



**AGENDA FOR
PORT OF ILLAHEE COMMISSION
Wednesday, January 8TH - 6:30PM
ZOOM MEETING #715 0997 5823 / Password: Illahee**

1. **CALL TO ORDER**
2. **CONSENT AGENDA**
 - a. *Agenda
 - b. *The December 11th, 2024, Regular Meeting minutes
 - c. *December 18th, 2024, Special Meeting minutes
 - d. Pay Bills with check numbers 5275 through 5287 totaling \$23,877.13 * Pending Auditor Approval*
3. **SIGNING OF DOCUMENTS**

Determine when/how to have at least 2 Commissioners sign the documents
4. **ELECTION OF OFFICERS/JOB DUTIES**

Commissioner Aho currently serves as Chairman/Auditor/Webmaster.
Commissioner Rupert currently serves as Dock Manager.
Commissioner Hall currently serves as Property Manager.
5. **PUBLIC COMMENT opportunity**

2-minute max, please note that Commissioners are encouraged to wait until the end of the meeting respond to comments/statements
6. **REPORTS/UNFINISHED BUSINESS**
 - a. Grants/Waterfront Access Improvements
 - John Piccone's Project Updates
 - *Contract for Construction for Waterfront Improvement Project
 - Discussion on moving the power pole
 - b. Illahee Store Project – status
 - PLIA Remediations
 - c. *Treasurer's Report as of December 31, 2024
 - General Fund: \$_____
 - Investments: \$_____
 - Good Property Management (GPM) Account: **\$199**
 - Total: \$_____



**AGENDA FOR
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d. Grant Status

- BFP RCO: Total = \$851,065.00, Amount of RCO paid: \$126,319.36, Remaining RCO Funds: **\$724,745.64**
- ALEA RCO: Total = \$500,000.00, Amount of RCO paid: \$94,822.05, Remaining RCO Funds: **\$405,177.95**
- RCFB RCO: Total = \$191,000.00, Amount of RCO paid: \$14,498.87 Remaining RCO Funds: **\$176,501.12**

e. Reports

- Website: Anything to report?
- Properties: Anything to report?

***5560 Ocean View Boulevard/Rental – Certified Market Analysis**

1. Karin Kay, Broker/Owner at 360 Real Estate Group
2. Joe Stevic, Realtor/Broker at Windermere West Sound Inc.
3. AnnaLee Baglio, Broker at John L Scott Real Estate

- 5500 Illahee Road/Rental
- 5507 Illahee Road/Illahee Store Property
- Illahee Road Lot
- Dock/Pier: Anything to report?

7. NEW BUSINESS

- *a. Resolution 2025-01 Establishing the 2025 Regular Meeting Schedule
- *b. Donations for the Port of Illahee – Kitsap Community Foundation



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8. PUBLIC COMMENT opportunity #2

2-minute max, please note that Commissioners are encouraged to wait until the end of the meeting respond to comments/statements

9. COMMISSIONER OPPORTUNITY TO RESPOND TO PUBLIC COMMENTS/SUGGESTIONS

- Commissioner Aho:
- Commissioner Hall:
- Commissioner Rupert:

- 10. ADJOURN** - Regular Meeting – February 12, 2025, at 6:30 PM via Zoom
- Kitsap All Ports – January 27, 2025@6:30 PM at Port of Brownsville

DRAFT



Port of Illahee Minutes of Regular Meeting

December 11, 2024

Call to Order

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.

Commission Chairman James Aho called the meeting to order at 6:30 PM. Also, in attendance were **Commissioner Jeffrey Rupert; Commissioner Eric Hall**; Administrator Jennifer Olson; Roy Barton; John Buesch; Debbie Smith; Robin Wilcox; Barney Bernhard and Leonard Knight

- December 11, 2024, Meeting Agenda
- November 13th, 2024, Regular Meeting minutes
- December 5th, 2024, Special Meeting minutes (Part 1)
- December 6th, 2024, Special Meeting minutes (Part 2)
- Payment of bills with check numbers 5263 through 5274 totaling \$19,839.24 ***Items approved pending auditor approval (motion by Rupert; second by Hall; all in favor)**

Signing of Documents

Commissioners plan to stop by the Illahee Store to sign documents on Thursday, December 11, 2024.

Public Comment

- Questions on voucher approvals, administration costs, additional fees, and breaking apart from Silverdale.
- Comment on Resolution 2024-08 regarding the Port of Illahee's website.
- Contacted the Recreation Conservation Office (RCO) about the Ports grant approvals.

***Commissioners were requested to address Public comments during the Commissioner Comments section before the meeting adjourned, although it was not mandatory.**



REPORTS/UNFINISHED BUSINESS -

Grants/Waterfront Access Improvements

Task Order #10, concerning the contract between the Port of Illahee and SoundWest Engineering, is currently under discussion with the attorneys from both the Port and SoundWest Engineering.

Commissioner Rupert suggested waiting for the attorneys to finalize the details.

Commissioner Aho noted that the dock requires repairs and identified 20 pilings that are failing.

Illahhee Store Project

Commissioner Hall inquired why the PLIA contractors have not yet removed the 55-gallon drums.

Commissioner Aho is working to obtain a start date from the Pollution Liability Insurance Agency (PLIA).

Treasurer’s Report as of November 30, 2024.

- General Fund: **\$38,910.60**
- Investments: **\$297,708.05**
- Good Property Management (GPM) Account: **\$199.00**
- Total: **\$336,817.65**

Grant Status

BFP RCO Total: **\$851,065.00** Amount of RCO paid: **\$126,319.36** Remaining RCO Funds: **\$724,745.64**

ALEA RCO Total: **\$500,000.00** Amount of RCO paid: **\$ 94,822.05** Remaining RCO Funds: **\$405,177.95**

RCFB RCO Total: **\$191,000.00** Amount of RCO paid: **\$14,498.87** Remaining RCO Funds: **\$176,501.12**

Website

Commissioner Aho stated that his goal is to ensure full transparency by having everything available on the website.

Properties

- **5560 Oceanview Blvd:** Commissioner Hall will collaborate with the Administrator to prepare the house for sale.
- **5500 Illahee Road:** Commissioner Rupert issued a 120-day notice to tenant; rent has not been paid since September 2024.
- **5507 Illahee Road** Commissioner Rupert requested an estimate from AES Surveyors to mark the boundary lines.
- **Illahhee Road lot:** Commissioner Hall will collaborate with the Administrator to prepare lot to be sold.



Reports/Unfinished Business- Continued

Dock/Pier

Commissioner Rupert raised concerns about unlicensed boats and dogs being off leash.

New Business

- **Resolution 2024-09** Assist fund Established for Receiving Donations, Waterfront Improvements, Public Pier, & Dock Rehabilitation Project. *(motion by Rupert; second by Hall; all in favor)*
- **Resolution 2024-10** Accepting the donation of Office Equipment from Administrator Jennifer Olson. *(motion by Rupert; second by Hall; all in favor).*

Public Comment:

- How to reconsider the plan, pivot, and focus solely on fixing the dock without incurring debt.
- Request for an in-person meeting and inquiry about using the Port of Brownsville.
- Discussion on the comprehensive plan and dock repairs.
- Does the Port have all the necessary permits.
- Inquiry about the current population of Illahee.

Commissioner Responses

- **Commissioner Aho:** Responded that there are approximately 2,000 households in Illahee's district.
- **Commissioner Hall:** Will reach out to the Department of Community Development (DCD) and to the Community Economic Revitalization Board (CERB).
- **Commissioner Rupert:** Emphasized focusing on immediate concerns and prioritizing them.

Adjourn

At 7:55 PM, the meeting adjourned. **(Motion by Rupert; second by Hall; all in favor).**

The next regular meeting is scheduled for January 8, 2025, at 6:30 PM via Zoom.

Kitsap All Ports Meeting: January 27, 2025, at 6:30 PM at Port of Brownsville

Signatures

Commissioner James Aho

Commissioner Eric Hall

Commissioner Jeffrey Rupert

MINUTES OF THE PORT ILLAHEE SPECIAL MEETING ON DECEMBER 18, 2024

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 and Kiosk (Illahee Road) on December 17,2024.

Commissioner Aho called the meeting to order at 4:00 PM Also, in attendance were **Commissioner Rupert; Commissioner Hall;** Administrator Jennifer Olson; John Piccone; Ken Bagwell; Roy Barton and Cathy Johnson

Commissioner Aho made a special welcome to the Port's attorney, Ken Bagwell.

WATERFRONT ACCESS IMPROVEMENTS PROJECT

Task Order #10 for Engineering Services was discussed. The document was reviewed and found satisfactory by both SoundWest’s attorney and the Port's attorney. The board agreed to have John Buesch step in as project manager if Commissioner Aho is unable or needs assistance. *Commissioner Rupert made a motion to approve Task Order#10 (motion by Rupert; second by Hall; unanimous).*

RESOLUTION 2024-11 Award Process for the Port of Illahee’s Waterfront Improvements, Public Pier, & Dock Rehabilitation Project *(motion by Rupert; second by Hall; unanimous).*

COMMISSIONER OPPORTUNITY TO RESPOND TO PUBLIC COMMENTS/SUGGESTIONS

Commissioner Aho expressed excitement about the Illahee dock, which has been in use since World War II, 80 years ago.

