



**AGENDA FOR  
PORT OF ILLAHEE COMMISSION  
Wednesday, April 14, 2021 - 6:30 p.m.  
ZOOM MEETING #715 0997 5823 / Password: Illahee**

**1. CALL TO ORDER  
2. CONSENT AGENDA**

1. Agenda

\*2. March 10, 2021 Regular Meeting minutes

\*3. Pay Bills with check numbers 4728 through 4739 totaling \$ 14,629.63

**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/Waterfront Access Improvements

\*- Port is at #8 on ALEA Preliminary Ranking and #9 on BFP Preliminary Ranking

\*- Budget discussion

\*- Possibility of Federal stimulus money, which would be used towards the store and dock repair

- Any possibility of mitigation credit for Port's efforts through the years

- Status of County filtration system

Haaland 2. Treasurer's Report as of March 31, 2021 General Fund \$ 28,417.02 ; Investments \$ 286,631.86  
Good Property Management (GPM) Account \$ 200.00 (total: \$315,248.88)

3. Reports

Aho a. Website

- Illahee Creek Watershed Report/Surface Water Management Plan (SWMP) – County contacted about adding a link to their website?

- Mussel sampling (PSNS & County) results added?

Buesch b. Properties

5560 Ocean View Boulevard/Rental

- Status of septic design

- Health Department to put in writing/email that they will be okay with the reserve drain field on the lot if a septic designer signs off on it.

\*- Annual backflow testing being completed by Bremerton Backflow

5500 Illahee Road/Rental

- Anything to report?

5507 Illahee Road/Illahee Store Property

- Status of amount owing on tax statement

- PLIA will be contacted again once the conceptual design has been approved

Burton c. Dock/Pier

- Status of signs

- Hiring Safe Security

- Deck boards hammered down?

- Light timer adjusted?

Haaland 4. Public Disclosure Commission due by April 15<sup>th</sup> – FINAL REMINDER

**6. NEW BUSINESS**

Haaland \*1. Washington Trust for Historic Preservation – sent out an email invite for Commissioners to attend a virtual meeting tomorrow, April 15<sup>th</sup> from 4:00PM – 5:00PM with a public workshop from 5:00PM – 7:00PM

Haaland \*2. Port of Brownsville notice of data breach

**7. PUBLIC COMMENT**

**8. EXECUTIVE SESSION**-Property negotiation or Potential litigation?

**9. ADJOURN** – Kitsap All Ports meeting – Monday, April 26, 2021 – ZOOM

Regular meeting – Wednesday, May 12, 2021 @ 6:30PM via ZOOM



## Port of Illahee – Minutes of Regular Meeting on March 10, 2021

Port of Illahee  
Minutes of Regular Meeting  
March 10, 2021

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 / Password: Illahee). 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 6:32PM. Also in attendance were Commissioner Jonathan Buesch; Commissioner John Burton; Administrator Theresa Haaland; Lee Knapp of TIKAR Services; Roy Barton; John Parvis; and Janet Soderberg.

Lee asked to be added early on the agenda as he had a pre-existing commitment. The Commissioners agreed to move the Dock/Pier discussion after Public Comment.

### CONSENT AGENDA

*Commissioner Buesch moved to approve the consent agenda items: March Meeting Agenda as amended; February 10, 2021 Regular Meeting minutes; March 10, 2021 checks numbering 4719 through 4727 totaling \$2,005.40 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 by Friday afternoon to sign documents.

**PUBLIC COMMENT – None.**

### REPORTS/UNFINISHED BUSINESS

Dock/Pier – Lee said that he didn't have anything to discuss, but wanted to be available at the meeting in case there were any questions. Commissioner Burton said that there is no request for TIKAR to perform any work at this time. He has ordered the signs and they should be installed in a few weeks. He ordered two extra signs that list the Port's Rules and Regulations. Besides posting one at the dock he plans to eventually post another one at the store property, since the Port's Rules and Regulations apply to all of the Port's properties.

Commissioner Burton said that he still thinks hiring Safe Security is a good idea. He continues to hear concerns from the citizens that live in the area. He was up around 2:00AM a few nights ago and witnessed two vehicles pulling into the store parking lot. He didn't feel comfortable confronting the individuals since there is no surveillance equipment onsite. He suggested once power is available at the store, surveillance equipment be installed.

Commissioner Buesch said that he was down at the dock last week around 3:45PM and noticed that the lights were on at the pier. He wanted Commissioner Burton to be aware, so that if the lights are on a timer it can be adjusted. He also noticed some nails sticking out of the deck boards on the dock, which could be a hazard to individuals walking on the dock. Commissioner Burton said that during this time of the year the boards get wet and the water freezes and the nails eventually get pushed out. Lee explained that stainless steel dock screws can now be used, but with the current state of the decking it probably isn't worth using those



## Port of Illahee – Minutes of Regular Meeting on March 10, 2021

deck screws. Commissioner Burton asked Lee to take a look at the deck boards and fix any nails that are sticking out.

Commissioner Aho reminded everyone that last month Lee asked if SoundWest's permitting cost breakdown included the actual permit fees; Commissioner Aho talked to John Piccone and determined that they do not include them. SoundWest will pay for the fees when the permits are submitted and the Port will reimburse SoundWest. Lee said that is what he had thought and he just wanted the Commissioners to be aware there will be additional costs.

Lee thanked everyone and left the meeting.

