

**AGENDA FOR
PORT OF ILLAHEE COMMISSION
Wednesday, November 11, 2020 - 6:30 p.m.
ZOOM MEETING #715 0997 5823 / Password: Illahee**

1. CALL TO ORDER

2. CONSENT AGENDA

1. Agenda

*2. The October 14, 2020 Regular Meeting minutes

*3. Pay Bills with check numbers 4674 through 4683 totaling \$ 2,116.55

3. SIGNING OF DOCUMENTS

Determine when/how to have at least 2 Commissioners sign the documents

4. PUBLIC COMMENT

5. REPORTS/UNFINISHED BUSINESS

Aho *1. Grants

– Boating Facilities Program (BFP) RCO Project Review scheduled for Tuesday, November 17th @ 10:15AM via ZOOM

Haaland 2. Treasurer's Report as of October 31, 2020 General Fund \$ 37,533.68; Investments \$ \$311,067.34
Good Property Management (GPM) Account \$ 200.00 (total: \$348,801.02)

3. Reports

Aho a. Website

- Illahee Creek Watershed Report/Surface Water Management Plan (SWMP) added?
- Mussel sampling (PSNS & County) results added?
- Meeting Agenda Packets along with draft Agenda added?

Buesch *b. Properties

5560 Ocean View Boulevard/Rental

– Anything to report?

5500 Illahee Road/Rental

– Anything to report?

5507 Illahee Road/Illahee Store Property

- Commissioner Aho signed documents real estate tax affidavit
- Ken Bagwell was going to get the original deed and real estate tax affidavit recorded
- The Port should be listed on the tax records four to six weeks after everything recorded
- Are volunteers going to be asked to help clean up the vegetation?
- Has the orange fencing been adequately secured to the building?
- PLIA will be contacted again once the conceptual design has been approved

Burton/ *c. Dock/Pier

Aho

- Status of ladders
- Status of the roller track fasteners at the bottom of the gangways
- Estimate from Safe Security – move forward with it?
- Request to monitor dock nightly activity reports?
- Dock signage needs to be updated?

Buesch 4. Parking Lots – status of Chico Towing signs

Haaland *5. 2021 Final Budget up for adoption.

6. NEW BUSINESS

7. PUBLIC COMMENT

8. EXECUTIVE SESSION

- Property negotiation or Potential litigation?

9. ADJOURN - Regular meeting – Wednesday, December 9, 2020 @ 6:30PM via ZOOM



Port of Illahee – Minutes of Regular Meeting on October 14, 2020

Port of Illahee
Minutes of Regular Meeting
October 14, 2020

Due to the COVID-19 Virus and Governor Inslee's Proclamation 20-05 the meeting was being held virtually through the ZOOM app (meeting id# 71509975823). Notice of the virtual meeting was posted near the kiosk at the head of the pier and on the Port's website – portofillahee.com.

CALL TO ORDER

Commission Chairman James Aho called the meeting to order at 6:30PM. Also in attendance were Commissioner Jonathan Buesch; Commissioner John Burton; Administrator, Theresa Haaland; Janet Soderberg; Debbie Smith arrived at 6:48PM; and Marnie Concannon arrived at 7:12PM.

CONSENT AGENDA

Commissioner Buesch moved to approve the consent agenda items: October Meeting Agenda; September 9, 2020 Regular Meeting minutes; October 14, 2020 checks numbering 4662 through 4673 totaling \$36,431.94 as outlined in the attached Voucher Approval; second by Commissioner Burton; approved unanimously.

SIGNING OF DOCUMENTS

Commissioners agreed to individually stop by the Port of Silverdale office on Thursday October 15, 2020 sometime between 10:30AM and 3:00PM to sign documents.

PUBLIC COMMENT

None.

REPORTS/UNFINISHED BUSINESS

Grants – the Recreation Conservation Office (RCO) Preliminary Ranking report showed that the Port of

Illahee ranked number eight out of eighteen applicants for the Aquatics Land Enhancement Account (ALEA) grant and ranked number nine out of fourteen applicants for the Washington Wildlife and Recreation Program (WWRP) – Water Access grant. Commissioner Aho explained that he had talked with John Piccone of Soundwest Engineering about the results and Mr. Piccone wasn't too happy with the WWRP ranking. He told Commissioner Aho that he had heard that one issue some committee members focused in on was the steep terrain at Illahee. They questioned the ability to create an Americans with Disabilities Act (ADA) accessible facility that includes adequate parking. Commissioner Aho said that a general issue for the smaller ports is that the larger ports in major metropolitan areas have a significant amount more of use, which of course would be a factor when the projects are ranked. In some cases, even if a project is ranked high it may not receive funding if projects ranked higher are large projects eating up the budget and there are other times where higher ranked projects drop out for various reasons, freeing up funds. It is all still uncertain, but we should have a better idea once the State budget is known. Commissioner Aho reported that the Submerged Aquatic Vegetation (SAV) survey was conducted. It will cost the Port just under \$5,000. One item Commissioner Aho is aware of is a recommendation to remove the underwater tire reef that has been an attraction to scuba divers. Thankfully this is something that can be used towards mitigation. The Boating Facilities Program (BFP) grant application is due November 1st. *It was agreed to adopt Resolution 2020-04 Waterfront Access improvements; 20-2059* (motion by Buesch; second by Burton; unanimous).



