

PORT OF OLYMPIA COMMISSION  
MINUTES OF REGULAR MEETING

August 13, 2001

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**CALL TO ORDER**

President Pottle called the meeting of August 13, 2001, to order at 5:33 p.m. at the Port of Olympia in the Large Conference Room. Commissioner Dickison and Van Schoorl were in attendance.

Staff in attendance were: Executive Director Nick Handy, Administrative Manager Jeri Sevier, Finance Director George Fox, Property Development Manager Heber Kennedy, Deputy Director Wendy Holden, Airport Manager Doug Sandau, and Airport Administrative Assistant Lorie Watson.

Public in attendance were as follows. Representing the Olympian was reporter Chris Clough. Representing Legal Counsel was Mick Phillips. Representing the ILWU Local 47 was Keith Bausch. Representing Sixel, Boggs, and Associates, Inc. was Mike Boggs. Others in attendance included Harold Clark.

**APPROVAL OF AGENDA**

The agenda was approved as submitted.

**PUBLIC COMMENT**

Mr. Harold Clark from Olympia expressed his concern and interest in the Port pursuing and developing a trench at the airport that would be the catch basin for groundwater runoff and could be used by float planes to land at the airport. President Pottle asked Mr. Doug Sandau to follow up with Mr. Clark on the idea.

**COMMISSIONERS REPORTS**

President Pottle reported on the meeting that he and Heber attended with the potential developer of the convention center.

**EXECUTIVE DIRECTOR REPORT**

To accommodate Mr. Boggs' schedule, the executive director report was moved to later in the meeting. At that time Ms. Wendy Holden and Mr. Heber Kennedy gave a report on the status of the Port Lagoon mitigation project with the City of Olympia. The Commission had clarifying questions on the property being discussed for sale. Commissioner Dickison asked staff to clarify whether the Port would be retaining the railroad right of way and if the mitigation area with the option for the uplands requires the city to purchase land necessary for a buffer of the mitigation site.

The Commission and staff expressed some frustration in bringing closure to these issues. Commissioner Pottle indicated this is a business deal, and in a business deal both parties have to win. Until both parties win, there will be no agreement. Commissioner Van Schoorl responded that at this time we have put a proposal on the table and have not received an offer back from the city, so until that happens there is no decision to be made.

**CONSENT CALENDAR**

The Consent Calendar was unanimously approved as follows.

**Capital Project Expenditure Approval.** The capital project expenditures in the amount of \$199,832.33 were unanimously approved. The expenditures were to Lincoln Construction for the Marina upgrade project and to City of Olympia and W.E. & B Limited for the Market Center Parking Lot.

**WORK SESSION: Olympia Regional Airport Update**

## **Airline Service at Olympia Regional Airport**

Mr. Doug Sandau gave the Commissioners background information on how the Port found Mr. Boggs and the interest in airline service at the airport. Mr. Boggs has been an airport manager in Virginia, Colorado, and Eugene. His business helps communities, especially medium and smaller ones, entice airlines to set up operations.

Mr. Mike Boggs presented the Commission with a power point presentation on the prospect of air service at the Olympia Regional Airport. He reviewed the ticket lift survey, the air service profile, air carrier issues, the community support programs, budget implications, and a schedule for the recruitment. The Commission generated questions and discussion from his presentation. Mr. Boggs indicated Big Sky Airlines is the best suited to provide commercial service out of the Olympia Airport. He provided information on the Big Sky Airlines, but indicated discussions have not taken place between the Port and Big Sky, although Mr. Boggs has spoken with Big Sky on the Port's behalf.

Ms. Wendy Holden reviewed the budget items to recruit an airline. Ms. Holden indicated the total recruitment would be \$26,604. That would include an airline pro-forma and presentation support, support program with Mr. Boggs, and a travel bank setup. Commissioner Dickison indicated having a commercial air service from the airport is a standing objective and he asked the Commission to give staff approval to move forward.

President Pottle indicated to staff that he wanted a better understanding of Big Sky's commitment. Mr. Boggs indicated he has received strong interest from Big Sky, however, Big Sky would need to purchase additional planes to service Olympia.

Mr. Harold Clark commented that he has been around airports for 37 years and asked for a commitment from the Commissioners that if this doesn't work, this would be the last time they spent tax dollars to pursue this issue.

President Pottle indicated he was not willing to go forward with this proposal until he knew Big Sky was ready and did not want to do this if all could not be successful. President Pottle asked for a more concise list of what needed to happen in the community to make this work. He also indicated he wanted public input on the process before a decision was made. Commissioner Van Schoorl commented that community support was very important and we need a strategy for change to be successful otherwise, this project will be a failure.

Mr. Sandau and Mr. Boggs told the Commission that they did not recommend moving forward on the pro-forma and presentation support until Big Sky gets close to financing the airplanes needed for service at Olympia. Once the financing has been approved, there would be plenty of lead time to educate the community and motivate the project to make it happen. Mr. Boggs reported the program once started would be a six week intensive program and would cost \$18,804.

Mr. Nick Handy suggested the port's next step should be discussions with Big Sky to ascertain its commitment to starting and maintaining a presence in Olympia. He also encouraged the Commissioners to talk with community groups like the EDC, chambers, roundtable when they are attending meetings. President Pottle stressed again that the Commission needed a sequence of events that need to happen.

The Commission expressed their interest in pursuing efforts to attract an airline and directed staff to develop a recruitment plan and further ascertain Big Sky's interest in Olympia.

## **FAA Runway Threshold Relocation Safety Project**

Mr. Doug Sandau reviewed the runway safety project schedule to accomplish the runway threshold shift required by the FAA. Mr. Sandau indicated the project should be completed by October, 2003.

## **Capital Facilities Plan for Airport Projects 2002**

Mr. Doug Sandau reviewed the capital projects on the list for 2002. The projects included Northwest Helicopters relocation, Corporate Aviation Terminal Building, expanded auto parking at Airport Terminal, removing three underground av-fuel storage tanks, developing standards for airport tenants and developers, the threshold relocation project, replacing perimeter gates east side of Hwy 99, upgrading hangars, and others.

## **Skydiving Update**

Mr. Doug Sandau provided the Commission with an update on the skydiving issue at the airport. Mr. Sandau reported the Port received a letter from the FAA that restricted ongoing skydiving operations at the Olympia Airport, except for

special events. Commissioner Dickison asked staff to prepare a policy to that affect for future use at the airport if the issue were to arise again.

**Other Business: Hazardous Cargo**

Commissioner Van Schoorl commented on the recent publicity provided by the Olympian on the Port moving hazardous cargo through Olympia. Commissioner Van Schoorl indicated to staff that he would like to have a conversation with staff for future concerns and how we balance between the public's right to know and public panic. President Pottle indicated he would also be intersted in having a conversation so he could better understand the issue.

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**ADJOURNMENT**

President Pottle adjourned the meeting of August 13, 2001 at 8:30 p.m.

PORT OF OLYMPIA COMMISSION

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President

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Vice President

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Secretary-Treasurer