### Grants/Waterfront Access Improvements –

Commissioner Aho reported that the Port ranked number nine for the Boating Facilities Program (BFP) grant and there was funding available in the State's Preliminary Budget to fund projects one through thirteen, so as long as the budget remains as is or close to it the Port will receive approximately \$851,000 in BFP grant money towards the Waterfront Access Improvements. That is great news for the Port and the community! Commissioner Aho said that if the Port is awarded one of the other grants along with the BFP grant we should be able to move forward with the work and the next meeting we will probably be talking about the budget and how the Illahee Store property fits in with the project. The Port scored number eight out of eighteen with the Aquatic Land Enhancement Account (ALEA) grant and scored number nine out of fourteen with the Washington Wildlife Recreation Program (WWRP) grant. So it's promising that the Port will receive the BFP and ALEA grants, but again we will not know for sure until the State's budget is finalized.

As far as Commissioner Aho knew SoundWest continues to work on the permitting with no apparent issues. Commissioner Aho said that the Port paid roughly \$68,000 in pursuing the grant that helped pay for the Illahee Creek Watershed Report/Surface Water Management Plan (SWMP). He wanted to see if there is any possibility of the Port receiving credit for all of that work and money that was spent and that is one reason that he had suggested at the January Kitsap All Ports meeting that an ad hoc committee be formed to work with the County on the Shoreline Master Program (SMP). Commissioner Aho attended a meeting with others including: James Weaver with the Port of Bremerton; John Piccone of SoundWest Engineering; and Angie Silva and Dave Ward with Kitsap County Department of Community Development. It was agreed prior to the meeting that John Piccone and Lauren Swanson would be the best suited to move forward with reviewing the SMP update. They determined that none of the recent changes to the SMP will actually affect the Ports. Because there were no concrete recommended changes, it was agreed that we were all working toward the best outcomes on Port projects. Commissioner Aho said that he went through the code and found what is called the Cumulative Impact Report (CIR). This is a report that is submitted, which outlines the environmental degradation a project creates. Commissioner Aho said that if we are to consider the environmental degradation created by a project then we should also be able to consider the cumulative effects of any positives and in Illahee's case the Port paying to get the grant that generated the SWMP is a positive and should be some sort of credit towards the Port's future project. Commissioner Aho said that he learned that even when the County has a project, they have to go through the DCD to obtain permits, although probably an easier process than outsiders since



## Port of Illahee – Minutes of Regular Meeting on March 10, 2021

employees generally know each other and have a history and generally think that a fellow employee knows what needs to be done. So, permits are just a thing that has to be done, part of the process and we just have to pay the fees to move forward.

Commissioner Aho reported that he received a call from the County and they want to discuss installing a filtration system in at the base of the dock. Commissioner Aho and Mr. Piccone will be meeting with County personnel tomorrow morning. It is great timing as this can hopefully be scheduled while the entire area is under construction with the Waterfront Access Improvement Project.

Commissioner Buesch recalled that excessive shading was one of the main factors with the new floats. Commissioner Aho explained that the new material will need to be grated to allow light filtration, so it is actually an environmental improvement. Commissioner Burton said that in talking with Mr. Piccone he was told that the same surface area will be used with a see-through material. Commissioner Burton was questioning adding to the fishing float dock. Mr. Piccone had cautioned that at this point we don't want to make many, if any, changes as the Recreation Conservation Office (RCO) Board could view that as the plan is not a solid plan. There may be some room for adjustments once grants are in place.

### Treasurer's Report

As of February 28, 2021 the General Fund totaled \$21,936.36, Investments totaled \$286,537.75 and the balance of the Good Property Management account totaled \$200.00.

### Commissioners' Reports

Website – Commissioner Aho was able to post

tonight's Agenda Packet a bit earlier this month as it was made available earlier, so he assumed everyone had a chance to review it. He explained that at one time the County had a link to the Surface Water Management Plan (SWMP) and he plans to contact County personnel to see if they can add the link to the County's website again, since the Port is going to be doing work related to it, it would be nice to have access to the plan. He is looking for the mussel sampling results to add to the website as well.

### Rental Properties

#### 5560 Ocean View Boulevard/Rental Property –

Commissioner Buesch reported that he thanked Rob of RCP Construction for what he had done thus far regarding the reserve drain field information, but that the Port would be taking it from here. He asked Rob what septic designer he uses with his construction business and was informed they use Dave's Septic Services. Commissioner Buesch called Dave and discussed the situation about the Port wanting to separate the Illahee Road lot from the 5560 Ocean View property, but that it currently is attached to the property as a reserve drain field, although it is thought there is ample room on the Ocean View lot to include the reserve drain field. Dave told Commissioner Buesch that he didn't see it being a very big project and estimated it to cost no more than \$2,000. He also said that the lots can be separated. Commissioner Buesch has since left a couple messages for Dave, but hasn't received a returned call. He presumes Dave is working on it. Rob with RCP told Commissioner Buesch that he is interested in the lot, but will be less interested if it is not available until after he is done developing the four lots to the north of it. It was agreed that before separating the lots, if it is possible, first the



## Port of Illahee – Minutes of Regular Meeting on March 10, 2021

Port would need to get something in writing from the Kitsap Public Health District agreeing that the properties can be separated with the reserve drain field being located on the Ocean View property.

5500 Illahee Road/Rental Property – Commissioner Buesch went to the property and talked to the tenant after last month's meeting. The tenant has lived at the property for many years, so Commissioner Buesch asked her if she knew where the water shutoff valve was located. She directed Commissioner Buesch to the ceiling in the basement's northwest corner, near a shelving unit. There Commissioner Buesch located two valves. One to the north and one to the south. He was able to twist the one to the north shut, but the one to the south was stuck. After he shut the valve to the north he went outside and unclamped the hose to the spigot that was leaking. A small amount of water continued to run out of the hose, but it was not pressurized so he presumes the valve to the north that he shut off was the valve for that faucet. So, if pressurized water is needed that valve in the ceiling will need to be turned back on. He re-clamped the hose, just in case there were further issues.