Port of Illahee – Minutes of Regular Meeting on October 14, 2020

Commissioner Aho said that Kim Sellars the Port's grant manager implied that the Port is in good placement to receive funding for the ALEA grant, but possibly not for the WWRP grant.

Commissioner Aho said that if the Port can get funding for two out of the three grants that would be really good. Commissioner Burton reported that he talked with Mr. Piccone about his concerns with the proposed design of the new floats and how they may not accommodate larger vessels. Mr. Piccone answered all of Commissioner Burton's questions.

There has been no update about the conceptual design of the Illahee Store building. Commissioner Aho said that with all the work Soundwest Engineering is performing on the grants, not much time has been spent on the design of the store.

Treasurer's Report

As of September 30, 2020 the General Fund totaled \$13,572.91, Investments totaled \$335,921.11 and the balance of the Good Property Management account totaled \$200.00.

Commissioners' Reports

Website – Commissioner Aho reported that he added the agenda and the Draft 2021 Preliminary Budget to the website on Sunday. He has not yet added the links to the Illahee Creek Watershed Report/Surface Water Management Plan or the County's mussel sampling results.

Rental Properties

5560 Ocean View Boulevard/Rental Property – An email from Barbara Zawlocki was received. Ms. Zawlocki reported a safety hazard from the vegetation overgrowth at the Port's Ocean View property. Good Property Management (GPM) was

notified and asked to inform the tenant since according to the lease it is the tenant's responsibility to keep the property landscaped. The area has since been trimmed and no longer poses a hazard.

5500 Illahee Road/Rental Property – Commissioner Buesch reported that he looked at the wall that caught fire. He said that judging from the watermark he doesn't think there is a real problem unless we get some significant wave action. Commissioner Burton agreed that since that area is included in the waterfront upgrade it will probably be okay for another couple of years, although it would be a concern if the public decided to picnic on top of it.

5507 Illahee Road/Illahee Store Property –

Commissioner Aho reported that he received notification from Ken Bagwell via email that his office received the recorded certificate of sale back from the County Auditor's office. There are still several steps that Mr. Bagwell is working on to complete the transaction. Commissioner Aho said that since the Port doesn't technically own the property, he didn't put out a call to the public for volunteers to help clear out the brush around the building yet. The orange fencing that blocks individuals from being able to easily access the back of the building was not increased in height. Commissioner Aho said that he hasn't seen anyone trying to access that area. Commissioner Burton said that about half of the fencing has been torn down. Commissioner Buesch reported that actually he saw that the fencing had been torn down, so he temporarily secured it with a heavy-duty tape, by just wrapping it around a downspout. He said it needs to be secured by a two by four to



Port of Illahee – Minutes of Regular Meeting on October 14, 2020

the building. Commissioner Burton said that people still do attempt to climb over the fence. He's pretty certain the majority are going back into that area to smoke pot and out of those the majority are underage. With the change in weather it doesn't seem to be as often and he has noticed less trash left in the area when he performs his weekly cleanup around the building and down to the pier. Commissioner Buesch said that he cleaned up around the area a bit also and found it not to be too bad. He plans to install a two by four to secure the fence more soundly.

Commissioner Aho said that once the store is officially owned by the Port and the conceptual design is in hand, he will again contact the Pollution Liability Insurance Agency (PLIA) about the process of the environmental cleanup of the property.

The meeting prematurely ended due to the limitations of using the free ZOOM application.

Dock/Pier - Commissioner Burton asked Lee Knapp of TIKAR Services to provide an update on the work that TIKAR is performing on the pier/docks. Lee reported that he pulled the existing ladders and installed temporary ladders made out of two by fours. Lee said that it was a good thing that he pulled the ladders as they had significant growth including very large barnacles on them. He will be blasting the ladders after they sit out for a bit and then paint them with a galvanized paint. This will make the future maintenance of the ladders much easier and less costly. Commissioner Burton asked if Lee had a chance to check out the roller track fasteners at the bottom of the gangways. Lee said that he plans to take care of them when he reinstalls the ladders. Commissioner Burton said that there are fishermen fishing off of the pier all

throughout the night. On one evening he noticed someone showing up at 1:30AM to begin fishing. Commissioner Burton obtained an estimate from Safe Security to make two nightly random patrols of the pier. It came in at \$510 per month, which equates to about \$8.50 per visit. Commissioner Burton said that he thought it was a good idea to hire Safe Security. They will also provide a nightly report and they are used by several other Kitsap Ports. Commissioner Burton said that he has gone down to the dock at all hours of the night encouraging the public to follow the rules that are listed on the signs, but more times than not it leads to arguments. He said that there have been about twenty-five people down on the dock every evening and usually this includes loud music and the squid fishermen bring their own lighting. The weather change has helped lessen the crowd a bit, but even just a few people down there can cause an issue. Commissioner Burton said that having a security guard patrolling the area at random times through the night could also help alleviate the vandalism issues in the area. Commissioner Buesch said that if the dock closes at 10:00PM, the security guard might not even encounter the people who show up at 1:30AM. He added that at \$6,000 a year, maybe it would be beneficial to look into a locking gate instead. Although it is still an expense, it is just a one-time expense verses \$6,000 per year for who knows how many years. Commissioner Buesch said that he's not opposed to spending money to have the dock secured, but he is opposed to spending that much money year after year. Commissioner Aho suggested it be tabled until next month. Commissioner Burton disagreed and said that he thinks more attention needs to be paid to this. He encouraged the other Commissioners to go down to the docks after hours and see for



