacey, Tumwater Visitors and Convention Bureau.

"This is an exciting opportunity," he said. "I am passionate about serving this community, and I understand ports. Hopefully, that will be a winning combination." 



*Commissioner Bill McGregor is sworn in by Thurston County Auditor Kim Wyman.*

## Commission Message

### Thank You for Nine Great Years

By Steve Pottle

I would like to thank all the citizens of Thurston County for the opportunity to serve as District 2 Port Commissioner for the past nine years.



I am proud to have been part of the Port's many activities and initiatives to foster economic growth in our communi-

ty, and I would like to mention a few highlights.

- Developing four successful enterprises – the marine terminal, Swantown Marina & Boatworks, the Olympia Regional Airport, and property development – that generate jobs, revenues and increased business activity in Thurston County.
- Improving the environment through the on-going remediation of the Cascade Pole wood treating site and incorporating high environmental standards in Port activities.
- Providing recreational amenities for the community, including development of the Port Plaza and the East Bay walking trail, and sponsoring events at Port facilities.
- Partnering with the Thurston County Economic Development Council and other public and private organizations to bring new business activity to the area.

With a strong Port management team, the foundation has been laid for continued beneficial economic growth. I look forward to watching our community prosper. My best wishes to you all.

# Creating a New Vision for East Bay

Imagine the possibilities – A public plaza with a view of the water; a conveniently located Olympia City Hall; a new expanded Hands On Children's Museum; a new building for LOTT Alliance offices showcasing reclaimed water; a destination hotel; vibrant shops and restaurants; urban housing. These are just some of the concepts being considered as part of preliminary planning for the development of the Port's East Bay property.

Bounded by State Avenue, Marine Drive, and Jefferson Street, the 15-acre site is presently occupied by a warehouse and other uses. Several years ago, the Port engaged the community in a public process to begin developing a vision for this property. At that time, the Port Commission adopted a road network and criteria for future development, but further planning was delayed due to lack of viable development proposals.

## Planning Makes Progress

Early this year, potential partners, including the City of Olympia, the Hands On Children's Museum, and the LOTT Alliance, expressed interest in the property and planning resumed. A team was assembled including planning and design consultants, a representative of the Port's Planning and Advisory Committee, Commissioner Bob Van Schoorl, and Port staff.

"We have a unique opportunity to create a district that will energize our community," said Van Schoorl. "The possibilities proposed by the Port, City of Olympia, LOTT Alliance, and the Hands On Children's Museum have the power to kick start a revitalization effort that can make it a reality."

Creating a new, vibrant neighborhood is both exciting and challenging, and the planning team has addressed a number of issues.

Some of these include: developing an image and identity for the district; determining the types of uses, including retail, open space, and housing, that would be a good fit; identifying needed infrastructure, including roads and

utilities; assessing environmental factors; estimating traffic and parking impacts of planning concepts; investigating financing options; considering the roles and responsibilities of potential partners; and weighing the impact of the proposed development on existing businesses.

Based on input from the Port Commission, potential partners, and the community, a preliminary draft site layout plan has been

developed. Very positive discussions have been held with the City, LOTT, and the Hands On Children's Museum, and many issues are being worked out.

## Looking Ahead to 2007

Building on the momentum achieved in 2006, planning in 2007 will focus on moving development forward. Key activities include: creating an identity for the emerging district; refining plans for shared open space; formalizing agreements with partners; pursuing the possibility of bringing a destination hotel to the area; addressing environmental issues; understanding traffic and parking impacts; and exploring financing options. Regular updates and opportunities for public input will be provided throughout the process.

"The Port is enthusiastic about what the development of this property will mean to the community," said Van Schoorl. "Working with our partners, 2007 is shaping up to be an exciting year."



The preliminary draft site plan shows a new road layout and possible locations for development partners.

# Budget Approval Sets the Stage for 2007 Activity

The 2007 operating and capital budget, unanimously approved by the Commission in November, positions the Port to continue to deliver on its mission of fostering economic opportunity for Thurston County residents.

The budget projects operating revenues of \$7.5 million, nearly a 20 percent increase over 2006 estimated revenues, and operating expenses of \$7.2 million, resulting in a projected operating surplus of \$317,000.

The Port does not include depreciation for budgeting purposes, although depreciation is included in the annual audited financial statements prepared by the Washington State Auditor.

The four Port enterprise centers – marine terminal,

Olympia Regional Airport, Swantown Marina & Boatworks, and property development – generate operating revenues. 2007 is expected to be a year of recovery after disappointing financial performance in 2006. The projected increase in 2007 is due to additional cargoes expected at the marine terminal, including the start-up of the Weyerhaeuser log export facility; new property leases; and more activity at Swantown Marina & Boatworks.

“This budget shows we’re moving in the right direction,” said Commissioner Paul Telford. “We’re focusing on increasing revenues and containing costs to positively impact the Port’s bottom line.”