5507 Illahee Road/Illahee Store Property – thanks went out to John Parvis for continuing to provide the landscape maintenance around the building. Commissioner Buesch talked to Ken Bagwell about the taxes shown owing on the account. Mr. Bagwell informed Commissioner Buesch that the Sheriff's Department apparently completed the incorrect form after the redemption period of the Sheriff's sale was complete. Mr. Bagwell has been in contact with the Sherriff's Department and they

are working to get it resolved. Mr. Bagwell made no indication that the Port should pay the taxes.

Several years ago, the Port ranked number sixteen for the cleanup of the store property on the Pollution Liability Insurance Agency's (PLIA) list of contaminated sites that will receive PLIA funding for cleanup. Commissioner Burton voiced his concern about not knowing for sure that the Port is still eligible to receive the funding. Commissioner Aho said that PLIA personnel had told him that once an entity is on the cleanup list, it doesn't get dropped from the list until the cleanup is complete. Commissioner Aho was also told that with the project being just over \$500,000, they considered it a small project, which can easily be funded as most projects are in the millions. Commissioner Buesch said that the Port was approved for this about three years ago and the costs are sure to be more now, will PLIA cover the costs due to inflation. Commissioner Aho said that they did at one point increase the amount to be covered. He agreed this is problematic and the longer we wait the more expensive it is sure to be. He said that with the Port installing the holding tank, that may lessen PLIA's costs overall for the cleanup. Once the plans for the Illahee Store are in hand, Commissioner Aho plans to contact PLIA and tell them the Port is ready to move forward with the cleanup.

### **NEW BUSINESS**

2021 Meeting Schedule – it was explained that apparently a resolution establishing the Port's meeting calendar is required every year. Commissioner Aho said that he thought the Port had at least been meeting the intent by posting the meeting dates on the website. *It was agreed to adopt Resolution 2021-01 Establishing the 2021*



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**Regular Meeting Schedule** (motion by Buesch; second by Burton; unanimous).

Public Disclosure Commission – Commissioners were reminded to complete the required annual PDC online update by April 15<sup>th</sup>.

Commissioner Position 2 will be on the November ballot. Filing week is May 17<sup>th</sup> through the 21<sup>st</sup>. Commissioner Buesch is not sure if he will file.

### **PUBLIC COMMENT**

Mr. Parvis said that he was down on the outer pier and found a shackle that was just lying there. It appeared old and rusty, but he was concerned it may go to something. He plans to drop it off at Commissioner Burton's home and Commissioner Burton will check it out.

Roy Barton asked about Mr. Piccone's presence on the ad hoc committee. He questioned who is paying him for his time to serve on that committee. Commissioner Aho reassured that Mr. Piccone offered to be on the committee at no charge as any improvement to the permitting process will also help him in his business. Commissioner Aho said that the Port is a rather poor Port. For many years the amount of property taxes it received was a flat amount of approximately \$79,600. Commissioners back in the day were in agreement that they did not want to raise taxes, so the taxes remained at that flat amount for many years. He is thankful to the Commissioners of the past for their frugality as it has allowed the Port to be in this position now to where we can move forward with applying for grants. He understands that none of us want to spend more money than we have to and so, no the

Port of Illahee is not paying Mr. Piccone to be a member on the ad hoc committee.

Janet Soderberg thanked everyone for all their hard work. She is concerned about the security at the Illahee Store property and said she wanted to echo Commissioner Burton's concerns about the need for security. She applauds him for discussing this every month, although there is no movement with it. She said that she wasn't sure if we want our Port to be represented to the community as the "poor" Port and when thinking about that she wondered what the equity of the Port was and directed the question to Commissioner Buesch. Commissioner Buesch said that he's not an assessor, so isn't qualified to determine the value of all the Port's properties, but the only one with a balance owing is the Ocean View property. It is believed the balance due is roughly \$160,000 and it is obviously worth much more than that. In order to provide Ms. Soderberg with a somewhat accurate figure, Commissioner Buesch said the Port would have to talk to an appraiser or at least get some comps from a realtor, but at the same time he doesn't see the Port intending to sell the store or the Dietch property. Currently, there is discussion about the possibility of separating the reserve drain field lot that runs along Illahee Road with the Ocean View property with the intention of possibly selling the lot. Commissioner Aho said that with his work with the Illahee Forest Preserve, he just received a title report for a lot along Illahee Road that was valued at \$70,000 and it is not a prime lot. This made him think that the drain field lot would possibly be valued at closer to \$100,000. He said that because of the previous Port Commissioners being so careful not to overspend and to continually save money and had the



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wherewithal to purchase the Deitch house and the Ocean View property and pursue the Illahee Store property from all those years ago, it's been an amazing accomplishment and it put the Port in the position it is today to have the ability to move forward with making a big community improvement. Thanks must be given to the pervious Commissioners, we are all just at the tail end trying to finish up properly. Commissioner Buesch asked Ms. Soderberg if that answered her question. She thanked Commissioner Buesch.