ADJOURN

The meeting adjourned at 4:17 PM *(motion by Rupert; second by Hall; unanimous).*

-

Commissioner

Commissioner

Commissioner

CONTRACT FOR CONSTRUCTION

THIS CONSTRUCTION CONTRACT (hereinafter "Contract"), made the 10th, day of January, 2025, by and between the Port of Illahee (hereinafter "OWNER" or "CONTRACTING AGENCY") and Quigg Brothers Inc., (hereinafter "CONTRACTOR").

WITNESSETH:

WHEREAS, the CONTRACTING AGENCY has caused the Project Manual, Specifications, Drawings and other contract documents to be prepared for certain Work as described therein, known as the **WATERFRONT IMPROVEMENTS, PUBLIC PIER, & DOCK REHABILITATION PROJECT**; and

WHEREAS, the CONTRACTOR has offered to perform the proposed Work in accordance with the terms of the Contract Documents including but not limited to this Contract; and

NOW, THEREFORE, in consideration of the mutual covenants and agreements of the parties herein contained and to be performed, the CONTRACTOR hereby agrees that the foregoing recitals are true and correct and are incorporated into this Contract and to complete the Work on the terms and conditions herein contained. The CONTRACTING AGENCY agrees to pay the CONTRACTOR as set forth and agreed in the Proposal, dated November 4, 2024 for the fulfillment of the Work and the performance of the covenants set forth herein.

The further terms, conditions and covenants of this Contract are set forth in the following documents, all of which are component parts of this Contract as if set out in full, and if not attached, as if hereto attached collectively referred to as the "Contract Documents":

1. This contract for construction,
2. The contract forms, bonds, and guarantees included, or incorporated by reference, in the project manual,
3. The advertisement for bid and the bidders checklist included in the project manual,
4. The proposal dated 11/04/2024 and all required proposal forms included, or incorporated by reference, in the project manual,
5. Any and all addenda issued prior the proposal date,
6. The special conditions of the contract included, or incorporated by reference, in the project manual,
7. The technical specifications, drawings, details, reports, and "standard details" included, or incorporated by reference, in the project manual,
8. The standard specifications for road, bridge, and municipal construction, current edition, as issued by the Washington State Department of Transportation (hereafter "standard specifications"),
9. Any amendments to the standard specifications included in the project manual and/or applicable amendments issued by the Washington Department of Transportation prior to the proposal date.

CONTRACTING AGENCY and CONTRACTOR recognize that time is of the essence of this Contract and that CONTRACTING AGENCY will suffer financial loss if the Work is not completed within the time specified in this Contract. Therefore, the parties agree that the liquidated damages provisions of the Contract Documents shall apply and that those provisions have been mutually negotiated.

CONTRACTOR's Initials: _____

The CONTRACTOR hereby warrants and represents it has reviewed, understands, and agrees to the terms and conditions of this Contract and the foregoing Contract Documents. The person executing this Contract warrants and represents that they are fully authorized to execute this Contract.

In WITNESS WHEREOF, this Contract has been executed on the day and year above written.

CONTRACTOR:

By: _____

Title: _____

Date: _____

Port of Illahee:

By: _____

Title: _____

Date: _____

REQUIRED CONTRACT FORMS
Payment Bond
PORT OF ILLAHEE
WATERFRONT IMPROVEMENTS, PUBLIC PIER, & DOCK REHABILITATION
PROJECT

KNOW ALL PEOPLE BY THESE PRESENTS: **BOND NO.:** _____

That we, **Quigg Brothers Inc.**, the CONTRACTOR, herein referred to as PRINCIPAL, and _____, as SURETY, are held and firmly bound unto the Port of Illahee (hereinafter the "OWNER") in the full sum of **\$2,040,686** Dollars (**\$Two Million, Forty Thousand, Six Hundred Eight Six**), Lawful money of the United States, for the payment of which, well and truly to be made, we bind ourselves, our heirs, executors and administrators, successors and assigns, jointly and severally, firmly by these presents.

THE CONDITIONS of this obligation are such that, whereas, the Principal has entered into an agreement in writing with the OWNER, dated **January 10, 2025**, for the **WATERFRONT IMPROVEMENTS, PUBLIC PIER, & DOCK REHABILITATION PROJECT** according to the terms, conditions and covenants specified in the Contract including all of the Contract Documents therein referred to, which are hereby referred to and made a part hereof as fully and completely as though set forth in detail herein, and

WHEREAS, it is understood and made a part of the consideration for this obligation that the OWNER shall have the right to sue on this bond in its own name to recover for any loss, injury, damage or liability whatsoever sustained or incurred by it by reason of the PRINCIPAL's failure to pay all laborers, mechanics, and subcontractors and material men, and all persons who shall supply such person or persons and such PRINCIPAL or subcontractors with provisions and supplies for the carrying on of such Work as defined and required by RCW 39.08, any breach of the Contract Documents, or of any provision in this Bond, in the same manner and to the same extent as though this obligation ran directly to the OWNER.

NOW, THEREFORE, if the PRINCIPAL shall well, truly and faithfully perform all of the provisions and fulfill all of the undertakings, covenants, terms, conditions and agreements for payment of all persons laborers, mechanics, and subcontractors and material men, and all persons who shall supply such person or persons and such PRINCIPAL or subcontractors with provisions and supplies for the carrying on of such Work as required by RCW 39.08 and shall indemnify and save harmless OWNER from all cost and damage by reason of the PRINCIPAL's default or failure to do so, then this obligation shall be null and void, otherwise this obligation shall remain in full force and effect, and SURETY will be obligated to pay such person or persons as required by RCW 39.08.

IT IS FURTHER DECLARED AND AGREED that the SURETY hereby further stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Contract, the Work to be performed thereunder, or the Project Specifications shall in any way affect its obligation on this Bond, and the SURETY hereby waives notice of any change, extension of time, alteration or addition to the terms of the Contract, the Work, or the Project Specifications. SURETY

hereby attaches an original Power of Attorney verifying the authority of the person(s) executing this Bond on behalf of the SURETY.

Sealed and dated this _____ day of _____, 2025.

PRINCIPAL: [Insert Contractor's Name]

By: _____
(Print Name)

Signature: _____

Title: _____

SURETY: [Insert Surety's Name]

By: _____
(Print Name)

Signature: _____

Title: _____

Address: _____

Attachments: Original Surety Power of Attorney

REQUIRED CONTRACT FORMS
Performance Bond
PORT OF ILLAHEE
WATERFRONT IMPROVEMENTS, PUBLIC PIER, & DOCK REHABILITATION
PROJECT

KNOW ALL PEOPLE BY THESE PRESENTS: BOND NO.: _____

That we, Quigg Brothers Inc., the CONTRACTOR, herein referred to as PRINCIPAL, and _____, as SURETY, are held and firmly bound unto the Port of Illahee (hereinafter the "OWNER") in the full sum of \$2,040,686 Dollars (\$Two Million, Forty Thousand, Six Hundred Eight Six), Lawful money of the United States, for the payment of which, well and truly to be made, we bind ourselves, our heirs, executors and administrators, successors and assigns, jointly and severally, firmly by these presents.

THE CONDITIONS of this obligation are such that, whereas, the PRINCIPAL has entered into an agreement in writing with the OWNER, dated January 10, 2025, for the **WATERFRONT IMPROVEMENTS, PUBLIC PIER, & DOCK REHABILITATION PROJECT** according to the terms, conditions and covenants specified in the Contract including all of the Contract Documents therein referred to, which are hereby referred to and made a part hereof as fully and completely as though set forth in detail herein, and

WHEREAS, it is understood and made a part of the consideration for this obligation that the OWNER shall have the right to sue on this bond in its own name to compel performance by the SURETY and to recover for any loss, injury, damage or liability whatsoever sustained or incurred by it by reason of the PRINCIPAL's failure to perform all requirements and obligations under the Contract as defined by the Contract Documents in the same manner and to the same extent as though this obligation ran directly to the OWNER.

NOW, THEREFORE, if the PRINCIPAL shall well, truly and faithfully perform all of the provisions and fulfill all of the undertakings, covenants, terms, conditions and agreements under the Contract and the Contract Documents and save harmless OWNER from all cost and damage by reason of the PRINCIPAL's default or other failure to do so, then this obligation shall be null and void, otherwise this obligation shall remain in full force and effect and SURETY will be obligated to perform or pay to have performed any and all such obligations not performed by the PRINCIPAL in accord with the Contract Documents in the same manner and to the same extent as the PRINCIPAL.

IT IS FURTHER DECLARED AND AGREED that the SURETY hereby further stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Contract, the Work to be performed thereunder, or other Contract Documents shall in any way affect its obligation on this Bond, and the SURETY hereby waives notice of any change, extension of time, alteration or addition to the terms of the Contract, the Work, or other Contract Documents. SURETY hereby attaches an original Power of Attorney verifying the authority of the person(s) executing this Bond on behalf of the SURETY.