Port of Illahee – Minutes of Regular Meeting on October 14, 2020

themselves what it is like. Commissioner Burton said that he sees this as a solution, maybe not a total solution but at least it would help alleviate the issues and provide some comfort to the Illahee residents in the area as well as keeping everyone safe from taking things into their own hands by confronting the individuals who are using the docks after hours.

Parking Lots – Commissioner Buesch reported that he talked to a person from Chico Towing. Their required form was filled out and returned. From there a Chico Towing representative will come out to the property and then provide signs to be posted. Commissioner Buesch requested four signs with the thought that two could be posted in the dock parking area and the other two at the Illahee Store. Commissioner Burton questioned if approval might need to be granted by the County prior to posting the signs at the dock parking area, since it is technically County owned. Commissioner Buesch thought it would be okay since it is basically public parking only used by Port patrons and managed by the Port, but it doesn't have to be posted there if it is thought it might be an issue. Commissioner Burton said that he just wants everyone to remember that the area there is technically a County road end. Commissioner Buesch said that every time he drives by, he doesn't see cars parked there anyway. Commissioner Burton said that during the summer it gets significant use, but not as much with the weather change. Commissioner Buesch suggested a couple of signs just be posted at the store and leave it at that for now.

Enduris – Commissioner Buesch said that he hasn't talked to Joe Davis. Since Melanie of Insurance

Services Group didn't think the premium the Port paid to Enduris was out of reason, Commissioner Buesch doesn't think it is imperative to talk to Mr. Davis.

NEW BUSINESS

Small Ports Seminar will be virtual on October 22nd – 23rd this year. Commissioner Aho said that if he attends it will not be for the entire event but rather specific topics. ***Commissioner Buesch moved that Commissioners not be compensated for attending this seminar; second by Commissioner Burton.***

Discussion: Commissioner Buesch said that he sees this seminar as being aimed more towards larger Ports that have buildings, vehicles, employees, etc. Commissioner Aho said that this particular seminar is actually for smaller Ports. One of the topics they are concentrating on is redistricting, but since Illahee is an at-large district that doesn't apply.

Motion carried unanimously.

2021 Preliminary Budget was reviewed.

Commissioner Aho explained that notice will be placed in the newspaper that the 2021 Preliminary Budget is available for review on the Port's website and informing the public that the final budget is set to be approved at the November meeting and providing them the information on how to attend.

Commissioner Buesch moved to adopt the 2021 Preliminary Budget as submitted; second by Commissioner Burton. Discussion: Commissioner Aho explained that the budget isn't final at this point, it is just for discussion purposes.

Commissioner Burton said that he received notice from the WPPA that the Port's 2021 dues will be \$300, which is the same as it has been for the past several years. ***Motion carried unanimously.***

PUBLIC COMMENT – Marnie Concannon said that the dock has been very busy even after hours and



Port of Illahee – Minutes of Regular Meeting on October 14, 2020

the lights don't go out until 10:00PM. It is worrisome with the amount of people down there. Commissioner Burton said that he has reset the timer for the lights turning them off at 10:00PM, but a lot of the fishermen bring their own lights. Ms. Concannon resides next to the dock and explained at times various people knock on her door for random requests.

The meeting prematurely ended due to the limitations of using the free ZOOM application.

Commissioner Aho explained that the meeting would continue with Public Comment. Janet Soderberg asked if there was going to be a response to Ms. Concannon's discussion. She said that the ALEA grant sounds promising and asked the date that funds might be awarded. She went on to commend the Commissioners for putting the priority of the dock over the Illhaee Store. The focus on the dock is important as it relates to the safety of the community. She said that although everyone lives within different proximities to the dock, she hoped the Commissioners would think through some of the work Commissioner Burton has presented regarding the security of the dock. She was in favor of proper signage and a locking gate and/or monitored by a security company. The safety of the community must be at the forefront, but now it is tabled for another month. She was encouraged to hear the Commissioners' energy focused on the dock. Commissioner Aho said that funding for ALEA will be available July 2021. Debbie Smith wasn't able to get her microphone to work, but was able to provide input via the ZOOM chat. She wrote that the sign at the dock states no trespassing – closed at 10:00PM. She likes the idea of putting up a gate for the time being. Commissioner Burton said that he called the Kitsap

Sheriff's office to discuss the situation and was informed that there are only three sheriff deputies on duty after hours, so a call to the 9-1-1 requesting individuals be asked to leave the dock will be a very low priority. Ms. Smith added to the chat that her concern is that she saw a post on the Bremerton Crime Watch Facebook page from one of her neighbors stating that he went down to the dock to confront people that had bright lights. She fears that these types of confrontations could escalate at some point.

