

## MINUTES OF THE PORT ILLAHEE SPECIAL MEETING ON April 29, 2025

The Port of Illahee's Special Meeting was held via Zoom. Notice of the Special Meeting was posted on the Port of Illahee's Website on April 28, 2025.

**Commissioner Aho** called the meeting to order at 5:30 PM Also, in attendance were **Commissioner Rupert; Commissioner Hall;** Administrator Jennifer Olson and Janet Soderberg

Commissioner Aho asked the Port Administrator to outline the challenges faced by the tenants residing at 5560 Ocean View, including their experiences with Good Property Management and difficulties in securing affordable housing. The Administrator explained that the tenants have repeatedly lost in competitive bidding situations, as most move-in ready homes within their budget are selling above asking price. Additionally, comparable rental properties are limited and come with high costs. In prior conversations, the Port's attorney suggested the possibility of offering a financial incentive to assist the tenants with relocating. The Administrator further discussed the potential need for assistance with closing costs for a home purchase or support with first and last month's rent and deposits for securing a rental.

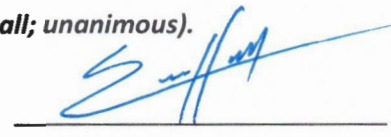
Commissioners Hall and Rupert discussed the existing contract with Good Property Management, originally signed in 2009. Commissioner Hall noted that the contract includes an indemnification clause protecting Good Property Management, which complicates efforts to terminate the agreement. Commissioner Rupert disagreed, asserting that the company may be in breach of contract, potentially rendering the agreement null and void. The Commissioners discussed the possibility of pursuing litigation and the potential for recovering funds through the company management's bond. The Port reported that an independent insurance adjuster had identified neglect in the property's maintenance. Although the tenants are upset, they are not currently inclined to pursue legal action but may be supportive of a lawsuit if it could improve their situation.

The Commission discussed ongoing legal concerns related to Good Property Management. Commissioner Rupert raised concerns about potential attorney fees associated with pursuing legal action. The Port suggested that legal action initiated by the tenants could potentially hold Good Property Management accountable. After further discussion, the Commission agreed to refer the matter to their insurance provider, Enduris, for guidance on how to proceed.

*Commissioner Hall made a motion to terminate the contract with Good Property Management and the Port of Illahee effective immediately (Motion by Hall; second by Rupert; all in favor).*

Commissioner Aho noted that Good Property Management changed ownership a few years ago and discussed the possibility of providing financial incentives to the tenants. Commissioner Rupert proposed offering the tenants a hotel stay while legal counsel works toward a resolution, with a cap placed on the hotel expenses. The Commissioners agreed to this approach, emphasizing the need for the attorneys to develop a timely plan to prevent ongoing financial obligations. The Port Administrator will contact the tenants to communicate the Commission's decision.

**ADJOURN** The meeting adjourned at 6:00 PM *(Motion by Rupert; second by Hall; unanimous).*

  
Commissioner  
Commissioner  
Commissioner

**NOTICE OF SPECIAL MEETING  
PORT OF ILLAHEE**

**Date:** Tuesday, April 29, 2025

**Time:** 5:30 PM

**Location:** Virtual Meeting via Zoom  
(Zoom information provided below)

**Purpose of the Special Meeting:**

The Port of Illahee Board of Commissioners will hold a special meeting to discuss the Port-owned rental property located at **5560 Ocean View Blvd** and to explore available options regarding the property's use and management.

This meeting is being conducted in accordance with the Open Public Meetings Act (RCW 42.30).

**Zoom Meeting**

**Link:** <https://us04web.zoom.us/j/71509975823?pwd=bGgvZ1pud2E5blUzNmQoKzZ3YkNoQT09>

**Meeting ID:** 715 0997 5823

**Passcode:** Illahee