Sealed and dated this _____ day of _____, 2025.

PRINCIPAL: [Insert Contractor's Name]

By: _____
(Print Name)

Signature: _____

Title: _____

SURETY: [Insert Surety's Name]

By: _____
(Print Name)

Signature: _____

Title: _____

Address: _____

Attachments: Original Surety Power of Attorney

REQUIRED CONTRACT FORMS
Selection of Retainage Option
PORT OF ILLAHEE
WATERFRONT IMPROVEMENTS, PUBLIC PIER, & DOCK REHABILITATION
PROJECT

Contract/Purchase Order Number: _____

Pursuant to RCW 60.28.011, five percent (5%) of all monies earned by the Contractor on estimates during the progress of the work shall be retained by the Port of Illahee for the purposes mentioned in said statute. The Contractor elects to have these monies (check one):

- Retained in a fund by the Owner until sixty (60) days following the final acceptance of said improvement or work is completed;
- Deposited by the Owner in an interest bearing account in a bank, mutual savings bank, or savings and loan association, not subject to withdrawal until after the final acceptance of said improvement or work is completed, or until agreed to by both parties: Provided that interest on such account shall be paid to the Contractor; or
- Placed in escrow with a bank or trust company by the Owner until sixty (60) days following the final acceptance of said improvement or work is completed. When the monies reserved are to be placed in escrow, the Owner shall issue a check representing the sum of the monies reserved payable to the bank or trust company and the Contractor jointly. Such check shall be converted into bonds and securities chosen by the Contractor and approved by the Owner and such bonds and securities shall be held in escrow. Interest on such bonds and securities shall be paid to the Contractor as the said interest accrues. Contractor hereby further agrees to be fully responsible for payment of all costs or fees incurred as a result of placing said retained percentage in escrow and investing it as authorized by statute. The Port of Illahee shall not be liable in any way for any cost or fees in connection therewith.

Name of Financial Institution

Address of Financial Institution

City, State, Zip Code of Financial Institution

Escrow Account Number

Contractor's Signature

Date

REQUIRED CONTRACT FORMS
Prevailing Wage
PORT OF ILLAHEE
UPLAND IMPROVEMENTS & DOCK REHABILITATION PROJECT

General

It is the sole responsibility of the Contractor to assign the appropriate classifications to all laborers, workmen or mechanics that will perform any work pursuant to any Public Works Contract and to ascertain the applicable prevailing wage rates and fringe benefits for each such classification. Current prevailing wage data can be obtained by the Contractor from the Industrial Statistician of the Department of Labor and Industries, Prevailing Wage Office, P.O. Box 44540, Olympia, Washington 98504-4540, (360) 902-5335, or on their website at <https://lni.wa.gov/licensing-permits/public-works-projects/prevailing-wage-rates/>.

All "Statements of Intent to Pay Prevailing Wages", "Affidavits of Wages Paid" and Certified Payrolls shall be submitted to the Owner and the State L&I online Prevailing Wage Intent & Affidavit (PWIA) system.

Intents and Affidavits

On forms provided by the Industrial Statistician of State L&I, the Contractor shall submit to the Owner the following for themselves and for each firm covered under RCW 39.12 that will or has provided Work and materials for the Contract:

1. The approved "Statement of Intent to Pay Prevailing Wages" State L&I's form. The Contracting Agency will make no payment under this Contract until this statement has been approved by State L&I and reviewed by the Owner.
2. The approved "Affidavit of Prevailing Wages Paid", State L&I's form. The Contracting Agency will not grant Completion until all approved Affidavit of Wages paid for the Contractor and all Subcontractors have been received by the Owner. The Contracting Agency will not release to the Contractor any funds retained under RCW 60.28.011 until "Affidavit of Prevailing Wages Paid" forms have been approved by State L&I and all of the approved forms have been submitted to the Owner for every firm that worked on the Contract.

The Contractor is responsible for requesting these forms from State L&I and for paying any fees required by State L&I.

Certified Payrolls

Certified payrolls are required to be submitted by the Contractor for themselves, all Subcontractors and all lower tier subcontractors. The payrolls shall be submitted no less than monthly.

Penalties for Noncompliance

The Contractor is advised, if these payrolls are not supplied within the prescribed deadlines, any or all payments may be withheld until compliance is achieved. In addition, failure to provide these payrolls may result in other sanctions as provided by State laws (RCW 39.12.050) and/or Federal regulations (29 CFR 5.12).

Request for Certified Market Analysis (CMA)

Karin Kay <karin@karinaboutyou.com>
To: Port of Illahee <portofillahee@gmail.com>
Cc: Karin Kay <karin@karinaboutyou.com>

Thu, Nov 14, 2024 at 2:47 PM

Good afternoon Jennifer,

Thank you for allowing me the opportunity to assist you with your real estate needs. I have taken the time to drive by the property and get as close to it as I could (from all angles) without disturbing the tenants. I have also collected all of the information from the county records, so I could present the most accurate presentation as possible.

This comparative analysis will help determine the correct listing price of your home. Ultimately, the correct selling price is the highest possible price the market will bear.

When determining a value for your property, I research comparable properties in the area that are Pending or Sold. I try to find properties that have attributes that are close to or similar to your property. The current market has such a scarcity of comparable homes, so I had to go outside the 2-mile radius that would be normal. Otherwise, I selected homes with

- **One story homes, with or without basements**
- **Water views (with an attempt at finding ones with Mountain views as well).**

You will see plusses and minuses with each comparable. These are the current values that appraisers are using and help me to determine the base. I typically place most importance on "Sold" properties, since this justifies what Buyers have been willing to pay. With Sold & Closed comparables, I can see a clear picture of how the market has valued properties that are comparable to yours. You will see that this analysis also brings in an active listing. I've chosen to do this because of its proximity to the subject property, as well as, the similarity of the view. (Note: sadly this home has been on the market 105 days and has recently reduced their price).

In this current market, I consider properties that are "Pending" to be a better indicator of what trend the market is currently experiencing. It will be very evident what buyers "hot buttons" are by price range, location and how quickly they became pending. It is important to note that each area has a "ceiling" of what buyers will pay. The lack of existing sales substantiates the slower market, but this has become the new normal over the past two years. This gives us good and bad aspects:

- **Good ... No other homes to compete with! If priced correctly, we definitely see a frenzy and prices escalate with multiple offers**
- **Bad ... no pending's means its difficult to gauge where the exact hot button is currently.**

When we are ready to put your home on the market ... I will gauge your home against "the competition" ... the Active Listings. This is important to monitor as we approach your listing date. It is important to place your home strategically amongst the competition. Meaning, we will not place your home as the most expensive, since the biggest factor in achieving a great sales price is the "feeding frenzy".

While the attached analysis is quite the range of values (from low \$600's to mid \$700's), we can tighten this up upon viewing the interior. The outside is in need of maintenance (roofing, vegetation, etc) and therefore, I had to consider that the interior may need work as well.

I hope all of this makes sense to you. You are welcome to call me with any questions.

Talk to you soon!

Enthusiastically,

Karin Kay
Designated Broker/Owner
360-271-1396



PS - Your referrals are important to me. I love that you are "Karin' about me" too!

I'm ... "Karin' About You!"

From: Port of Illahee <portofillahee@gmail.com>
Sent: Wednesday, November 13, 2024 10:26 AM
To: Karin Kay <karin@karinaboutyou.com>
Subject: Re: Request for Certified Market Analysis (CMA)

[Quoted text hidden]

 **Market Valuation - 5560 Ocean View - Nov 14 2024.pdf**
1426K



Comparative Market Analysis

5560 Oceanview
Bremerton, 98311



NORTHWEST
MULTIPLE LISTING SERVICE.

CMA Map Layout

Thursday, November 14, 2024

This page displays the Map for the CMA Subject and your comparables.



- 5560 Oceanview
- 1 23495 Clear Creek Rd
- 2 4055 Canoe Trail Ne
- 3 5321 Illahee Rd
- 4 2511 Cascade Trail
- 5 936 Anderson Lane Nw
- 6 6021 Provost Rd Nw



Comparative Market Analysis

5560 Oceanview
Bremerton, 98311



NORTHWEST
MULTIPLE LISTING SERVICE.

Full Summary of Compared Listings

Thursday, November 14, 2024

This report summarizes the comparable listings contained in this market analysis.