**EXECUTIVE SESSION – None.**

### **ADJOURN**

*At 7:33PM Commissioner Buesch moved to adjourn the meeting; second by Commissioner Burton; approved unanimously.*

Approved:

\_\_\_\_\_  
Commissioner

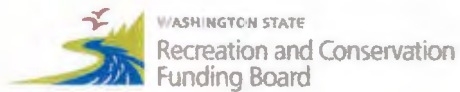
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Commissioner









**Preliminary Ranking**  
Aquatic Lands Enhancement Account  
2021-2023

Rank	Score	Project Number and Type	Grant Applicant	Project Name	Grant Request	Applicant Match	Total
1	60.42	20-1322 C	Edmonds	Willow Creek at Marina Beach Park	\$500,000	\$4,115,549	\$4,615,549
2	59.83	20-1760 D	Lakewood	American Lake Park Waterfront Access Upgrades	\$500,000	\$884,920	\$1,384,920
3	57.83	20-1725 R	Bellingham	Little Squalicum Estuary	\$500,000	\$2,098,640	\$2,598,640
4	54.25	20-1709 D	Port of Bellingham	Fairhaven Small Watercraft Launch and Dock	\$500,000	\$1,391,200	\$1,891,200
5	53.33	20-1653 D	Snohomish County	Kayak Point Waterfront Improvements Phase 1	\$500,000	\$2,505,971	\$3,005,971
6	53.08	20-1302 D	Seattle	Terry Pettus Park Renovation	\$500,000	\$1,240,000	\$1,740,000
7	52.5	20-1557 D	State Parks and Recreation Commission	Nisqually State Park	\$500,000	\$2,197,772	\$2,697,772
8	50.75	20-1711 D	Port of Ilwaco	Waterfront Access Improvements	\$500,000	\$312,000	\$812,000
9	50.58	20-1841 C	Blaine-Birch Bay Park and Recreation District	California Creek Estuary Park Phase 2	\$425,300	\$147,000	\$572,300
10	49.92	20-1474 D	Spokane County	Liberty Lake Regional Park Phase 1	\$500,000	\$1,400,000	\$1,900,000
11	49.58	20-1672 D	Mountlake Terrace	Ballinger Park Viewing Platform and Nature Trails	\$500,000	\$418,000	\$918,000
12	47.42	20-1483 C	Manson Park and Recreation District	Manson Bay Old Swim Hole Acquisition and Development	\$630,000	\$210,000	\$840,000
13	46.08	20-1751 R	Blaine	Marine Park Beach Naturalization	\$500,000	\$300,000	\$800,000
14	44.92	20-1758 D	Kirkland	David Brink Park Shoreline Renovation	\$500,000	\$811,600	\$1,311,600
14	44.92	20-1819 D	Port of Silverdale	Expand Silverdale Float Facilities and Enhance Beach	\$500,000	\$571,181	\$1,071,181
16	38.92	20-1530 D	King County	Marymoor Park Dock Replacement	\$500,000	\$642,128	\$1,142,128
17	33.67	20-1736 D	Port of Kingston	Guest Restroom Facility Replacement	\$172,200	\$57,400	\$229,600
18	31.33	20-1670 D	Port of Anacortes	Cap Sante Marina RV Park	\$500,000	\$650,985	\$1,150,985
<b>Total</b>					<b>\$8,727,500</b>	<b>\$19,954,346</b>	<b>\$28,681,846</b>

Project type: A=acquisition, C=combination of two or more acquisition, development, or restoration elements, D=development, R=restoration

## Aquatic Lands Enhancement Account Project Summaries (In Rank Order)



the access to the shoreline and dock for people using wheelchairs. This is the only park in Seattle's system that will provide free, waterfront access that is accessible to people with disabilities. Finally, the department will enhance landscaping features to improve lines of sight and safety. The park is popular for walking, biking, and participating in water activities and is a regional spot to launch hand-carried boats. The department also will restore native habitat and make shoreline improvements. The site is in disrepair with a deteriorating dock and corroded seating and retaining walls. Seattle will contribute \$1.2 million in cash and a grant from the state Washington Wildlife and Recreation Program. Visit RCO's online Project Snapshot for [more information and photographs of this project](#). (20-1302)

### **Washington State Parks and Recreation Commission**      **Grant Requested: \$500,000** **Providing Access to the Nisqually River**

State Parks will use this grant to develop access to the Nisqually River in Nisqually State Park. State Parks will build a road to a small parking area near the river that will serve school groups, people with disabilities, and people with kayaks or rafts. A second parking area up the road will provide parking for vehicles with boat trailers. At a visitor area near the river, State Parks will install an interpretive kiosk, a toilet, and an interpretive trail that leads in one direction to a hand carry boat launch and a small beach for direct water access and in the other direction, to viewing platforms for people to see and learn about the river. Finally, State Parks will plant portions of the Nisqually River waterfront near the Ohop Creek confluence to improve habitat for salmon species, including Chinook salmon and steelhead trout, both of which are listed as at risk of extinction under the federal Endangered Species Act. This will be one of the first day use facilities developed in this new state park. The project is designed to allow park visitors access to the river while also protecting and improving salmon habitat. State Parks will contribute nearly \$2.2 million. Visit RCO's online Project Snapshot for [more information and photographs of this project](#). (20-1557)

### **Port of Illahee**      **Grant Requested: \$500,000** **Improving Access to the Waterfront**

The Port of Illahee will use this grant to replace two recreational floats on the Illahee dock, expand parking, and improve pathways to the beach. The Illahee dock is a wood pier with gangways and two recreational floats, which have deteriorated and require immediate replacement. The upland area has a house, garage, and concrete boat ramp for small, nonmotorized boats. The Port will replace the floats in an improved configuration, demolish the house to expand parking, add new routes for people with disabilities, improve pathways to the beach, and install a toilet, educational signs, and viewpoints. The Port of Illahee will contribute \$312,000 in a grant from the state Washington Wildlife and Recreation Program. Visit RCO's online Project Snapshot for [more information and photographs of this project](#). (20-1711)



