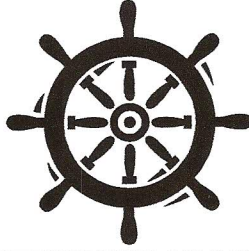


**PORT OF ILLAHEE**  
**2016 MEETING MINUTES**



**THE PORT OF ILLAHEE OF KITSAP COUNTY REGULAR MEETING.**

**SCHEDULED FOR THE SECOND WEDNESDAY OF THE MONTH**

**MEETING DATE: WEDNESDAY, DECEMBER 14, 2016**

**MEETING TIME: 5:00 PM**

**LOCATION: 5500 ILLAHEE RD  
BREMERTON, WA 98311**

**COMMISSIONERS PRESENT: All**

**COMMUNITY MEMBERS PRESENT: John Beusch, Roy Barton and Tim Knapp**

- (1) THE MINUTES OF THE PREVIOUS REGULAR MEETING WERE READ AND APPROVED AS WRITTEN.**
- (2) VOUCHERS WERE AUDITED AND CERTIFIED BY THE AUDITING OFFICER AS REQUIRED BY: RCW 42.24.080.**
- (3) EXPENSE REIMBURSEMENT CLAIMS HAVE BEEN CERTIFIED AND RECORDED ON A LISTING WHICH HAS BEEN MADE AVAILABLE TO THE BOARD, AS REQUIRED BY RCW 42.24.090.**
- (4) GENERAL FUNDS VOUCHERS: #4096 THROUGH # 4105  
APPROVED TO PAY VOUCHERS FOR A TOTAL OF: \$3,333.03**
- (5) TREASURE REPORT: As of 12/06/2016 General Fund: \$ 50,592.73  
Investments: \$312,080.28**
- (6) COMMISSIONER'S REPORTS:**
  - 1.
  - 2.
  - 3.
- (7) DOCK MANAGER'S REPORT:**
  1. Fixed the flag lighting and pipe insulation
  2. The first light on the pier is out, Roy Barton volunteered the use a ladder to fix it.
  - 3.

**(8) COMMUNITY INPUT**

1. Krigsmans called and said they couldn't make the meeting
- 2.

**(9) UNFINISHED BUSINESS:**

1. Illahee day:
2. 5500 Illahee Rd: A complaint was filed with DCD re the Port usage of a residence for a meeting space (new business item).
3. 5560 Ocean View Blvd: Leased for 1 year beginning December 1, 2016
4. Comprehensive Plan:
5. MT Illahee outfall issues:
6. Web page: Need to determine where to file complaint documents.
7. Illahee Store: Due diligence update. Proposed Resolution 2016-6 "Authorization to Proceed with the Purchase of the Illahee Store Property, Pending: (1) Securing Clear Title, and (2) an Ecology Approved Plan for the Cleanup of the Underground Storage Tanks" A motion was made to adopt the resolution to purchase the Illahee Store property, seconded, discussed and passed (Commissioner Magill voted NO) resolution is attached.
- 8.

**(10) NEW BUSINESS:**

1. Possible formal complaint coming from DCD? DCD asked Commissioner Aho about Port issues and he requested they send a formal letter, similar to that requested of the Health District re complaints about the Port.
2. Commissioner Aho is requesting stipend compensation for the more time consuming due diligence items, i.e. for store cleanup efforts, septic investigation efforts, and gas underground storage tank investigation and testing monitoring. A motion was made for this and seconded. Discussion and passed unanimous

**(11) PUBLIC QUESTIONS:**

- 1.
- 2.

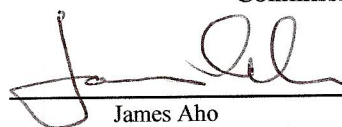
**ADJOURNED AT 6:27 PM**

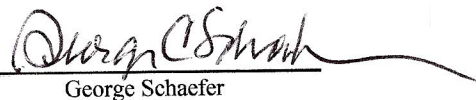
**Next scheduled meeting: January 11, 2017 @ 5:00pm**

**Next All Ports meeting: January 23, 2017 @ 6:30pm Port of Brownsville**

**Commissioners**

  
Cassie Magill

  
James Aho

  
George Schaefer

## Resolution 2016-6

### **Authorization to Proceed with the Purchase the Illahee Store Property Pending: (1) Securing Clear Title; and (2) an Ecology/PLIA<sup>1</sup> Approved Plan for the Cleanup of the Underground Storage Tanks**

**Whereas** Port of Illahee Commissioners approved Resolution 2016-3 “Illahee Property Bid Authorization“, which was followed by the approval of Resolution 2016-4 “Comprehensive Plan Amendment 2010-1” and these resolutions authorize the Port to move forward with the purchase of the Illahee Store, and,

**Whereas** following the public meeting on August 10, 2016, the Port added the following statement to the Comprehensive Plan:

**“It shall be in keeping with the nearly 15 year vision of past Port Commissioners’ that the Illahee Store property be purchased, if and when it may become available, for a multi-purpose Community Center. Subsequent to that original vision, the following issues have been further identified increasing the need to acquiring the property:**

- (1) Increased usage of Port facilities has resulted in the need for additional parking which the purchase of the property will help alleviate.**
- (2) The acquisition would allow the Port of Illahee to have a meeting space that is in compliance to the American Disabilities Act (ADA) requirement that the Port’s meetings be accessible to people with disabilities.” , and**

**Whereas** the Port of Illahee entered into a “Commercial Real Estate Purchase and Sale Agreement on November 9, 2016 with Flett Dairy, Inc for the Illahee Store, the real property located at 5507 Illahee Road NE, Bremerton, Kitsap County, Washington (Tax Parcel: 4429-015-001-0309), and,

**Whereas** the Port identified contingencies that must be satisfied before the closing can occur and set a 90 day “Due Diligence Period” for those contingencies to be resolved, and

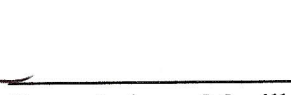
**Whereas** the Port of Illahee has completed all but two of the major contingencies, the ability to secure clear title to the property, and the an Ecology/PLIA approved plan for cleanup of the underground storage tanks, which are in the process of being further investigated and resolved, and

**Whereas** the results of the two final contingencies will be known after the Port’s December 14, 2016 monthly meeting,

**Therefore, the Port of Illahee hereby adopts Resolution 2016-6, authorizing the Port to proceed with purchase of the Illahee Store property subject to and pending: (1) the ability to secure Clear Title and Title Insurance; and (2) an Ecology/PLIA approved plan for the cleanup of the underground storage tanks.**

  
Commissioner Schaefer

  
Commissioner Aho

  
Commissioner Magill

<sup>1</sup> Pollution Liability Insurance Agency (PLIA), RCW 70.148.020