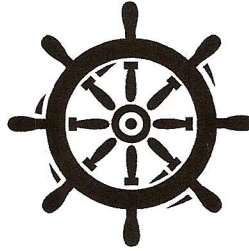


PORT OF ILLAHEE
2017 MEETING MINUTES



THE PORT OF ILLAHEE OF KITSAP COUNTY REGULAR MEETING.

SCHEDULED FOR THE SECOND WEDNESDAY OF THE MONTH

MEETING DATE: WEDNESDAY, JANUARY 11, 2017

MEETING TIME: 5:00 PM

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

COMMISSIONERS PRESENT: All

**COMMUNITY MEMBERS PRESENT: John & Marilyn Adair, Rick & Chris Scott, Terry & John Cox, John Burton
Don Jahaske, Mike Mantzke, Roy Barton and John Parvis**

- (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: #4106 THROUGH # 4116
APPROVED TO PAY VOUCHERS FOR A TOTAL OF: \$8,151.41**
- (5) TREASURE REPORT: As of 1/09/2017 General Fund: \$ 49,437.49
Investments: \$312,297.89**
- (6) COMMISSIONER'S REPORTS:**
 - 1.
 - 2.
 - 3.
- (7) DOCK MANAGER'S REPORT:**
 1. The bulb was replaced in the first light on the pier

(8) COMMUNITY INPUT

1.

2.

(9) UNFINISHED BUSINESS:

1. Illahee day:

2. 5500 Illahee Rd: No current issues

3. 5560 Ocean View Blvd: No current issues

4. Comprehensive Plan: On hold

5. MT Illahee outfall issues: On hold, waiting to meet with DCD

6. Web page:

7. Illahee Store: Commissioner Aho distributed a report as to the current status of the due diligence process noting cleanup issues related to the contamination and the availability of funding support from state agencies (report attached).

(10) NEW BUSINESS:

1.

2.

(11) PUBLIC QUESTIONS:

1.

2.

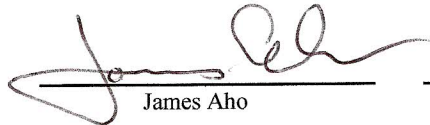
ADJOURNED AT 6:20 PM

Next scheduled meeting: February 8, 2017 @ 5:00pm

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

Commissioners


Cassie Magill


James Aho


George Schaefer

Illahee Store - 1/11/17 Report

1. Testing results (12/19/16) showed low levels of contamination in two places, which suggests a fairly straight forward cleanup with the removal of the tanks. Ecology was notified and our site number is ERTS 669620.
2. Site is contained underneath by hardpan at ~11 feet and laterally by structural and utility (roadway) impediments, i.e. Illahee Road and All View Blvd.
3. Tank removal estimates: #1 \$27,352 plus tax; #2 (pending).
4. Ecology meeting on 1/5/17 with the NW Regional Director for Toxic Cleanup indicated they want to work cooperatively with us to clean up the site and may even have funding to help.
5. There are several procedures available for cleanup:
 - The 2013 “Model Toxics Control Act” manual requires a remedial investigation, feasibility study, and disproportionate cost analysis, along with Ecology fees.
 - The 2015 “Model Remedies” publication was developed for sites like ours and is simplified and less costly. It appears either Model Remedy 1 or Model Remedy 3 would apply to our site.
6. A PLIA (Pollution Liability Insurance Agency) application was submitted after the testing results came in. Application deadline date is March 1, 2017 and abandoned sites like ours qualify. The financial release form needs to be completed upon acquisition/pre-acquisition.
7. This provides two possible sources (Ecology and/or PLIA) to recoup any cleanup costs, should the Port purchase the property.
8. If the Port can acquire a needed commercial piece of property and building at a reasonable price that takes into account the costs needed to bring it into code compliance to function as commercially leased property, a community center, and a Port office, then it should proceed with the acquisition.