Subject Property	Details	Adjust	Details	Adjust
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5560 Oceanview	23495 Clear Creek Rd NW		4055 NE Canoe Trail	
MLS#	2285817		2279390	

List Price	\$799,999		\$549,000	
List Date	10/24/2024		08/18/2024	
Sold Price			\$537,000	

City	Bremerton	0	Bremerton	0
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Subdiv	Finn Hill	0	Bremerton	0
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Beds	3	-4,000	3	0
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Fireplaces	Yes	0	2	-10,000
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Park Type	Carport-Attached, Off Stree	0	Driveway Parking, Garage-	0
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Acres	0.280 ac/12,197 sf	-20,429	0.280 ac/12,197	0
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Heating	Forced Air	0	Forced Air, Heat Pump, Ins-	0
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Foundatn	Poured Concrete	0	Poured Concrete	0
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Age Restr	1959	-1,000	1971	-3,000
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Architect	Concrete, Hardwood, Lambr	0	Laminite Hardwood, Stucco	0
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Wtr Spply	Public	0	Community, Public	0
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Remodeled	0	0	0	0
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Closing Costs	0	0	0	0
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Remarks:	Charming Mid Century Modern Home with Stunning Puget Sound & Olympic Mountain	0	This turnkey 3br/2.5ba, 2508 sq/ft daylight rambler is move in ready! Home features	0
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\$799,999	\$537,000
\$-60,659	\$6,590
\$739,340	\$543,590



Comparative Market Analysis

5560 Oceanview
Bremerton, 98311

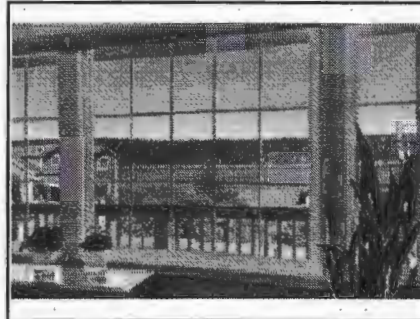


NORTHWEST
MULTIPLE LISTING SERVICE

Full Summary of Compared Listings

Thursday, November 14, 2024

This report summarizes the comparable listings contained in this market analysis.



<u>Subject Property</u>		<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
5560 Oceanview		5321 Illahee Rd NE		2511 Cascade Trail	
MLS#		2269289		2256594	
List Price		\$535,000		\$725,000	
List Date		07/24/2024		06/26/2024	
Sold Price				\$745,000	
City	Bremerton	Bremerton	0	Bremerton	0
Subdlv		Illahee	0	Manette	0
Beds	3	3	0	3	0
Fireplaces	Yes		0		0
Park Type		Carport-Attached, Off Stree	0	Driveway Parking, Garage-	0
Acres	0.280 ac/12,197 sf	0.250 ac/10,890	915	0.310 ac/13,504	-915
Heating	Forced Air	Baseboard, Forced Air	0	Hot Water Recirc Pump, In:	0
Foundatn		Poured Concrete	0	Poured Concrete	0
Age Restr			0		0
Year Built	1959	1940	4,750	1963	-1,000
Architect			0		0
Wtr Sply	Public	Public	0	Public	0
Remodeled			0		0
Closing Costs			0		0

Remarks:

PRICE IMPROVEMENT! Incredible opportunity to own this beautiful view home in Illahee! Enjoy

Manette neighborhood, just minutes from the Seattle ferry, restaurants, parks & all amenities.

\$535,000
\$26,155
\$561,155

\$745,000
\$-11,495
\$733,505





Comparative Market Analysis

5560 Oceanview
Bremerton, 98311



NORTHWEST
MULTIPLE LISTING SERVICE.

Full Summary of Compared Listings

Thursday, November 14, 2024

This report summarizes the comparable listings contained in this market analysis.



<u>Subject Property</u>		<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
5560 Oceanview		936 NW Anderson Lane		6021 NW Provost Rd	
MLS#		2253622		2191667	
List Price		\$579,000		\$660,000	
List Date		06/21/2024		02/19/2024	
Sold Price		\$610,000		\$670,000	
City		Bremerton		Bremerton	
Area		150		146 - Chico	
Subdlv		Poulsbo		Chico	
Beds		3		3	
Fireplaces		Yes		0	
Park Type		Carport-Attached, Off Stree	0	Driveway Parking, Garage-	0
Sqft		3082	21,105	2676	14,210
Acres		0.280 ac/12,197 sf	-1,219	0.650 ac/28,314	-11,282
View		Water and Mountain	0	Bay, Mountain, Partial, Sea	0
Heating		Forced Air	0	90%+ High Efficiency, Tank	0
Foundatn		None	0	90%+ High Efficiency	0
Age Restr			0	Poured Concrete, Slab	0
Year Built		1959	-1,000	1978	-4,750
Architect			0		0
Wtr Spply		Public	0	Public	0
Remodeled			0		0
Closing Costs			0		0

Remarks:

Views and Location! This charming home is perched on a large lot and located near

Price drop! One of kind home! Close to shopping & highway! 3 Beds. 3 full baths! The top floor

\$610,000
\$8,386
\$618,386

\$670,000
\$-12,822
\$657,178





Comparative Market Analysis

5560 Oceanview
Bremerton, 98311



NORTHWEST
MULTIPLE LISTING SERVICE

Full Summary of Compared Listings

Thursday, November 14, 2024

This report summarizes the comparable listings contained in this market analysis.

Summary

Status	Total	Avg Price	Avg \$ Per Sq Ft	High	Low	Median	Avg DOM
ACTIVE	1	\$535,000	\$226	\$535,000	\$535,000	\$535,000	105
CONTINGENT							
RENTED							
Temp. Off Mkt							
PENDING	1	\$799,999	\$219	\$799,999	\$799,999	\$799,999	5
SOLD	4	\$640,500	\$245	\$745,000	\$537,000	\$640,000	47
SOLD-Unlisted							
EXPIRED							
SALE FAIL RLS							
CANCELLED							
Total	6	\$649,500	\$237	\$799,999	\$535,000	\$640,000	50



5560 Oceanview Blvd NE Bremerton - CMA

1 message

Joe Stevick <joestevick@windermere.com>
To: "portofillahee@gmail.com" <portofillahee@gmail.com>
Cc: Joe Stevick <joestevick@windermere.com>

Wed, Nov 13, 2024 at 4:25 PM

Hello,

Below is a summary of the CMA I sent over for the above subject property. I sent a full report with more detail on each comparable home to the same email, but at times this is more information than folks want. So, here is a filtered down version.

You will notice the range in value is still quite large. This is due to the unknown condition of the property. How the property is presented for sale has a huge impact on the overall sale price of the home. Also, you will note one home in this report is a duplex, located in a different area of Bremerton. Different view, different neighborhood, but I wanted to show the value of a similar style of home sold as a multifamily unit.

Positive notes for the home. It is large, and has a great view. Some notes that depress value, there is no garage.

Value range for home \$595,950 - \$673,050.

-

For the vacant lot, a market value range is \$95,000 - \$120,000 depending on utility availability.

-

-

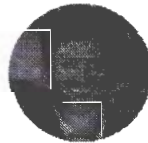
3850 NE Roosevelt	Sold on 8/31/22 for \$750,000	Built in 2003	Remodeled
5845 Oceanview Blvd	Sold on 7/18/22 for \$649,000	Built in 1942	
5311 Fern Ave	Sold on 1/4/2023 for \$650,000	Built in 1992	
5555 Madrona Ave	Sold on 5/21/22 for \$579,000	Built in 1930	Remodeled interior

3814 NE Roosevelt St.	Sold on 11/23/22 for \$619,000	Built in 1977	
5505 Sunrise Terrace	Sold on 10/2/23 for \$650,000	Built in 1974	Remodeled interior
5968 Beachside Dr	Sold on 9/7/23 for \$550,000	Built in 1966	
5731 Madrona Ave	Sold on 5/11/22 for \$500,000	Built in 1923	
342 Lebo Blvd	Sold on 12/12/2023 for \$595,000	Built in 1960	Duplex

Hopefully this helps bring you some clarity. If you have any questions at all please let me know. I am happy to help.


Respectfully,

JOE STEVICK



Realtor / Broker

 **WINDERMERE WEST SOUND INC.**

 (360) 277-6766

 Joestevick@windermere.com

 <http://joestevick.withwre.com/>

 9939 Mickelberry Rd NW, Silverdale WA 98383



All in, for you.™

November 12, 2024

Hello Jennifer,

Thank you for reaching out regarding the Port of Illahee's property on Oceanview. Unfortunately you caught me on day 5 of our annual anniversary trip and I'm not physically back in the area until 11/16/2024. However, I still love to work while I am away. Here is a site unseen synopsis of what the market is doing with similar sizes of homes, views and area. After you have a chance to review my thoughts, findings and general marketing approach, I would be grateful for a walk through and an opportunity to represent you as a seller. I also understand if I missed the opportunity because I am away and hope you keep my information handy for a future real estate resource contact.

My research shows you bought the home in 2009. From the information I found it appeared to have had recent updates at that time and the exterior grounds were well manicured. My suggested pricing will be based on the assumption you all have not made upgrades since and have taken reasonable care of standard systems maintenance. I have relationships with multiple subcontractors that often times will perform work with the understanding they will be paid out of closing proceeds should you need roof, paint, hvac or any other repairs to pass muster with a banks appraiser or a buyers inspection results request.

As part of my service, at no additional cost to you, I include professional photography, 3D mapping of your floor plan, aerial drone video showcasing location and exterior views, optional pre listing inspection, staging consultation, virtual staging, final move out deep clean, coordination of all work orders, repairs, seller process and overwatch of buyer/buyers agent process. Networking with colleagues throughout the state, social media platforms and an extensive listing launch with staffed open houses. Happy to discuss in further detail should an opportunity present itself.