Ms. Soderberg said that \$8.50 per visit seems well worth it. She thanked Commissioner Burton for the leg work he provided in obtaining the estimate.

Ms. Smith added to her chat inviting the other Commissioners to check the dock out at 11:00PM just to put eyes on it - to get a better understanding of what is actually going on down there.

EXECUTIVE SESSION

None

ADJOURN

At 7:50PM Commissioner Burton moved to adjourn the meeting; second by Commissioner Buesch; approved unanimously.

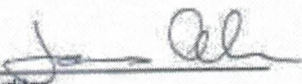


Approved:

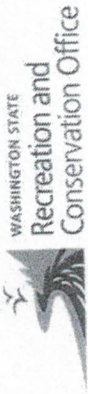
Commissioner

Commissioner

Commissioner



VOUCHER APPROVAL		
We, the undersigned Board of Commissioners of the Port of Illahee, Kitsap County, Washington, do hereby certify that the merchandise and/or services hereinafter specified have been received and that the vouchers listed below are approved for payment in the amount of <u>\$36,431.94</u> and from the General Fund, this <u>14th</u> day of <u>October, 2020</u> .		
		
Port Auditor	Port Commissioner	
		
	Port Commissioner	
Number	Name	Amount
4662	JAMES AHO	\$256.00
4663	JOHN BURTON	\$256.00
4664	JONATHAN BUESCH	\$256.00
4665	CASCADE NATURAL GAS	\$5.00
4666	HONEY BUCKET	\$186.00
4667	PUGET SOUND ENERGY	\$134.80
4668	NORTH PERRY AVENUE WATER DISTRICT	\$47.71
4669	WASTE MANAGEMENT	\$22.60
4670	WASHINGTON STATE DEPARTMENT OF REVENUE	\$1,213.38
4671	SOUNDWEST ENGINEERING ASSOCIATES	\$33,032.95
4672	KENNETH W. BAGWELL, INC., P.S.	\$306.50
4673	THERESA HAALAND	\$715.00



RCO Project Review Meeting Schedule Boating Facilities Program

Dates: Monday-Tuesday, November 16-17, 2020

Location: Zoom - RCO will send online meeting access instructions.

Instructions: PowerPoint presentations must be uploaded to PRISM 3 business days before your presentation. For example, if your presentation is on Monday, please upload your PowerPoint by the previous Wednesday.

Projects: 11

Monday, November 16, 2020 - 11 projects

Time	Grant Mgr	Sponsor	Name	Proj #	Program
10:30 AM		INTRODUCTION			
11:30 AM	KimS	Brownsville Port of	Automated Kiosks	20-2217	Boating Facilities Program - Local
11:50 AM		LUNCH			
12:50 PM	AllisonD	King County Parks & Rec	Dockton Moorage Renovation Phase 2	20-2080	Boating Facilities Program - Local
1:10 PM	AlisonG	Pend Oreille County of	Davis Road Boating Facility	20-2173	Boating Facilities Program - Local
1:30 PM		SHORT BREAK			
1:40 PM	KimS	Kingston Port of	Kingston Marina Yacht Float	20-2384	Boating Facilities Program - Local
2:00 PM	BrianC	Manson Park & Rec District	Manson Bay Marina Renovation	20-2101	Boating Facilities Program - Local
2:20 PM		BREAK			
2:35 PM	MichelleB	Aberdeen City of	Southshore Public Waterfront	20-2153	Boating Facilities Program - Local
2:55 PM	MichelleB	Chinook Port of	Port of Chinook Boat Launch Replacement	20-2095	Boating Facilities Program - Local
3:15 PM		SHORT BREAK			



RCO Project Review Meeting Schedule Boating Facilities Program

3:25 PM	MichelleB	Fish & Wildlife Dept of	Fuller Bridge Access Area Redevelopment	20-2072	D	Boating Facilities Program - State
3:45 PM	MichelleB	Fish & Wildlife Dept of	Million-Dollar-Mile North Access Area Redevelopment	20-2230	D	Boating Facilities Program - State
4:05 PM		BREAK				
4:20 PM	MichelleB	Fish & Wildlife Dept of	Lake Terrell Boarding Float Replacement	20-2314	D	Boating Facilities Program - State
4:40 PM	KarlJ	State Parks	Sacajawea River Floats Replacement Project	20-2417	D	Boating Facilities Program - State
5:00 PM		END TIME				



RCO Project Review Meeting Schedule Boating Facilities Program



Dates: Monday-Tuesday, November 16-17, 2020

Location: Zoom - RCO will send online meeting access instructions.

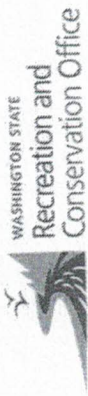
Instructions: PowerPoints must be uploaded to PRISM 3 business days before your presentation. For example, if your presentation is on Monday, please upload your PowerPoint by the previous Wednesday.