**Local Agency Project Preliminary Ranking  
Boating Facilities Program  
2021-2023**

Rank	Score	Project Number and Type	Grant Applicant	Project Name	Grant Request	Applicant Match	Total
1	61.55	20-2323 D	Kennewick	Columbia Park Boat Launch Boarding Float Rehabilitation	\$135,000	\$45,000	\$180,000
2	60.73	20-2095 D	Port of Chinook	Port of Chinook Boat Launch Replacement	\$944,439	\$241,110	\$1,185,549
3	59.73	20-2343 D	Snohomish County	Kayak Point Elevated Boat Launch	\$1,000,000	\$1,702,498	\$2,702,498
4	56.91	20-2083 D	Port of Port Townsend	Gardiner Boat Launch Improvement	\$539,877	\$134,970	\$674,847
5	56.18	20-2217 D	Port of Brownsville	Port of Brownsville Boating Facilities	\$86,025	\$28,675	\$114,700
6	55.91	20-2000 D	Port of Camas-Washougal	Parker's Landing Marina Breakwater Access Area	\$1,000,000	\$469,827	\$1,469,827
6	55.91	20-2115 D	Port of Whitman County	Boyer Park and Marina Dock Replacement	\$1,000,000	\$1,109,120	\$2,109,120
8	55.64	20-2101 P	Manson Park and Recreation District	Manson Bay Marina Breakwater Replacement	\$82,500	\$27,500	\$110,000
9	55.27	20-2059 D	Port of Illahee	Guest Moorage Improvements	\$851,065	\$299,000	\$1,150,065
10	54.91	20-2080 D	King County	Dockton Moorage Renovation Phase 2	\$1,000,000	\$2,250,000	\$3,250,000
11	52.00	20-2119 D	Port of Friday Harbor	Jackson Beach Parking Overlay and Restroom Upgrade	\$330,750	\$110,250	\$441,000
11	52.00	20-2142 D	Port of Silverdale	Silverdale Launch and Dock Facilities Upgrades	\$1,000,000	\$250,000	\$1,250,000
13	51.91	20-2153 A	Aberdeen	Southshore Public Waterfront	\$321,900	\$107,300	\$429,200
14	51.73	20-2384 D	Port of Kingston	Kingston Guest Moorage Floats	\$421,250	\$192,750	\$614,000
15	51.46	20-2158 D	Lake Stevens	North Cove Guest Moorage Development	\$116,245	\$40,000	\$156,245
16	45.91	20-2006 D	Port of Willapa Harbor	Tokeland Marina Fishers RV Park and Campground	\$764,000	\$531,000	\$1,295,000
<b>Total</b>					<b>\$9,593,051</b>	<b>\$7,539,000</b>	<b>\$17,132,051</b>

Project Types: A=Acquisition, D=Development, P=Planning

## Local Agency Project Summaries Boating Facilities Program (In Rank Order)



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only boat ramp in Whitman County. The Port of Whitman County will contribute \$1.1 million in cash and staff labor. Visit RCO's online Project Snapshot [for more information and photographs of this project](#). (20-2115)

### **Manson** **Renovating Manson Bay Marina**

**Grant Requested: \$82,500**

The Manson Park and Recreation District will use this grant to develop a plan to replace the breakwater at its Mason Bay Marina in Manson Bay Park on Lake Chelan. The project will include a facility assessment, construction drawings, engineering, and required permits for the future renovation of the deteriorating breakwater, which will include removal of the tire floats. The plan also will assess the feasibility of expanding the breakwater to accommodate more marina slips. A variety of recreational boaters, from Jet Skiers to anglers to paddle boarders and kayakers, enjoy Lake Chelan year-round. The Manson Park and Recreation District will contribute \$27,500. Visit RCO's online Project Snapshot [for more information and photographs of this project](#). (20-2101)

### **Port of Illahee** **Improving Guest Moorage at Port Orchard Bay**

**Grant Requested: \$851,065**

The Port of Illahee will use this grant to create 11 slips for guest motorboats that are up to 26 feet long at the Port Orchard Bay moorage facility. The Port also will improve the configuration of the moorage to provide individual slips and better vessel maneuvering options. The Port recently bought a residential property with a boat launch ramp near the parking area that will provide the room to expand. The Port will use the land for more parking and a new toilet, and will open the launch ramp to public use. The Port will contribute \$299,000. Visit RCO's online Project Snapshot [for more information and photographs of this project](#). (20-2059)

### **King County** **Continuing Renovations of Dockton Moorage**

**Grant Requested: \$1,000,000**

The King County Parks and Recreation Department will use this grant to renovate the dock and moorage slips at Dockton Park, which is on the shores of Quartermaster Harbor on Vashon-Maury Island in south Puget Sound. The County also will replace 36 pilings and 8 finger piers, renovate the breakwater pier with pre-fabricated floats, and install a fire safety system. Dockton Park's dock, moorage, and launching facilities were built in 1969 and renovated in the mid-1980s, and the boat launch was replaced in the early 2000s. King County will contribute \$2.2 million. Visit RCO's online Project Snapshot [for more information and photographs of this project](#). (20-2080)

# Potential Grant Options

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- **Boating Facilities Program (BFP)**

- Funding to acquire, develop, and renovate facilities for motorized boats and other watercraft, including launching ramps, guest moorage, and support facilities.
- Grant Limit: \$1,000,000
- Match: 25%

- **Aquatic Lands Enhancement Account (ALEA)**

- Funding to buy, protect, and restore aquatic lands habitat and to provide public access to the waterfront.
- Grant Limit: \$500,000
- Match: 25% *(Recently lowered due to COVID 19 assistance)*

- **Washington Wildlife and Recreation Program (WWRP)**

- Funding for a broad range of land protection and outdoor recreation.
- Grant Limit (Water Access): No limit
- Match: 25% *(Recently lowered due to COVID 19 assistance)*