Last but not least, as you may have heard, buyers agents must sign agreements with buyers now stating upfront the amount of their commissions. A winning strategy for my sellers is to continue as has been industry standard to offer a buyers agent commission. I recommend 2.5% for buyers agent and 2.5% for listing agent totaling 5% to be factored into our pricing. I prefer the buyers to be using all of their funds to purchase the home, buy down their rate to capture our price range and in the long run, they are paying the fee with their loan(or cash) at closing. Fortunately our Multiple Listing Service has operated in a transparent fashion over the years and the system worked well. Without having physically previewed your property and after looking over the enclosed recent activity I recommend a suggested marketing price in the mid 600's conservatively. As always, I am open to discussion and knowledge of upgrades made over the course of your ownership. Thank you again for the opportunity and I deeply regret I'm away. Please let me know if you would like to work together.

Regards,
AnnaLee Baglio



5560 Oceanview Boulevard Northeast, Bremerton, Washington 98311

PREPARED FOR
The Port of Illahee

NOVEMBER 12, 2024



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MLS #	Status	Address	Price
0	Subject	5560 Oceanview Boulevard Northeast, Bremerton, Washington 98311	
1	2199889	S 6036 Pahrman Place NW	\$800,000
2	2265851	S 6482 Illahee Road NE	\$935,000
3	2229887	S 5594 Illahee Road NE	\$1,025,000
4	2282674	S 535 NW Holmberg Street	\$800,000
5	2242721	P 3240 Appaloosa Way NE	\$1,035,000
6	2305106	A 3631 Peppard Lane NE	\$699,000

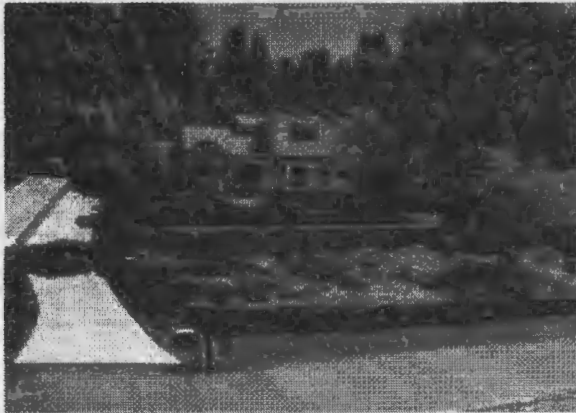
Status: S = Sold, P = Pending, A = Active

PROPERTY DETAILS



6036 PAHRMANN PLACE NW, BREMERTON

\$800,000



Status: Sold MLS Num: 2199889 Prop Type: Residential Sub Type: Residential
City: Bremerton State: WA Zip: 98311 County: Kitsap Area: 150 - E Central
Kitsap Subdivision: Tracyton

Beds: 3 Total baths: 2.75 Full baths: 2.0 3/4 baths: 1.0

SqFt: 3,106 Acres: 0.4100656000000003 Garage: 3 Year Built: 2009

DOM: 102 List date: 2/22/24 Sold date: 6/28/24 Pending date: 6/3/24 Off-
market date: 6/28/24 Updated: Jun 28, 2024 8:51 AM

List price: \$795,000 Orig list price: \$885,000 Sold price: \$800,000 List/Sqft:
\$256 Sold/Sqft: \$258 Taxes: \$6,443

School district: Central Kitsap #401 High: Olympic High Middle: Fairview
Middle Elementary: Woodlands Elem

Courtesy of Better Properties Kitsap

FEATURES

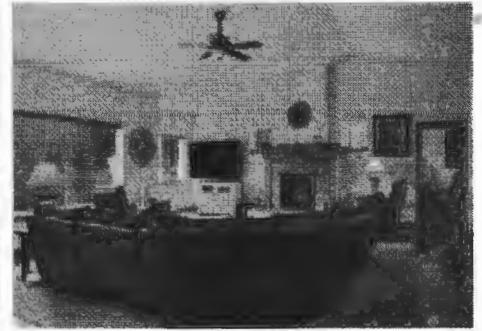
Acres: 0.4100656000000003 Lot Size: 17860.0 Appliances Included: Dishwasher(s), Dryer(s), Microwave(s), Refrigerator(s), Stove(s)/Range(s),
Washer(s) Architecture: Craftsman Basement: None Builder: D-Lane Homes Building Condition: Very Good Building Information: Built On
Lot Energy Source: Electric, Natural Gas Exterior: Cement Planked Financing: VA Floor Covering: Hardwood, Laminate, Wall to Wall Carpet
Foundation: Poured Concrete

REMARKS

DREAM BIG and come see this meticulously maintained home in the quietest well-kept neighborhood in the area! 3106sf 3bed 2 3/4ba home w/
AC! The open floor plan provides a huge main floor entertaining area with roaring cathedral ceilings flowing nicely into the chef's kitchen, then
expanding out onto the spacious deck. 2 dining areas, sit up bar, wet bar, gas fireplace, it's all here. Beautiful hardwood floors, an abundance of
natural light with its SW exposure creates an ambiance you'll simply fall in love with. Ensuite master bath & WIC accommodates the large primary
suite. Two other large bedrooms full bath plus bonus room complete the upstairs. Huge 3 car garage, beautifully landscaped & terraced yard w/
irrigation on this .41ac lot.

s 6036 Pahrman Place NW, Bremerton

\$800,000



PROPERTY DETAILS



6482 ILLAHEE ROAD NE, BREMERTON

\$935,000



Status: Sold MLS Num: 2265851 Prop Type: Residential Sub Type: Residential

City: Bremerton State: WA Zip: 98310 County: Kitsap Area: 149 - East Bremerton Subdivision: Illahee

Beds: 4 Total baths: 4.5 Full baths: 4.0 Half baths: 1.0

SqFt: 3,903 Acres: 0.4200532 Garage: 3 Year Built: 2007

DOM: 13 List date: 7/17/24 Sold date: 8/30/24 Pending date: 7/30/24 Off-market date: 8/30/24 Updated: Sep 3, 2024 5:17 AM

List price: \$935,000 Orig list price: \$935,000 Sold price: \$935,000 List/Sqft: \$240 Sold/Sqft: \$240 Taxes: \$7,431

School district: Central Kitsap #401 High: Olympic High Middle: Ridgetop Middle Elementary: Brownsville Elem

Courtesy of Windermere RE West Sound Inc.

FEATURES

Acres: 0.4200532 Lot Size: 18295.0 Appliances Included: Dishwasher(s), Garbage Disposal, Microwave(s), Refrigerator(s), Stove(s)/Range(s) Architecture: Contemporary Basement: Daylight, Fully Finished Building Condition: Very Good Building Information: Built On Lot Energy Source: Electric, Natural Gas Exterior: Cement Planked, Wood Financing: Conventional Floor Covering: Ceramic Tile, Hardwood, Vinyl, Wall to Wall Carpet, Travertine Foundation: Poured Concrete

REMARKS

Beautiful Illahee custom, nestled down a private lane, boasting impeccable craftsmanship + breathtaking views of the Sound, island & mountains. Seamlessly blending timeless elegance, luxury & comfort. A fabulous floor plan features a soaring two-story living room, formal dining + chef's kitchen, creating a perfect atmosphere for entertaining. Enjoy the luxurious view primary featuring Spa-Like ensuite & designer walk-in. Bonus room offers space for movies/game-night, while hidden retreats and warm fireplaces add signature charm. Serene deck overlooks Port Orchard Strait & Bainbridge Island. Coveted Illahee location w/ effortless access to the urban amenities of Bremerton & Silverdale + Seattle ferries, new St Michaels Med Cntr & area Bases

s 6482 Illahee Road NE, Bremerton

\$935,000

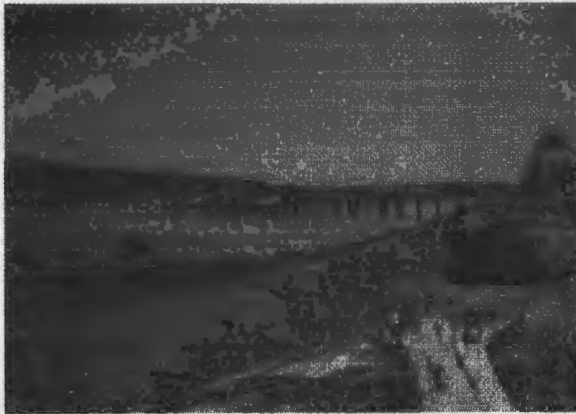


PROPERTY DETAILS



5594 ILLAHEE ROAD NE, BREMERTON

\$1,025,000



Status: Sold MLS Num: 2229887 Prop Type: Residential Sub Type: Residential
City: Bremerton State: WA Zip: 98311 County: Kitsap Area: 149 - East
Bremerton Subdivision: Illahee