26 projects total

Projects: 15

Tuesday, November 17, 2020 - 15 projects

Time	Grant Mgr	Sponsor	Name	Proj #	Program
9:00 AM	KarlJ	State Parks	Twenty-Five Mile Creek Moorage Floats Replacement	20-2302 P	Boating Facilities Program - State
9:20 AM	KarlJ	State Parks	Marine Moorage Buoy Planning	20-2191 P	Boating Facilities Program - State
9:40 AM	AlisonG	Whitman County Port of	Boyer Park and Marina Dock Replacement Project	20-2115 D	Boating Facilities Program - Local
10:00 AM		BREAK			
10:15 AM	KimS	Ilahaee Port of	Transient Moorage Improvements	20-2059 D	Boating Facilities Program - Local
10:35 AM	KimS	Silverdale Port of	Silverdale Launch & Dock Facilities Upgrades	20-2142 D	Boating Facilities Program - Local
10:55 AM		BREAK			
11:10 AM	JesseS	Camas-Washougal Port of	Parker's Landing Marina Breakwater Access Area	20-2000 D	Boating Facilities Program - Local
11:30 AM	DanH	Lake Stevens City of	North Cove Guest Moorage Development	20-2158 D	Boating Facilities Program - Local
11:50 AM		LUNCH			
12:50 PM	DanH	Snohomish County Parks Dept	Kayak Point Elevated Boat Launch	20-2343 D	Boating Facilities Program - Local



RCO Project Review Meeting Schedule Boating Facilities Program

Time	Staff	Kennewick Parks & Rec Dept	Columbia Park Boat Launch Boarding Float Rehab	20-2323	Boating Facilities Program - Local
1:10 PM	AllisonG			D	
1:30 PM		BREAK			
1:45 PM	AllisonD	Friday Harbor Port of	Jackson Beach Parking Overlay & Restroom Upgrade	20-2119	Boating Facilities Program - Local
2:05 PM	BethA	Port Townsend Port of	Gardiner Boat Launch Improvement Project	20-2083	Boating Facilities Program - Local
2:25 PM		BREAK			
2:40 PM	MichelleB	Willapa Harbor Port of	Tokeland Marina Fishers RV Park	20-2006	Boating Facilities Program - Local
3:00 PM	MichelleB	Fish & Wildlife Dept of	Upper Yakima River Canyon Access Area Development	20-2149	Boating Facilities Program - State
3:20 PM		BREAK			
3:35 PM	MargueriteA	Natural Resources Dept of	Lakebay Marina Acquisition	20-2425	Boating Facilities Program - State
3:55 PM	KariJ	State Parks	Sacajawea Moorage and Parking Improvements	20-2340	Boating Facilities Program - State
4:15 PM		WRAP UP			
4:45 PM		END TIME			



OFFICE OF
Gary Simpson

KITSAP COUNTY SHERIFF

614 DIVISION ST. MS-37 • PORT ORCHARD, WASHINGTON 98366 • (360) 337-7104 • FAX (360) 337-5736

October 29, 2020

Bagwell & Harvey PLLC
Attn: Kenneth Bagwell
9057 Washington Avenue NW, Suite 203
Silverdale WA 98383

Re: 5507 Illahee Rd Bremerton

Enclosed please find the original Sheriff's Deed to Real Property and your originals Real Estate Excise Tax Affidavit and a copy of my return of service on deed issued.

The original return of service on the deed issued, along with a copy of the deed, and the voided original of the Certificate of Sale of Real Estate have been forwarded to the Kitsap County Clerk.

Sincerely,

Acting Chief Jeffrey Menge
Support Services Division

By: Colleen Smith
Civil Unit

SHERIFF'S DEED TO REAL PROPERTY

IN THE SUPERIOR COURT OF WASHINGTON FOR KITSAP COUNTY

FLETT DAIRY INC.,

Plaintiff

vs.

DAVID A. KRICK and PHYLLIS A. KRICK,
his wife, individually and as marital
community; FEDERAL NATIONAL
MORTGAGE ASSOCIATION; KEY BANK
NATIONAL ASSOCIATION; GULL
INDUSTRIES INC.; WAYNE B. KNIGHT,
as Personal Representative of the
Estate of Donald L. Krick, deceased and
US TREASURY, Internal Revenue Service.

Defendants

CAUSE NO. 01-2-02470-3

Judgment Rendered On 12-18-2015

Partial Assignment Judgment 11-28-2018

Amended Order of Sale 07-09-2019

Date of Sale 09-06-2019

Date of Redemption 09-06-2020

Date of Deed 10-29-2020

I, GARY SIMPSON, Sheriff of Kitsap County, State of Washington, do hereby certify that under and by virtue of the procedure indicated above, issued out of the above-entitled Court, in the above-entitled action, duly attested, and directed and delivered to me, by which I was commanded to levy upon and sell the right, title and interest of the Defendant in property hereinafter described according to law, and apply the proceeds of such sale to the satisfaction of the judgment in said action, with interest and costs of suit, I duly levied on and sold at public auction, after due and legal notice, to:

Port of Illahee.

who was the highest and best bidder therefore, at such sale, for the sum of:

\$109,023.71 Dollars, the real estate, situated in Kitsap County, State of Washington, hereinafter described, the description of which is incorporated by this reference. I thereupon delivered to said purchaser a certificate of sale as required by law. I further certify that the time for redemption has expired.

