



Port of Illahee
Minutes of Regular Meeting
March 13, 2024

The Regular Port of Illahee meeting was 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 6:30PM. Also, in attendance were Commissioner Jeffrey Rupert; Commissioner Eric Hall; Administrator Jennifer Olson; Roy Barton; John Piccone; Debbie Smith; John Spinelli and Janet Soderberg.

CONSENT AGENDA

The following consent agenda items were approved: March 13th Meeting Agenda; February 14, 2024 Meeting Minutes; checks numbering 5155 through 5164 totaling \$5,408.30 as outlined in the attached Voucher Approval (motion by Rupert; second by Hall all in favor).

SIGNING OF DOCUMENTS

Commissioners plan to stop by the Port of Silverdale office to sign documents on Thursday March 14, 2024. Commissioner Hall is out of the country, it was decided that Commissioner Aho and Commissioner Rupert will be the only ones signing the documents this month.

PUBLIC COMMENT

None at this time.

REPORTS/UNFINISHED BUSINESS -

Waterfront Improvement Project

- **USACE and WDFW Permit;** Army Corp Permit still Paused till the tribe and the Port come to an agreement- John Piccone with SoundWest Engineering received verbal Confirmation from the Suquamish tribe they would like to move forward and draft an agreement between the Port and the Tribe. When asked for a timeline John responded with, he does not know the exact timeline but estimates that the Port will not see an agreement for a few months.
- **County SDAP Permit;** The SDAP permit application has been resubmitted with the changes that the county wanted. John Piccone estimates that he won't have a response from the county for at least 2 months.
- **Kitsap County Building and ROW Permits;** The County will require both a building permit and ROW permit. Although both of these permits are typically much faster review times, they do have procedural requirements that are complex with public projects awarded to the lowest bidder. For example, they will require certain items which only the contractor can provide but the Port will not know who the contractor is until they bid the project. If the Port doesn't have at least a preliminary



approval they may be met with significant delays during construction resulting in costly change orders.

• **Site Contamination and PLIA coordination;** The plan is to have an environmental consultant working on the store site cleanup prepare a contaminated material manage plan (CMMP) for inclusion in the bid documents for the waterfront project.

• **Anticipated Schedule;** This is still unknown due to the permitting timelines:

1. Agreement drawn up by the tribe may take about 3 to 4 months.
2. USACE Permit; Army core permit will likely take a year.

As soon as the Port has confirmation that the Tribes objection is removed and the SDAP permit is approved it will be much easier to set a schedule with confidence.

RCO Grants; Nothing new to report

Pile Replacement Project

• **Permits;** The project is currently fully permitted.

• **Design;** Only the inspection and a preliminary design concept has been completed and the Port is waiting for confirmation from the Tribe before proceeding with the engineering design in conjunction with finalizing the float and pier renovation design.

• **Grant and Contract Status;** No grant funds have been expended to date and the grant contract is currently set to complete work by June of 2025.

• **Anticipated Schedule;** The current assumption is that this schedule will coincide with the pier and float work and occur as a single bidding and construction phase.

There was much discussion about proceeding ahead with the Illahee store site, as John Piccone mentioned you do not need an engineer or architect for interior permits only need an owner representative. Commissioner Aho asked which Commissioner would like to work with John Piccone on the store project? Commissioner Hall Volunteered the Administrator is going to send John Piccone Commissioner Hall's contact information.

Treasurer's Report as of February 29, 2023 General Fund \$ 87,724.32 Investments \$ 289,379.83
Good Property Management (GPM) Account \$199 total: \$ 377,303.15

BFP RCO Share Total = \$851,065.00	Remaining RCO Balance \$760,745.02
ALEA RCO Share Total= \$500,000.00	Remaining RCO Balance \$426,327.55
RCFB RCO Share Total= \$191,000.00	Remaining RCO Balance \$191,000.00



Reports

Website - Commissioner Aho asked Commissioner Hall if has contact the MRSC? Commissioner Hall responded with he wants to navigate through the MRSC site more before reaching out to them.

Properties

5560 Oceanview Blvd-

Commissioner Hall asked the Administrator to send him Good Property Management's contact information.

5500 Illahee Road- Illahee Road-

Nothing to Report

5507 Illahee Road / Illahee Store Property

Nothing to Report.

Illahee Road lot

Nothing to report.

Dock/Pier

Nothing to Report

New Business

There was some discussion about the letter that Commissioner Aho sent into the House Environment & Energy work session with the Washington State Legislative Committee on February 28, 2024. The Port is trying to obtain funding to remove the tire clumps that were put in the Puget Sound in the 1970's.

Commissioner Aho mentioned that WAV-C received an email from Congressman Kilmer's office about the tire reefs in the Puget Sound and that WAV-C could possibly be one of the organizations to receive funding to remove the tires. Commissioner Aho asked the other Commissioners who would like to write a letter of support for WAV-C to Congressman Kimer's office. Commissioner Rupert volunteered to write the letter of support to for support of WAV-C.

WEDA (Washington Economic Development association) named the 2024 excellence in economic development awards on March 1, 2024. WAV-C (Washington Autonomous Vehicle Cluster), received the **2024 Economic Development Project of the Year-Business Retention/Expansion for their part in the Illahee Waterway Tire cleanup.**

The Administrator made an authorization form for electronic transfer to pay their bond payment which is twice a year. This form was made to satisfy the requirements for the Washington State Auditors.



7. PUBLIC COMMENT

There was some discussion from the public about the Port website and wanted the Port to know the Bio's on the Port Commissioners is out of date. Commissioner Aho is waiting for the Bio's from the other Commissioners and has not received them yet.

Another community member wanted to thank the Commissioners for what they are doing, there main concerns are for the dock first and the store second but wanted to know if there is anything they can do about the store without seeing another year go by.

ADJOURN

At 8:05PM the meeting adjourned (motion by Rupert; second Hall by all in favor).

Next regular meeting April 10, 2024 @6:30pm- via Zoom

Kitsap All Ports April 29, 2024 @6:30pm

Commissioner

Commissioner

Commissioner