# Potential Port Share of Cost Based on Grant Outcome

## RECEIVE BFP GRANT ONLY

### Project Components to be Completed

- 1 Transient Moorage Facilities
- 2 Fishing Dock
- 3 Parking & Upland Improvements

### Port Share of Costs

\$587,000

## RECEIVE ALEA GRANT ONLY

### Project Components to be Completed

- 1 Transient Moorage Facilities
- 2 Fishing Dock
- 3 Parking & Upland Improvements

### Port Share of Costs

\$619,000

## RECEIVE WWRP GRANT ONLY

### Project Components to be Completed

- 1 Transient Moorage Facilities
- 2 Fishing Dock
- 3 Parking & Upland Improvements

### Port Share of Costs

\$517,000

## RECEIVE BFP & TWO WATER ACCESS GRANTS

### Project Components to be Completed

- 1 Transient Moorage Facilities
- 2 Fishing Dock
- 3 Parking & Upland Improvements

### Port Share of Costs

\$271,000

### Potential Cost Reduction Considerations:

- Kitsap county participation?
- Port of Illahee contributed labor?
- Requesting a scope reduction following grant award?

***Based on conservative project costs & assumptions; to be refined with development of project design and grant application detailed submission***



Theresa Haaland &lt;portofillahee@gmail.com&gt;

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**Port projects/Federal Stimulus Funds**

4 messages

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**Theresa Haaland** <portofillahee@gmail.com>

Tue, Apr 6, 2021 at 2:53 PM

To: gokeefe@washingtonports.org

Cc: Port of Illahee - Aho &lt;illaheeporthree@gmail.com&gt;, John Piccone &lt;jpiccone@soundwesteng.com&gt;

Hi Mr. O'Keefe,

Please add the Port of Illahee to the list for the possible federal stimulus grant funding for two separate projects as follows:

**Title of Project:** Community Revitalization of 20 Year Abandoned and Contaminated Commercial Property**Background/Description:** The Port of Illahee finalized a Sheriff's Sale acquisition in late 2020 of an abandoned convenience store with contaminated underground fuel storage tanks, which now can be cleaned up with a previously qualified grant with the Pollution Liability Insurance Agency (PLIA). The site revitalization plans in conjunction with the contamination cleanup include remodeling the building and grounds to support a commercial venture, a community center, and a small Port office.**Costs:** The project would be in conjunction with the PLIA funded cleanup of the site, which is projected to be ~\$540,000. The building and site revitalization cost estimate is \$235,000.**Time Frame:** The PLIA cleanup plans have been previously developed and were waiting for the Port to acquire ownership of the site, which happened late 2020. The building has had remedial work such as a new roof installed to prevent further deterioration during the acquisition process but requires extensive interior and exterior modifications which are scheduled to be ready to begin in mid to late 2021.**Title:** Port of Illahee Community Dock Repair**Description:** The Port of Illahee manages a public access fixed pier and floating docks which are very popular with area fisherman, boaters, and those just looking to enjoy the Illahee shoreline. Unfortunately, portions of the facility, including the floats and several structural support pilings, are well beyond their useful life and must be replaced immediately. The Port is working very hard to secure funding for these necessary repairs in an effort to prevent closure of the public facility.**Cost:** The projects Engineers Estimate for the necessary repairs is \$767,000**Timing:** Due to the urgent need for these repairs the Port has already funded and completed engineering and permit applications are in progress now. This project can be shovel ready by spring of 2022 provided the Port can secure construction funding.

Thank you for your consideration.

Theresa Haaland  
Administrator  
Port of Illahee

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**Gerry O'Keefe** <gokeefe@washingtonports.org>

Tue, Apr 6, 2021 at 3:55 PM

To: Theresa Haaland &lt;portofillahee@gmail.com&gt;

Cc: Port of Illahee - Aho &lt;illaheeporthree@gmail.com&gt;, John Piccone &lt;jpiccone@soundwesteng.com&gt;

Thanks, Theresa. Will do.

Gerry O'Keefe  
Senior Director of Environmental Affairs  
Washington Public Ports Association  
W: 360.943.0760



C: 360.918.2468

From Gerry's WPPA cellphone

On Apr 6, 2021, at 2:53 PM, Theresa Haaland <[portofillahee@gmail.com](mailto:portofillahee@gmail.com)> wrote:

[Quoted text hidden]

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Jim Aho <[illaheeportthree@gmail.com](mailto:illaheeportthree@gmail.com)>

Mon, Apr 12, 2021 at 2:55 PM

To: "Pederson, Carrie (PLIA)" <[Carrie.Pederson@plia.wa.gov](mailto:Carrie.Pederson@plia.wa.gov)>

Cc: Russ Olsen <[Russ.Olsen@plia.wa.gov](mailto:Russ.Olsen@plia.wa.gov)>, "Hays, Jamie (PLIA)" <[jamie.hays@plia.wa.gov](mailto:jamie.hays@plia.wa.gov)>, Theresa Haaland <[portofillahee@gmail.com](mailto:portofillahee@gmail.com)>, Ken Bagwell <[kbagwell@kbagwell-law.com](mailto:kbagwell@kbagwell-law.com)>, John Piccone <[jpiccone@soundwesteng.com](mailto:jpiccone@soundwesteng.com)>

Carrie,

It is time for us to update you on the activities of the Port of Illahee as it relates to the Illahee Store contamination site.

The Port completed the long process of a sheriff's sale and then the required redemption period and finally gained full position of the site late in 2020.

In conjunction with plans for the store property, the Port applied for three grants with the Recreation and Conservation Office (RCO) and expects to be successful on two of the three grants and plans to move forward with updating port waterfront facilities.