Beds: 3 Total baths: 2.75 Full baths: 2.0 3/4 baths: 1.0

SqFt: 3,061 Acres: 0.30004128 Lot Dim: 80 x 131 Year Built: 2014

DOM: 13 List date: 5/1/24 Sold date: 6/27/24 Pending date: 5/14/24 Off-
market date: 6/27/24 Updated: Jun 28, 2024 1:50 AM

List price: \$1,100,000 Orig list price: \$1,100,000 Sold price: \$1,025,000 List/Sqft:
\$359 Sold/Sqft: \$335 Taxes: \$8,794

School district: Bremerton #100c High: Bremerton High Middle: Mtn View Mid
Elementary: View Ridge Elem

Courtesy of 360 Real Estate Group

FEATURES

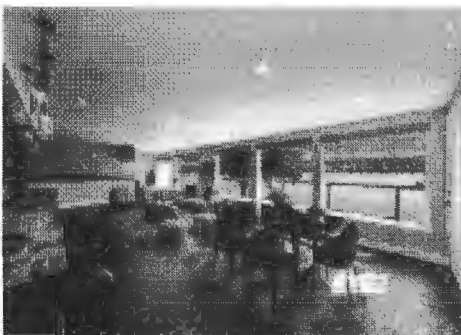
Acres: 0.30004128 Lot Size: 13068.0 Appliances Included: Dishwasher(s), Microwave(s), Refrigerator(s), Stove(s)/Range(s) Architecture: NW
Contemporary Basement: Daylight, Fully Finished Builder: Lobo Building Condition: Good Building Information: Built On Lot Effective Year
Built Source: See Remarks Energy Source: Electric, Wood Exterior: Metal/Vinyl, Stone Financing: Conventional Floor Covering: Ceramic Tile,
Hardwood, Wall to Wall Carpet Foundation: Poured Concrete

REMARKS

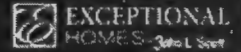
Illahee waterfront doesn't come along very often! This home is only 10 years old too! Beautifully appointed kitchen, dining, and great room all
soak in the sun while overlooking 80 feet no bank waterfront, Mt. Rainier, wild life, passing boats, and Illahee dock. Primary bedroom is on the
main floor with private ensuite that includes soaking tub, oversized stand alone shower, and heated floors in all bathrooms! Custom blinds
throughout! Stamped concrete and composite deck. Metal roof and vinyl siding. Maintenance free living at its best! Have friends visiting by
boat? Free guest moorage at the Illahee dock comes with this package. Everything you need is here. Come see today!

S 5594 Illahee Road NE, Bremerton

\$1,025,000



PROPERTY DETAILS



535 NW HOLMBERG STREET, BREMERTON

\$800,000



Status: Sold MLS Num: 2282674 Prop Type: Residential Sub Type: Residential
City: Bremerton State: WA Zip: 98311 County: Kitsap Area: 150 - E Central
Kitsap Subdivision: Tracyton

Beds: 4 Total baths: 2.5 Full baths: 1.0 3/4 baths: 2.0

SqFt: 3,794 Acres: 0.60008256 Garage: 2 Year Built: 1963

DOM: 4 List date: 9/4/24 Sold date: 10/3/24 Pending date: 9/8/24 Off-market
date: 10/3/24 Updated: Oct 3, 2024 5:47 AM

List price: \$789,000 Orig list price: \$789,000 Sold price: \$800,000 List/Sqft:
5208 Sold/Sqft: \$211 Taxes: \$6,549

School district: Central Kitsap #401 High: Buyer To Verify Middle: Buyer To
Verify Elementary: Buyer To Verify

Courtesy of Sterling Property Group

FEATURES

Acres: 0.60008256 Lot Size: 26136.0 Appliances Included: Dishwasher(s), Dryer(s), Microwave(s), Refrigerator(s), Stove(s)/Range(s), Washer(s)
Basement: Fully Finished Building Condition: Very Good Building Information: Built On Lot Energy Source: Electric, Natural Gas Exterior: Brick,
Wood Financing: Cash Floor Covering: Vinyl, Wall to Wall Carpet Foundation: Concrete Block, Poured Concrete Interior Features: 2nd Kitchen,
Bath Off Primary, Ceiling Fan(s), Dbl Pane/Storm Windw, Dining Room, Skylights, Vaulted Ceilings Lot Details: Dead End Street, Paved Street,
Secluded

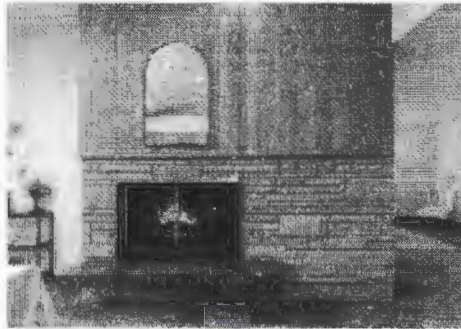
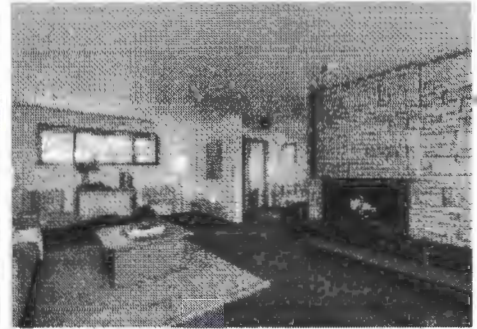
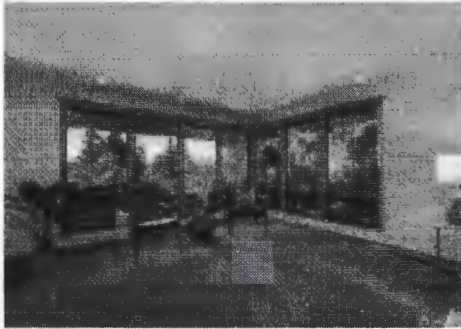
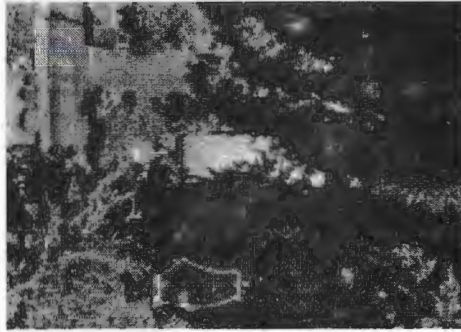
REMARKS

First time on the market! Beautiful mid-century custom built VIEW home in desirable Tracyton. Main floor features 3 bedrooms, including large
primary suite w/ balcony access, laundry room, main kitchen & dual brick fireplaces that add warmth and character, creating inviting spaces to
relax and unwind. Lower level features a second kitchen, spacious bedroom, family room, office & an additional finished room.
Step outside to your private oasis, where a SPARKLING POOL awaits, surrounded by lush landscaping that ensures ultimate privacy. With its
unique architectural charm, expansive layout and top-notch amenities, this home is more than just a place to live, it's a lifestyle. 2 living spaces:
Multigenerational? Guest quarters? Airbnb?

S

535 NW Holmberg Street, Bremerton

\$800,000



PROPERTY DETAILS



3240 APPALOOSA WAY NE, BREMERTON

\$1,035,000



Status: Pending MLS Num: 2242721 Prop Type: Residential Sub Type: Residential

City: Bremerton State: WA Zip: 98310 County: Kitsap Area: 149 - East Bremerton Subdivision: Bremerton

Beds: 4 Total baths: 3.25 Full baths: 2.0 3/4 baths: 1.0 Half baths: 1.0

SqFt: 3,624 Acres: 0.89011328 Garage: 3 Year Built: 1920

DOM: 85 List date: 7/3/24 Pending date: 9/26/24 Updated: Sep 26, 2024 7:16 AM

List price: \$1,035,000 Orig list price: \$1,125,000 List/Sqft: \$286 Taxes: \$6,485

School district: Bremerton #100c High: Bremerton High Middle: Mtn View Mid Elementary: Armin Jahr Elem

Courtesy of John L. Scott, Inc.