NOW, THEREFORE, I, GARY SIMPSON, Sheriff of Kitsap County, State of Washington, or my authorized Deputy, by virtue of the procedure indicated above and pursuant to the statutes relevant to such procedure, do hereby grant, bargain, sell, convey and confirm:

ORIGINAL

Port Of Illahee.

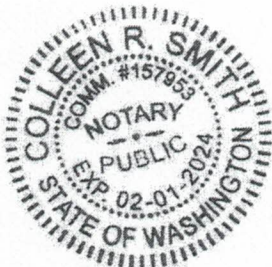
as the purchaser at said sale, or as his successor in interest, or as a redemptioner so hereto entitled, and to his heirs, successors and assigns forever the real estate, the description of which is incorporated, as fully as I can, may or ought to by virtue of the procedure indicated above, the orders of said Court, and the statutes of this State.

AS EVIDENCE of my so granting and conveying, I or my authorized Deputy hereby set my hand on the date indicated above, at Port Orchard, Washington.

STATE OF WASHINGTON)
) SS
COUNTY OF KITSAP)

Gary Simpson, Sheriff Kitsap County, Washington

By [Signature]
Acting Chief Jeffrey Menge
Support Services Division



Subscribed and sworn to before me this 29th day of

October 2020
Colleen R Smith

NOTARY PUBLIC in and for the State of Washington
residing in _____ County.

My commission expires 2-1 2024

Docket # 19001223

LEGAL DESCRIPTION:

PARCEL III:

THE SOUTH 20 FEET OF LOT 1, ALL OF LOT 2, AND THE NORTH 20 FEET OF LOT 3, BLOCK 15, ILLAHEE, AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 54, RECORDS OF KITSAP COUNTY, WASHINGTON.
SITUATE IN KITSAP COUNTY, WASHINGTON.

Post Office address: 5507 Illahee Rd NE, Bremerton WA 98311

Assessor's Property Tax Parcel or Account Number: 4429-015-001-0309

Sheriff's Deed to Real Property

ORIGINAL



OFFICE OF
Gary Simpson

KITSAP COUNTY SHERIFF

614 DIVISION ST. MS-37 - PORT ORCHARD, WASHINGTON 98366 - (360) 337-7104 - FAX (360) 337-5736

BAGWELL & HARVEY PLLC
9057 WASHINGTON AVENUE NW ROOM 203
SILVERDALE WA 98383

Phone:

Amount Due: \$ 0.00
Invoice #: 20001238
Invoice Date: 10/29/2020

Your File #:

Payment Due Upon Receipt DEED

Please send a copy of this invoice with your remittance

FLETT DAIRY INC
vs.
DAVID A KRICK

Invoice #: 20001238
Invoice Date: 10/29/2020

Serve: DAVID A KRICK

Served by Deputy Sheriff:
Service Date:
Method of Service:

Time:

DEED
Total

Amount
67.00
67.00

Receipt Date Check Number
10/20/2020 2687

Receipt Total

Amount
67.00
67.00

Amount Due: \$ 0.00



IN THE SUPERIOR COURT OF WASHINGTON FOR KITSAP COUNTY

FLETT DAIRY INC.,

Plaintiff,

vs.

DAVID A. KRICK and PHYLLIS A. KRICK, his
wife, individually and as marital community;
FEDERAL NATIONAL MORTGAGE
ASSOCIATION; KEY BANK NATIONAL
ASSOCIATION; GULL INDUSTRIES INC.;
WAYNE B. KNIGHT, as Personal Representative
of the Estate of Donald L. Krick, deceased and
US TREASURY, Internal Revenue Service.

Defendants.

SHERIFF'S RETURN ON
DEED ISSUED

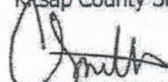
CAUSE NO. 01-2-02470-3

I, COLLEEN SMITH, Support Services Specialist Lead for the Kitsap County Sheriff, do hereby certify that on October 29, 2020, I issued a Sheriff's Deed to Real Property for the above referenced case to Port of Illahee who were the highest and best bidders at public auction on September 6, 2019, with a redemption period ending September 6, 2020.

The Deed was delivered to Bagwell & Harvey PLLC via in person pick up .

Dated at Port Orchard, Washington this 29th day of October 2020

Kitsap County Sheriff's Office



Colleen Smith
Support Services Specialist #1040

COPY

REAL ESTATE EXCISE TAX AFFIDAVIT
CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

This form is your receipt
when stamped by cashier.

THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED
Only for sales in a single location code on or after January 1, 2020.

Check box if the sale occurred
in more than one location code.

PLEASE TYPE OR PRINT

Check box if partial sale, indicate % sold. List percentage of ownership acquired next to each name.