The Commission approved a property tax levy of \$4,350,000. The goal for use of levy revenues is to pay debt service on general obligation bonds issued to fund long-term capital improvements, such as utilities and roads; environmental clean-up costs; and some

specific capital improvements. For a home assessed at \$250,000, the portion of property tax earmarked for the Port is estimated at \$46.25.

The Port is proposing to spend about \$22.2 million on capital projects in 2007, of which

approximately \$16.8 million will be funded from federal grants and other outside sources. The net capital spending of \$5.4 million consists of \$1.6 million in anticipated new projects, while the remainder was previously approved.

Projects scheduled for 2007 include: completing extensive runway safety improvements at the airport that have been underway for



Extensive runway safety improvements at the Olympia Regional Airport are scheduled to be completed in 2007.

## Swantown Boatworks Hauls Out 5000th Boat

A milestone was reached this fall when Swantown Boatworks hauled out its 5,000<sup>th</sup> boat since the facility’s opening in 1999. The Boatworks is on track to haul out over 765 boats in 2006 alone.

In addition to hauling boats in and out of the water with the 77-ton Travelift, the 4.2-acre facility provides washdown and dry storage services. It is home to over 15

businesses and vendors that offer a variety of boat maintenance and repair services.



The Boatworks Travelift can haul out boats up to 22 ½ feet wide.

“The Boatworks has exceeded expectations from the day it opened,” said Harbor Director Bruce Marshall. “It meets a real need for boatyard services in South Sound, and we get customers from as far away as Eastern Washington and Oregon.”

## Community

### DASH Shuttle Parking at Farmers Market

From January 1 through March 31, 2007 limited hourly parking will be available at the Olympia Farmers Market for people using Intercity Transit’s DASH downtown shuttle.

Commencing its second year of service, DASH provides quick and easy bus service to and from the heart of downtown and around the Capitol Campus. The free shuttle operates from 6:45 a.m. to 7:15 p.m., Monday through Friday.



Beginning in January, 20 parking stalls will be available at the Olympia Farmers Market for DASH riders. The stalls are located in the west section of the lot and will be marked in green. A meter will service parking, which is free for the first two (2) hours and fifty cents (\$.50) for each additional hour.

Intercity Transit, the Port, the Washington State Department of General Administration, the City of Olympia, and the Market District Association developed the new parking cooperatively. The lot will be discontinued for shuttle use March 31, 2007 in preparation for the opening of the Farmers Market season.

Park-and-ride shuttle parking as well as monthly leased parking is available at the Capitol Visitor lot, located at Wheeler and Jefferson streets, and there are six other satellite parking areas along the route. For information, call Intercity Transit Customer Service at (360) 786-1881.

**Navigator**


915 Washington Street NE  
Olympia, WA 98501

**Budget Approval Sets the Stage  
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several years; refurbishing Swantown Marina docks; expanding the yard at Swantown Boatworks; constructing new rail track, repaving portions of the cargo yard, and preparing for the first phase of maintenance dredging at the marine terminal; final paving of the Cascade Pole remediation site; and planning for the East Bay property in Olympia.

“These are priority investments,” said Commissioner Bob Van Schoorl. “They will create quality infrastructure that will foster positive economic growth and generate additional family-wage jobs for present Thurston County residents and future generations.”

The adopted budget is available on the Port’s website at [www.portolympia.com](http://www.portolympia.com) or by calling the Port at (360) 528-8000. 



**The Port of Olympia  
Commission and Staff  
wish you greetings  
of the season and  
a new year of  
health and prosperity.**

**Commission  
Meeting Schedule**

**The Port of Olympia Commission meets on the second and fourth Monday of each month in the LOTT Board Room, Market Centre Building, 111 Market Street NE, Second Floor, Olympia. All meetings begin at 5:30 p.m. For information, contact Jeri Sevier at (360) 528-8003.**

**China Business Trip  
March 2007**

Saint Martin’s University, the Thurston County Economic Development Council, and the Port of Olympia are sponsoring a trade delegation to China March 9-18, 2007. The itinerary includes business meetings in Beijing, Shanghai, and Hong Kong. For information, please contact Josephine Yung, Associate Vice President of International Programs, 360-438-4504 or [jyung@stmartin.edu](mailto:jyung@stmartin.edu).

**We Want to  
Hear From You**

Do you have questions or comments for Port Commissioners or staff? Please email us at [inquiries@portolympia.com](mailto:inquiries@portolympia.com), write the Port at 915 Washington St. NE, Olympia, 98501, or call (360) 528-8000.

**The Navigator**

Port Commissioners:

**Bill McGregor**

**Paul Telford**

**Bob Van Schoorl**

Directors:

**Ed Galligan**

Executive Director

**Jim Amador** Marine Terminal Director

**Steve Davis** Finance Director

**Andrea Fontenot**  
Public Works Director

**Heber Kennedy** Property Director

**Bruce Marshall** Harbor Director

**Kari L. Qvigstad**  
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