FEATURES

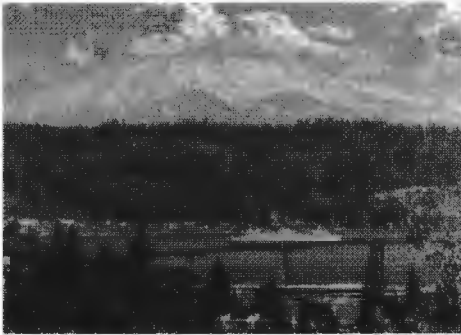
Acres: 0.89011328 Lot Size: 38768.0 Appliances Included: Dishwasher(s), Dryer(s), Microwave(s), Refrigerator(s), Stove(s)/Range(s), Washer(s) Architecture: Cape Cod Basement: Daylight, Fully Finished Building Complex Or Project: 6598 Building Condition: Very Good Building Information: Built On Lot Effective Year Built Source: Public Records Energy Source: Electric, Natural Gas Exterior: Wood Irrigation Comments: Multiple Zone, Drip, Emitters, Pop-ups Floor Covering: Concrete, Hardwood, Marble, Stone, Wall to Wall Carpet Foundation: Poured Concrete

REMARKS

"A view from every room awaits you at the end of the lane leading to this modern farmhouse. Fully remodeled 4 bedroom home, originally built in 1920 offers privacy 12 min to ferry. Chefs kitchen w/Viking range, wine fridge/quartz counters. Custom built-in cabinetry-in library/office allows for 5th optional bdrm. Spa-like primary ensuite w/view deck/fireplace/jetted tub & steam shower. Lower level walkout has full 2nd kitchen/W/D Hook-up/temperature controlled wine cellar & 2 Bedrooms allowing for multigenerational living, ADU or rental. Enjoy views from the wrap around decks or meander pathways in private oasis through gardens, heirloom apple trees & ponds. Detached 3 car garage has 2nd office/art studio w/1/2 bath. Truly Special

P 3240 Appaloosa Way NE, Bremerton

\$1,035,000



PROPERTY DETAILS



3631 PEPPARD LANE NE, BREMERTON

\$699,000



Status: Active MLS Num: 2305106 Prop Type: Residential Sub Type: Residential
City: Bremerton State: WA Zip: 98310 County: Kitsap Area: 149 - East
Bremerton Subdivision: Illahee
Beds: 3 Total baths: 3.25 Full baths: 2.0 3/4 baths: 1.0 Half baths: 1.0
SqFt: 3,116 Acres: 0.38005688 Lot Dim: 102' x 162' Garage: 3 Year Built: 1986
DOM: 19 List date: 10/24/24 Updated: Nov 10, 2024 7:54 AM
List price: \$699,000 Orig list price: \$699,000 List/Sqft: \$224 Taxes: \$7,333
School district: Bremerton #100c High: Buyer To Verify Middle: Buyer To Verify
Elementary: Buyer To Verify

Courtesy of Windermere RE West Sound Inc.

FEATURES

Acres: 0.38005688 Lot Size: 16553.0 Appliances Included: Dishwasher(s), Dryer(s), Microwave(s), Refrigerator(s), Stove(s)/Range(s), Trash Compactor, Washer(s) Architecture: Traditional Basement: Daylight, Fully Finished Building Condition: Very Good Building Information: Built On Lot Effective Year Built Source: Public Records Energy Source: Electric, Natural Gas, Wood Exterior: Wood Floor Covering: Hardwood, Vinyl, Wall to Wall Carpet Foundation: Poured Concrete

REMARKS

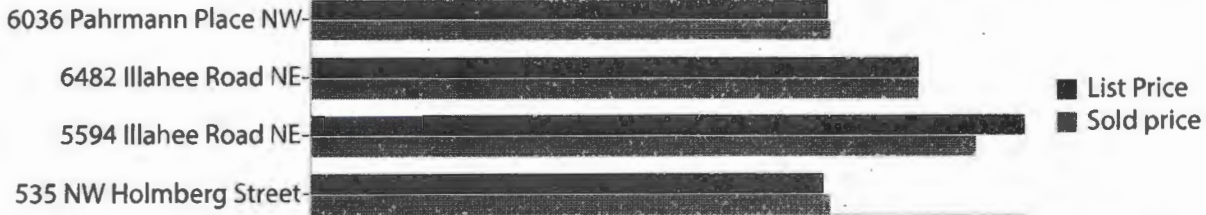
Wonderful Magical Illahee Home! Live across the street from beautiful Illahee State Park (w/Beach/Boat Launch) and have an easy commute to the bases, Seattle ferries and amenities in Silverdale and Bremerton. This 3-level, 3116 sq/ft home has .38 fully fenced acres, a 3-car garage with workspace, 3 bedrooms, living room, immense family room downstairs and a cozy one on the main floor. A custom chair lift provides access to all floors allowing shared living for all. This is a 3-bedroom home with a bonus room upstairs, a den/office on the main and an extra room in the lower level with 3/4 bath. There are so many options for living in this home - get creative! "All home" automatic generator is included!

A 3631 Peppard Lane NE, Bremerton

\$699,000

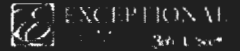


SOLD PROPERTY ANALYSIS



Address	Orig List Price	Sold Price	% of Orig List Price	DOM	\$ per Sqft
6036 Pahrman Place NW	\$885,000	\$800,000	90.40%	102	\$258
6482 Illahee Road NE	\$935,000	\$935,000	100.00%	13	\$240
5594 Illahee Road NE	\$1,100,000	\$1,025,000	93.18%	13	\$335
535 NW Holmberg Street	\$789,000	\$800,000	101.39%	4	\$211
Averages	\$927,250	\$890,000	96.24%	33	\$261

COMPARABLE PROPERTY STATISTICS



Sold Listings

Number of listings	4
Lowest price	\$800,000
Average price	\$890,000
Highest price	\$1,025,000
Avg price per sqft	\$261
Avg DOM	33

- 6036 Pahrman Place NW- [REDACTED]
- 6482 Illahee Road NE- [REDACTED] ■ Sold price
- 5594 Illahee Road NE- [REDACTED]
- 535 NW Hoimberg Street- [REDACTED]

Pending Listings

Number of listings	1
Lowest price	\$1,035,000
Average price	\$1,035,000
Highest price	\$1,035,000
Avg price per sqft	\$286
Avg DOM	85

- 3240 Appaloosa Way NE- [REDACTED] ■ List price

Active Listings

Number of listings	1
Lowest price	\$699,000
Average price	\$699,000
Highest price	\$699,000
Avg price per sqft	\$224
Avg DOM	19

- 3631 Peppard Lane NE- [REDACTED] ■ List price

Sold Listings

Address	Sold Date	Sold Price	Zestimate*	Difference
6036 Pahrman Place NW	6/28/24	\$800,000	\$797,700	-0.3%
6482 Illahee Road NE	8/30/24	\$935,000	\$935,000	0.0%
5594 Illahee Road NE	6/27/24	\$1,025,000	\$1,022,300	-0.3%
535 NW Holmberg Street	10/3/24	\$800,000	\$800,000	0.0%

Pending Listings

Address	Price	Zestimate*	Difference
3240 Appaloosa Way NE	\$1,035,000	\$1,006,000	-2.8%

Active Listings

Address	Price	Zestimate*	Difference
3631 Peppard Lane NE	\$699,000	\$690,000	-1.3%

* The Zestimate[®] home valuation model is Zillow's estimate of a home's market value. A Zestimate incorporates public, MLS and user-submitted data into Zillow's proprietary formula, also taking into account home facts, location and market trends. It is not an appraisal and can't be used in place of an appraisal.

AnnaLee Baglio

Affiliation:

- John L Scott Real Estate

Experience:

- Licensed in Real Estate 1994
- General Contractor for Federal Projects 1998-2012
- Certified Neuro Linguistic Programming 2012-2014

Education:

- NLP Pacific
- Rockwell Real Estate Institute
- Portland State University
- Portland Community College
- Hillsboro High School

Professional Associations:

- Kitsap County Association of Realtors
- Puget Sound Naval Bases Association/Past President
- Kitsap Builders Association
- Bremerton Chamber of Commerce/Past President
- Harrison Hospital Mathis Guild
- John L Scott Foundation

Personal Information:

- Married and in love with my best friend, I also love golf, my horse and my job!

PORT OF ILLAHEE
RESOLUTION No. 2025-01
Establishing the 2025 Regular Meeting Schedule

WHEREAS, the Commissioners of the Port of Illahee (Port) desire to establish the dates and times for its regular business meetings annually by Resolution; and

WHEREAS, during the State of Washington's Safe Start Reopening, the Port of Illahee began holding meetings via ZOOM (meeting #715 0997 5823 / password 'Illahee');

WHEREAS, it has been determined that holding meetings via ZOOM has been beneficial to the Port and the public in general;

NOW, THEREFORE, BE IT RESOLVED by the Commissioners of the Port of Illahee that the attached meeting schedule be adopted as the dates, time, and location of the regular business meetings for the period of January 1, 2025, through December 31, 2025.

ADOPTED by the Port of Illahee Commission on _____, 2025.

PORT OF ILLAHEE
KITSAP COUNTY, WASHINGTON

James Aho, Commissioner

Jeffery Rupert, Commissioner

Eric Hall, Commissioner

2025 PORT OF ILLAHEE REGULAR MEETING CALENDAR

UNLESS OTHERWISE INDICATED, PORT OF ILLAHEE BOARD MEETINGS WILL BE HELD AT VIA ZOOM (MEETING ID# 715 0997 5823 / PASSWORD: Illahee) AT 6:30PM ON THE SECOND WEDNESDAY OF EACH MONTH.

JANUARY 8th

FEBRUARY 12TH

MARCH 12TH

APRIL 9TH

MAY 14TH

JUNE 11TH

JULY 9TH

AUGUST 13TH

SEPTEMBER 10TH

OCTOBER 8TH

NOVEMBER 12TH

DECEMBER 10TH

DRAFT

Donations to a public agency

Tina O'Brien <tina@kitsapfoundation.org>

Mon, Jan 6, 2025 at 12:46 PM

To: Jim Aho <illaheeportthree@gmail.com>

Cc: Lillian Xie <lillian@kitsapfoundation.org>, Jennifer Olsen <portofillahee@gmail.com>

Happy New Year! Hope this reply finds you well...