1 SELLER GRANTOR	Name: KITSAP COUNTY SHERIFF	2 BUYER GRANTEE	Name: PORT OF ILLAHEE
	Mailing Address: 614 Division Street		Mailing Address: PO Box 2357
	City/State/Zip: Port Orchard, WA 98366		City/State/Zip: Bremerton, WA 98310
	Phone No. (including area code):		Phone No. (including area code):

3 Send all property tax correspondence to: Same as Buyer/Grantee

Name	List all real and personal property tax parcel account numbers - check box if personal property	List assessed value(s)
Mailing Address	4429-015-001-0309 <input type="checkbox"/>	55,430.00
City/State/Zip	<input type="checkbox"/>	0.00
Phone No. (including area code)	<input type="checkbox"/>	0.00

4 Street address of property: **5507 Illahee Rd. NE, Bremerton, WA 98311**
This property is located in: **Kitsap County**

5 Select Land Use Code(s):
53 - Retail trade - general merchandise
enter any additional codes:
(See back of last page for instructions) YES NO

Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? YES NO

Is this property predominantly used for timber (as classified under RCW 84.34 and 84.35) or agriculture (as classified under RCW 84.34.020)? See ETA 5215 YES NO

6 YES NO

Is this property designated as forest land per chapter 84.33 RCW? YES NO

Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? YES NO

Is this property receiving special valuation as historical property per chapter 84.26 RCW? YES NO

If any answers are yes, complete as instructed below:

(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)
NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferee at the time of sale. (RCW 84.33, 140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.

This land does does not qualify for continuance.

DEPUTY ASSESSOR _____ DATE _____

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)
NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferee at the time of sale.

(3) NEW OWNER(S) SIGNATURE _____
PRINT NAME _____

7 List all personal property (tangible and intangible) included in selling price.

If claiming an exemption, list WAC number and reason for exemption:
WAC No. (Section/Subsection) **458-61A-208(5)(a)**
Reason for exemption:
Sheriff's sale.

Type of Document **Sheriff's Deed**
Date of Document **10-29-2020**

Gross Selling Price \$	109,023.71	0.00
Personal Property (deduct) \$		0.00
Exemption Claimed (deduct) \$		0.00
Taxable Selling Price \$		0.00
Excise Tax: State		
Less than \$500,000.01 at 1.1%	\$	0.00
From \$500,000.01 to \$1,500,000 at 1.28%	\$	0.00
From \$1,500,000.01 to \$3,000,000 at 2.75%	\$	0.00
Above \$3,000,000 at 3.0%	\$	0.00
Agricultural and timberland at 1.28%	\$	0.00
Total Excise Tax: State \$		0.00
0.0050 Local \$		0.00
*Delinquent Interest: State \$		0.00
Local \$		0.00
*Delinquent Penalty \$		0.00
Subtotal \$		0.00
*State Technology Fee \$		5.00
*Affidavit Processing Fee \$		5.00
Total Due \$		10.00

A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX
*SEE INSTRUCTIONS

8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT

Signature of Grantor or Grantor's Agent [Signature]	Signature of Grantee or Grantee's Agent [Signature]
Name (print): Acting Chief Sheriff Mena	Name (print): JAMES AHO
Date & city of signing: 10-29-2020 Pt Orchard	Date & city of signing: 11/5/20 SILVERDALE WA

Perjury: Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than five thousand dollars (\$5,000.00), or by both imprisonment and fine (RCW 9A.20.020(1C)).

EXHIBIT A

Legal Description

5507 Illahee Rd. NE, Bremerton, WA 98311, Tax Parcel No.4429-015-001-0309

THE SOUTH 20 FEET OF LOT 1, ALL OF LOT 2, AND THE NORTH 20 FEET OF LOT 3, BLOCK 15, ILLAHEE, AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 54, RECORDS OF KITSAP COUNTY, WASHINGTON.

SITUATE IN KITSAP COUNTY, WASHINGTON.

Abbreviated Legal: PTN LOTS 1-3, BLOCK 15, ILLAHEE, VOL 4, PG 54

Port Of Illahee
 MAXIMUM OF THREE (3)
 CONSECUTIVE DAYS
 MOORAGE IS AUTHORIZED
 WITHOUT WRITTEN
 APPROVAL OF THE PORT
 COMMISSION. VESSELS IN
 VIOLATION MAY BE SEIZED
 OR REMOVED AT OWNERS
 EXPENSE IN ACCORDANCE
 WITH PORT RESOLUTION
 2000-03 AND RCW 53.08.320

VESSELS IN VIOLATION OF THE 72 HOUR MOORING
 PERIOD WILL BE CONSIDERED TRESPASSING & WILL BE
 IMPOUNDED AND/OR REMOVED AT OWNERS EXPENSE
 4/8/2018

Impounded Vessels are subject to the
 following fee schedule:

- 1. Initial Impounding fee: \$100
- 2. Daily Impounding fee: \$60
- 3. Impound release fee: \$75



**ILLAHEE
COMMUNITY DOCK**
Residential & Guests Only
**PLEASE OBSERVE
CLOSURE HOURS**
NO TRESPASSING BETWEEN
10:00PM TO DAYLIGHT
VIOLATORS SUBJECT TO CITATION AND/OR ARREST

WELCOME TO THE BEST OF ILLINOIS
We are excited to have you here!
Please enjoy your stay and have a great time!

