



Port of Illahee Minutes of Regular Meeting

February 12, 2025

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 6:35 PM. Also, in attendance were **Commissioner Jeffrey Rupert; Commissioner Eric Hall**; Administrator Jennifer Olson; Roy Barton; Cathy Jonson; Debbie Smith; Janet Soderberg Leonard Knight and John Buesch

- February 12, 2025, Meeting Agenda
- January 8, 2025, Regular Meeting minutes
- Payment of bills with check numbers **5288** through **5301** totaling **\$16,361.71** *Items approved pending auditor approval (motion by Hall; second by Aho; all in favor)

Signing of Documents

Commissioners plan to stop by the Illahee Store to sign documents on Thursday, February 13, 2025.

Public Comment

A concern raised about the lack of public awareness about the project's scope, funding sources, and timeline, suggesting the need for a flyer or sign.

Any updates from Puget Sound Energy regarding the cost of moving the power pole.

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

- **Dock Construction & Timeline:** The Commissioners reviewed the upcoming dock construction project, focusing on the timeline and public access. Commissioner raised concerns regarding coordination, particularly for public access during the construction period. Commissioner Aho clarified that construction is expected to be completed by the end of August, with the dock likely closed during that time.
- **Access & Liability Issues:** A Community member recommended closing the dock during construction to avoid liability issues. In contrast, another community member emphasized that the dock driveway cannot be entirely closed for a month, as it serves as his driveway.
- **Garage Items & Buoy Relocation:** Lastly, there was a discussion about the garage contents and buoys on the chain link fence. The possibility of moving these items to the back of the store was noted.



Illahaee Store Project

- **Contamination and Cleanup:** Commissioner Aho detailed the involvement of SoundWest Engineering and SLR in addressing potential contamination issues and developing a cleanup plan.
- **Engineering Considerations:** The need for expert engineering advice was highlighted to prevent costly errors during construction.
- **Project Pace and Ecological Oversight:** Commissioner Hall voiced concerns about the project's slow progress and emphasized the importance of involving the ecology department.
- **Proposed Partnerships and Next Steps:** Commissioner Aho proposed that engaging the Quick Brothers alongside SLR could create a mutually beneficial solution.
- **Store Contact Update:** Commissioner AHO will contact PLIA and SLR to update the store contact to Commissioner Hall and will provide an update at the next meeting.

Treasurer's Report as January 31, 2025.

- General Fund: **\$34,647.19**
- Investments: **\$299,641.00**
- Good Property Management (GPM) Account: **\$199.00**
- Total: **\$1,052,000.79**

The Commissioners discussed transferring the bond funds to the investment pool to earn interest until the funds are needed for the project. It was decided to proceed with this action.

*Commissioner Rupert made a motion to transfer \$700,000.00 from the general fund to the investment pool.
(motion by Rupert; second by Hall; all in favor)*

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 confirmed that he will transfer the website to Commissioner Hall by the end of 2025.



Properties

- **5560 Oceanview Blvd:** Commissioner Rupert made a motion to give the current tenant at 5560 Oceanview Blvd., 90 day notice to move out. **(motion by Rupert; second by Hall; all in favor)**
- **Commissioner Rupert** motioned that none of the Real Estate agents can be associated with any of the Port Commissioners. **(motion by Rupert; second by Hall; all in favor)**
- **5500 Illahee Road:** Commissioner Rupert agreed to contact attorney Ken Bagwell for further guidance.
- **5507 Illahee Road** waiting on survey from AES.
- **Illahee Road lot:** Administrator will contact one of three Real Estate agents.

Dock/Pier- Nothing to report.

New Business

- **House Bill 1109:** The Port of Illahee Commissioners expressed their support for House Bill 1109. Commissioner Hall made a motion to support House Bill 1109 **(Motion by Hall; second by Rupert; all in favor).**
- **Mailer Creation:** The Commissioners discussed developing a mailer to inform the public about the port district's activities. They agreed to include written content along with a QR code for easy access and enhanced convenience.

Public Comment:

There was significant discussion regarding the potential for substantial capital expenditure. Additionally, some community members suggested that, depending on carrier participation, leasing the store as a cloud server might be a viable option. Commissioner Hall will research available options.

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

Commissioner Responses

- **Commissioner Aho:** Thank you to everyone joining, hopefully by the next meeting we will have demolition timeline.
- **Commissioner Hall:** Showed a diagram of where fiber optics are in Brownsville.
- **Commissioner Rupert:** Will watch out and next time not call the Port waterfront access a park.

Adjourn-

At 8:07 PM, the meeting adjourned. **(Motion by Hall; second by Rupert ; all in favor).**

The next regular meeting is scheduled for March 12, 2025, at 6:30 PM via Zoom.

Kitsap All Ports Meeting: April 28, 2025, at 6:30 PM at Port of Brownsville

Signatures

Commissioner James Aho

Commissioner Eric Hall

Commissioner Jeffrey Rupert