We may be able to help if most donations (other than stock donations) can be collected online. We could set up an Agency Fund and a donation page similar to one that Our Forest Fund has here:

https://kcf.fcsuite.com/erp/donate/create/fund?funit_id=2253. We can also provide a QR code that you can publicize to help drive in donations.

Jim, we can enable a donation page for IFP's fund also, with just one click...let us know if you want us to do so!

We don't have enough staff to receive and process a tsunami of checks/cash outside of the Kitsap Great Give, so if you're thinking of doing a mass mailing and soliciting checks and cash, I don't think we'll be able to help.

I'm attaching the template we use for new agency agreements that you can share with your advisors. Our current fee we charge for this is 1%, although I suspect our board may soon vote to raise those fees to 1.5%.

Let me know if you'd like to continue the conversation!

Wishing you and yours every happiness in the New Year...

Warmest regards, Tina

Tina O'Brien

Chief Executive Officer

Kitsap Community Foundation

(360) 204-5289 direct

(360) 698-3622 main

PO Box 3670, Silverdale, WA 98383

tina@kitsapfoundation.org

www.kitsapfoundation.org



AGREEMENT ESTABLISHING THE

[insert name]

- A. Type of Fund: Agency Fund
- B. Name of the Fund: [insert name]
- C. Donor to the Fund: [insert name]
- D. Must the Fund be managed as an endowment? Yes No
 Does the Fund include an emergency use clause? Yes No
 If the answer to the first question is "no," are there any limitations on the amount of annual distributions from the Fund? [insert text if appropriate]
- E. Should the Fund be invested in the market? Yes No
- F. For what purpose may grants be made from the Fund and/or what restrictions or conditions are placed on distributions from the Fund?

[insert text]

By signing below, the parties agree that the Fund shall be bound by the terms written above and on the following pages, effective as of this ____ day of _____, 2016.

KITSAP COMMUNITY FOUNDATION

[insert name]

By: _____
Tina O'Brien, CEO

By: _____
[insert name]
[title]

Agency Contact Information

[insert Agency contact info]



FUND AGREEMENT

THIS AGREEMENT is made and entered into between the DONOR, as shown on Section C of page one of this Agreement, a Washington nonprofit corporation, (the "Agency") and the KITSAP COMMUNITY FOUNDATION, a Washington nonprofit corporation (the "Foundation").

WHEREAS, the Foundation is a qualified charitable organization under Section 501(c)(3) of the Internal Revenue Code of 1986 and is not a private foundation within the meaning of Section 509(a) of the Internal Revenue Code of 1986; and

WHEREAS, the Agency is a qualified charitable organization and desires to establish a fund within the Foundation to carry out charitable purposes to further the mission of the Agency.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties agree as follows:

1. Establishment of Fund

An agency fund is established on the books of the Foundation that shall be known by the name written in Section B on page one of this Agreement (the "Fund"). The Fund is established to receive property to be held and distributed for charitable purposes.

2. Property of the Fund

The Foundation acknowledges receipt of the property listed on **Schedule A**, which is attached hereto and made a part hereof, as the initial property of the Fund. Donor understands that this is an irrevocable gift that will be used to establish and maintain a charitable fund of the Foundation, subject to the Foundation's governing documents and bylaws. The Fund shall include (1) the property received herewith, (2) such additional property as may from time-to-time be received by the Foundation from the Agency or others for inclusion in the Fund, and (3) all undistributed income from the foregoing property.

If the historic gift value of the Fund does not reach \$10,000 within three years of the date the fund is opened, the Foundation may in its sole discretion close the Fund and transfer the money in the Fund to the Foundation's Community Endowment Fund.

3. Purpose

The Foundation may only make distributions from the Fund that (1) meet the purposes specified in Section F on page one of this Agreement, (2) do not violate the restrictions, if any, specified in Section F on page one of this Agreement, and (3) meet, or are made after, the conditions specified in Section F of page one of this Agreement are met.

4. Distributions

If Section D on page one of this Agreement indicates that the Fund shall be managed as an endowment, then each year the amount allowed for distributions will be calculated by the Foundation by applying its Spending Policy, as amended from time-to-time, to assets in the fund.

If Section D on page one of this Agreement indicates that the Fund shall not be managed as an endowment, then annual distributions will be made as allowed by or subject to any limitations specified in Sections D and F.



All distributions from the Fund must be in furtherance of the Foundation's charitable purposes, as defined in Treasury Regulation Section 1.170A-9(f)(11), and the final control over the distributions resides with the Foundation through its Board of Directors. Recommendations shall be consistent with the Foundation's charitable function and IRS regulations.

5. Distributions – Emergency Use Clause

This Section 5 only applies if Section D on page one of this Agreement indicates that the Fund is given an emergency use clause.

In transferring its property to the Fund, Agency intends to create a fund that will provide distributions for the stated purpose. However, distributions in excess of ~~XXXXXX~~ may be made in any year as determined by the Board of the Foundation provided one of the following conditions is met: (1) the distribution is for the purpose of responding to an emergency situation relating to a capital asset of ~~XXXXX~~; or (2) the provision of services at ~~XXXXXX~~ is faced with unexpected financial needs that are not likely to recur, and the distribution will enable ~~XXXXXX~~ to meet those needs.

6. Financial Reporting

The Foundation shall provide a formal fund report to the Agency at least annually. Furthermore, the Foundation shall respond in a timely manner to all requests for fund accounting or fund reports made from properly-authorized Agency representatives.

7. Administrative and Investment Fees

The property held in the Fund shall be assessed by the Foundation an annual fee for administrative costs. The amount of such annual fee shall be the amount charged funds of similar kind held by the Foundation based upon its Fee Schedule in effect at the time the annual fee is assessed, a copy of which Agency acknowledges having received. The wealth management company hired by the Foundation to manage the Fund's investment will charge its fee as well.

8. Definitions and Construction

(a) As used in this Agreement, a "qualified charitable organization" means an organization described in Section 501(c)(3) which is not a private foundation under Section 509(a) of the Internal Revenue Code of 1986.

(b) It is intended that the Fund shall be a component part of the Foundation and that nothing in this Agreement shall affect the status of the Foundation as an entity that is a qualified charitable organization. This Agreement shall be interpreted in a manner consistent with the foregoing intention and so as to conform to the requirements of the Internal Revenue Code and any regulations issued pursuant thereto applicable to the status of the Foundation as a foundation.

9. Variance Power

In accordance with IRS guidelines so as to permit investment management and variance power, the Fund shall be the property of the Foundation, held by it in its corporate capacity, and shall not be deemed a trust fund held by it in a trustee capacity. The Foundation shall have ultimate authority and control over all property in the Fund and the income derived therefrom, in accordance with the Articles of



Incorporation and Bylaws of the Foundation, as they may be amended from time to time, and the terms of this Agreement, applied in a manner not inconsistent with said Articles and Bylaws.

The Foundation Board shall have the power (variance) to modify any restriction or condition on the distribution of funds for any specified charitable purposes or to specified organizations if in the sole judgment of the board (without the approval of the Agency), such restriction or condition becomes, in effect, unnecessary, incapable of fulfillment or inconsistent with the charitable needs of the community or area served. The Foundation shall confer with the Agency before the Fund is modified and stay as close as possible to the original intent of the Agency.

If the Foundation ceases to be a qualified charitable organization, or if the Foundation proposes to dissolve, the assets of the Fund shall, after payment or making provision for payment of any liabilities properly chargeable to the Fund, be distributed to the Agency to be used exclusively for charitable purposes. If the Agency is not then a qualified charitable organization, said assets shall be distributed in such a manner and to such an organization in the Kitsap County community as satisfies the requirements of a qualified charitable organization and serves purposes similar to those of the Agency.

10. Investment of Funds

If Section E on page one of this Agreement indicates that the Fund shall not be invested in the market, then the Foundation shall manage the Fund as a pass-through Fund, which means the Fund assets will be held in FDIC-insured bank accounts. Otherwise, the Board of Directors of the Foundation shall have full authority and discretion as to the investment and reinvestment of the assets of the Fund provided that the assets of the Fund are invested and reinvested along with the other assets of the Foundation.

Attachments

Schedule A: Property Transferred to Initiate Fund

Schedule B: Narrative Description of the Fund Purpose



KITSAP
COMMUNITY
FOUNDATION

SCHEDULE A

**PROPERTY TRANSFERRED TO INITIATE THE
[insert name]**

Please attach copy of funds/check/property transferred to initiate agreement.



SCHEDULE B

A Narrative Description of the Purpose of the Fund

The narrative description below is not legally-binding. If anything in the narrative conflicts with the terms of the Agreement, the Agreement shall control. The purpose of the narrative is to provide some explanation of the fund, such as a description of the history of the fund's creation, illustrations of the purpose of the fund, etc.

[insert text]