Stop the Spread

6 feet
6 or fewer

www.illinois.gov
800.244.8888

WELCOME TO THE PORT OF ILLAHEE
Use this facility at your own risk

RULES FOR USE OF PORT PROPERTY

- Vehicle parking in designated area only, not to exceed 72 hours
- Boat mooring is not to exceed 72 hours
- The Port facilities are closed to use at 10:00pm except for moored boats
- No diving off the pier
- No destructive or damaging activities - No climbing the light fixtures
- Foot traffic only on the floats - No recreation use of wheel devices
- No open fires or fireworks allowed on Port property at any time
- Alcohol consumption is not allowed on Port facility
- Do not feed wild animals or birds, due to health hazard concerns
- No littering - Pet owners are to clean up after your pets

VIOLATIONS ARE SUBJECT TO
ENFORCEMENT BY THE
KITSAP COUNTY SHERIFF'S OFFICE
AND PORT AUTHORITY

Stop the Spread

**VESSELS IN VIOLATION OF THE 72 HOUR MOORING
PERIOD WILL BE CONSIDERED TRESPASSING & WILL BE
IMPOUNDED AND/OR REMOVED AT OWNERS EXPENSE
IA W RCW53.08 320**

Impounded Vessels are subject to the
following fee Schedule:

- 1. Initial Impounding fee: \$100**
- 2. Daily Impounding fee: \$50**
- 3. Impound release fee: \$75**

All impound payments must be made by certified check

PORT OF ILLAHEE
RESOLUTION NO. 2020-05

RE: ADOPTION OF THE 2020 FINAL BUDGET

WHEREAS, the Port Commission of the Port of Illahee has reviewed the fiscal requirements of the Port District, the anticipated revenues and expenditures of the District; and

WHEREAS, the 2021 Preliminary Budget was prepared and approved as required by law.

NOW, THEREFORE, BE IT RESOLVED by the Port Commission of the Port of Illahee that the final budget of the Port of Illahee be adopted for the tax year 2021, as attached hereto.

ADOPTED by the Port Commission of the Port of Illahee, Kitsap County, Washington at the regular open public meeting thereof held on the 11th day of November 2020.

PORT OF ILLAHEE
KITSAP COUNTY, WASHINGTON

By:

Commissioner Aho

Commissioner Buesch

Commissioner Burton

**PORT OF ILLAHEE
2021 FINAL BUDGET**

	DETAIL	TOTALS
TOTAL ESTIMATED BEGINNING BALANCE		348,575.00
REVENUES:		
695.00 Real Property Rentals	30,000.00	
699.10 Investment Interest	3,500.00	
699.20 Property Tax	92,500.00	
TOTAL ESTIMATED REVENUES:		126,000.00
TOTAL ESTIMATED FUNDS AVAILABLE:		474,575.00
EXPENDITURES:		
721.00 MARINA OPERATING		
721.80 Utilities	3,000.00	
721.90 Other	500.00	
723.00 MARINA MAINTENANCE		
723.30 Outside Services	14,000.00	
723.40 Supplies	1,000.00	
761.00 PROPERTY LEASE/RENTAL		
761.30 Outside Servies	2,800.00	
763.00 PROPERTY LEASE/RENTAL MAINTENANCE		
763.40 Supplies	500.00	
763.60 Facility Maintenance	3,000.00	
763.70 General and Administrative	500.00	
763.80 Utilities	2,500.00	
763.90 Other	5,000.00	
771.00 DEBT REDEMPTION		
771.50 Other Note/Contracts	8,000.00	
773.00 FIXED ASSET DISBURSEMENT		
773.50 Property Improvements	25,000.00	
773.90 Other Property Improvements	15,000.00	
774.00 WATERFRONT FACILITIES		
774.40 Waterfront Grants	300,000.00	
780.00 GENERAL AND ADMINISTRATIVE		
781.10 Commissioner compensation	16,000.00	
781.20 Commissioner reimbursement	1,500.00	
781.30 Outside services	20,000.00	
781.40 Supplies	500.00	
781.60 Facility rentals	400.00	
781.70 G&A Operations	20,000.00	
789.10 Economic development	2,500.00	
790.00 NON-OPERATING EXPENSE		
799.91 Interest Expense	4,200.00	
799.92 Election Expense	3,000.00	
TOTAL ESTIMATED EXPENDITURES:		(448,900.00)
TOTAL ESTIMATED ENDING BALANCE:		25,675.00
RESERVES:		
723.00 Marina Maintenance:Other:Major Repair/Replace	10,000.00	
763.00 Property Lease/Rental Maintenance:Other Major Repair/Replace	10,000.00	
Unallocated Reserve Funds	5,675.00	
TOTAL ESTIMATED END OF YEAR RESERVE:		25,675.00

Commissioner Jim Aho

Commissioner Jon Buesch

Commissioner John Burton