The Port is now beginning the planning process for the use of the store property to complement the work on the waterfront.

Recently the Port was asked by the Washington Public Ports Director of Environmental Affairs to identify projects that would be ready for stimulus funding, and came up with two projects, the first of which is the Illahee Store, as noted in the forwarded email, as the store project is planned to be ready to start in 2021 and hopefully concurrently with the PLIA cleanup.

With the store now acquired and soon to be ready with new plans for its use, it is time to see how we can work together with the cleanup of the site.

If stimulus funding were to become available, it could be great for both of our organizations.

Let us know what we can do to help move this project forward in the near term.

**Jim Aho, Port of Illahee**

[Quoted text hidden]

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**Jim Aho** <illaheeporthree@gmail.com>

Mon, Apr 12, 2021 at 8:21 PM

To: Shawn Alire <SAlire@co.kitsap.wa.us>

Cc: John Piccone <jpiccone@soundwesteng.com>, Theresa Haaland <portofillahee@gmail.com>, Michelle Perdue <mperdue@co.kitsap.wa.us>

Shawn,

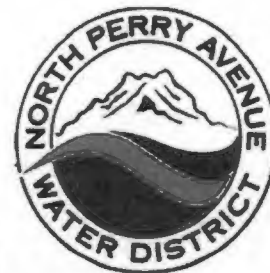
Thought we should keep you in the loop (see the email chain) as we look to possible stimulus funding for some of our Port projects in hopes that this might be another possibility for the county.

With the likelihood of two grants coming through it would be nice to get everything accomplished at one time.

Jim

[Quoted text hidden]

04/01/2021



2921 Perry Ave  
Bremerton WA 98310  
T 360-373-9508

## Procedures for Backflow Assembly Testing

### \*\*\*IMPORTANT CHANGES TO BACKFLOW TESTING\*\*\*

Port of Illahee  
PO Box 2357  
Bremerton, WA. 98311

Dear Owner:

North Perry Avenue Water District's (NPW) cross connection records show that your backflow prevention assembly (ies) is due for annual testing. This test is required by NPW's Cross Connection Control Program and the Washington State Department of Health (WSDOH).

The following backflow assemblies are due for annual testing:

Location	Serial No.	Model	Size	Test Due Date	Test Pin
5560 Oceanview Blvd NE	2235184	950XL	0.75	04/30/2021	DJDNOE6C
Illahee Rd / Oceanview Blvd	2-6527	805Y	0.75	04/30/2021	ELFSZWCG

Your Backflow Tester will not be able to complete the test unless you provide the TEST PIN number.

A successful test of your assembly must be completed by a WSDOH licensed tester. An approved list of testers can be found on our website at [www.northperrywd.org/approved\\_testers.html](http://www.northperrywd.org/approved_testers.html). A copy of the test results needs to be received by NPW by the test due date listed.

In the future, if you wish the same backflow tester to perform your backflow test next year, the tester can receive a copy of your reminder letter, if you identify him as your "Tester on Record". To name your "Tester on Record", please call 1.360.373.9508 ext 211 or email [c.little@northperrywd.org](mailto:c.little@northperrywd.org).

\*\*\*We are continuously updating our backflow assembly records, if any of your contact information has changed, we request you send current contact information including: e-mail, contact name, organization, address and phone to [c.little@northperrywd.org](mailto:c.little@northperrywd.org)\*\*\*

If you have questions please contact me, by email or phone.

Your prompt attention concerning this matter is appreciated.

Regards,

Courtney Little  
Cross Connection Control Program Specialist  
[c.little@northperrywd.org](mailto:c.little@northperrywd.org)  
Tel: 1.360.373.9508 ext 211



Theresa Haaland &lt;portofillahee@gmail.com&gt;

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**Invitation to Maritime Focus Group + Workshop, April 15**

1 message

Alex Gradwohl &lt;AGradwohl@preservewa.org&gt;

Thu, Apr 8, 2021 at 11:59 AM

To: "portofillahee@gmail.com" &lt;portofillahee@gmail.com&gt;, "portoftracyton@wavecable.com" &lt;portoftracyton@wavecable.com&gt;, "Portofsilverdale@wavecable.com" &lt;Portofsilverdale@wavecable.com&gt;

Dear Theresa,

Greetings from the Washington Trust for Historic Preservation!

I would like to invite you and the Commissioners from the Port of Illahee, Tracyton, and Silverdale of to join us next Thursday, April 15 for two virtual discussions about the [Maritime Washington National Heritage Area](#), a new program that supports our coastal communities (including those of Kitsap County!) in celebrating, maintaining, and sharing their water-based stories.

From 4:00-5:00 pm, we're hosting a small, invitation-only focus group that will bring together a range of private and public perspectives from Kitsap and Mason Counties for a conversation about how the heritage area can provide value to our communities. We'll be asking folks about the current state of cross-sector collaboration around maritime projects, and where you see room for growth. If you or one of your Port Commissioners are able to join us, we would very much appreciate your perspectives in this conversation! Please do let me know whether you or someone else from the Ports of Illahee, Tracyton, and Silverdale will be able to attend and, if you can make it, [register here](#).

Immediately following, from 5:00-7:00 pm, is a general public workshop about the heritage area. We'll provide an (optional) introduction to the heritage area from 5:00-5:30 pm and then split into smaller breakout groups to facilitate public comment and discussion about the direction and goals of the heritage area. Details and a separate link to register for that public portion of the evening can be [found here](#) or in the email below. This is a great opportunity for Illahee, Tracyton, and Silverdale stakeholders to make their interests heard, so we also appreciate anything you can do to help get the word out about this workshop.

If you're able to join us, we would really love to have Port voices in either or both of these conversations. Please don't hesitate to let me know if you have any questions or concerns—we hope to see you next Thursday!

Best,

Alex

**Alexandra Gradwohl** | Project Manager*she / her / hers*

Washington Trust for Historic Preservation

1204 Minor Avenue | Seattle, WA 98101

206-735-3932 (d) | 206-624-9449 (o)

**From:** Washington Trust for Historic Preservation <[agradwohl@preservewa.org](mailto:agradwohl@preservewa.org)>

**Reply-To:** Alex Gradwohl <[AGradwohl@preservewa.org](mailto:AGradwohl@preservewa.org)>

**Date:** Thursday, March 25, 2021 at 4:59 PM

**To:** Alex Gradwohl <[AGradwohl@preservewa.org](mailto:AGradwohl@preservewa.org)>

**Subject:** Maritime Workshop for Kitsap & Mason Counties, April 15 



**Maritime Washington National Heritage Area**

## **Virtual Public Workshop**

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### **Navigating the seas ahead**

Join us for a collaborative discussion about your community's saltwater shores and how the Maritime Washington National Heritage Area can support your local priorities. At this regional workshop for Kitsap and Mason Counties, we'll provide a quick introduction to the heritage area and then ask *you* about how this new program can help serve the needs of your community. Come prepared to speak up through polls, small group discussions, and other interactive activities!

***The virtual workshop for Kitsap and Mason Counties will be on Thursday, April 15 from 5:00-7:00 pm and pre-registration is required:***

**Register Now**

The first 30 minutes of the meeting (5:00-5:30 pm) will be dedicated to an

introductory presentation about the Maritime Washington National Heritage Area. If you're already familiar with the heritage area—or would prefer to [watch a pre-recorded version](#) in advance—please join us at 5:30 pm for the interactive workshop portion of the evening.

We can't wait to hear your ideas about the future of the Maritime Washington National Heritage Area!

Sincerely,



A handwritten signature in black ink, appearing to read 'Alex Gradwohl'.

**Alexandra Gradwohl**  
Project Manager

P.S. Want to join the conversation but can't make this date? Feel free to join us for [a different region's workshop](#). And don't forget to take the [Maritime Washington survey](#) to share your thoughts on the challenges and opportunities facing our coastal communities.

*Photo: Puget Sound Naval Shipyard*

 Share  Tweet  Forward



**Maritime Washington National Heritage Area**

Take this [short survey](#) to tell us what you value about our state's maritime heritage, share your thoughts on the opportunities facing our coastal communities, and help shape the new heritage area.

**Join our team!**

The Washington Trust is hiring a [Preservation Programs Director](#) and a [Communications Coordinator](#)! Join us to help save places that matter in Washington State. Applications are due April 15



**Third Places Fund**

Grants of up to \$75,000 are now available for historic buildings that house "Third Places" in rural communities. More information (and a definition of Third Places) is [available on our website!](#)





### Fall issue available online

Take a look at the last print issue (for now!) of our quarterly magazine, *This Place*, on our website, where you can [download a PDF](#). Stay tuned for more digital *This Place* content in 2021!



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Officially designated by Congress as a nationally significant cultural landscape, the Maritime Washington National Heritage Area encompasses 3,000 miles of Washington State's saltwater coastline, from Grays Harbor County to the Canadian border. Managed by the Washington Trust for Historic Preservation, the heritage area celebrates and shares the stories of our state's saltwater coast, promotes heritage tourism, and strengthens collaboration within the maritime community in support of our shorelines.

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You received this email because you are a member or friend of the Washington Trust for Historic Preservation. We manage a variety of programs that include Washington's Most Endangered Places, the RevitalizeWA Conference, Washington Main Street, the Youth Heritage Project, Revisiting Washington, the Heritage Barn Program, the Cemetery Preservation Program, the Maritime Washington National Heritage Area, and the Stimson-Green Mansion.

**Our mailing address is:**

Washington Trust for Historic Preservation

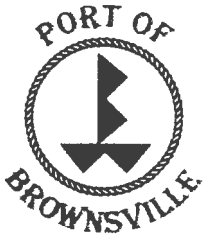
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Seattle, WA 98101

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## PORT OF BROWNSVILLE

9790 Ogle Rd NE • Bremerton WA 98311  
Office: 360-692-5498 • FAX 360-698-8023  
[joe@portofbrownsville.net](mailto:joe@portofbrownsville.net)

### Commissioners:

Fred Perkins  
Jack Bailey  
Shaun Nye

Port of Illahee  
PO Box 2357  
Bremerton WA 98310

### NOTICE OF DATA BREACH

Dear Customer,

We are writing to you because of recent ransomware attack on our server at the Port of Brownsville.

The Port does not keep sensitive data on any of our customers in our server files. We do not keep on our server files the following personal information of our customers: driver's license or other identification numbers, social security numbers, date of birth, credit card numbers, usernames, or passwords.

We are unaware of any actual misuse of your information. We are providing notice to you and other potentially affected customers about the incident.

#### **What Happened?**

We were informed on March 20, 2021 that our files were being held ransom until we pay \$10,000 in Bitcoin. We had taken precautions against these kinds of attacks and had backups and monitoring in place which allowed us to reset our files and not be held ransom to these attackers.

#### **What Are We Doing?**

We are continuing to back up and monitor our system often to eliminate further attacks to the system. We are in the process of installing a new email host as our email system continues to be attacked.

#### **What You Can Do:**

If you have any questions, seek additional information, or if there is anything else that we can do to assist you, please call the Port Office at 360-692-5498 weekdays between the hours of 8am and 5pm.