

**Port Angeles HarborWorks Development Authority**  
**Board of Directors Regular Meeting**  
**Vern Burton Meeting Room, City Hall**  
**October 5, 2009**

**MINUTES**

**Call to Order**

The meeting was called to order by President Orville Campbell at 3:32 p.m.

**Roll Call**

Directors Present: President Orville Campbell and Directors Howard Ruddell, Jerry  
Hendricks, Karen McCormick, and Bart Irwin

Staff Present: Jeff Lincoln, Elizabeth Duan

Port Representatives

Present: David Hagiwara

City Representatives

Present: Kent Myers, Nathan West

Others Present: Darlene Schanfeld, Paige Dickerson, Jim Hallett, Harry Bell, Nelson Cone

**Approval of Agenda**

**Approval of Minutes: August 31, 2009 Board of Directors Meeting**

MOTION: Bart Irwin moved to approve the meeting minutes from the August 31<sup>st</sup> Board of Directors Meeting. Jerry Hendricks seconded the motion. The motion carried unanimously.

**Board Member Comments**

Karen McCormick thanked the City Council and the City of Port Angeles for the opportunity she has had to serve as a member of the HarborWorks Board. She also thanked the HarborWorks Board Members for volunteering their time and effort for a project which has the most potential of anything on the Peninsula for the health & vitality of the community. Karen McCormick confirmed her full support of HarborWorks and is looking forward to its future.

Bart Irwin thanked the fine people of the community for stepping forward to accept their role on the HarborWorks Board. Bart Irwin also mentioned that this is one of the first efforts he has witnessed of two independent bodies (the Port of Port Angeles & the City of Port Angeles) working together on a project and giving up funds as well as nominating individuals to the HarborWorks Board. Bart Irwin stated that the Board will miss Karen McCormick.

**Finance – Voucher Review**

## **Executive Director Report**

Jeff Lincoln stated that progress has been made since the August 31<sup>st</sup> Board Meeting. The loan agreements with the City of Port Angeles and the Port of Port Angeles have been signed. The due diligence agreement has been signed with Berger-ABAM and the agreement with Rayonier has been signed. A public forum will be held this Thursday, October 8<sup>th</sup> in the Public Meeting Room at the Clallam County Courthouse in Port Angeles. Jeff Lincoln expects that the acquisition of the Rayonier property will be ready for consideration by August 2010. Rayonier has been given a drafted Agreed Order by the Department of Ecology. HarborWorks will have no role in the negotiations. Jerry Hendricks asked if the agreed order will encompass the area of our direct interest. The study area is defined as the marine area, as defined by EPA in their original study, plus the uplands as defined by the property ownership. Bart Irwin asked what defined the marine area around the outfall and stated that the picture seen in the newspaper seemed to go farther out than he expected. Jeff Lincoln stated that the picture is accurate and was as originally defined by the EPA data analysis, but that it does not represent the area of HarborWorks' intended acquisition.

Jeff Lincoln stated that progress has been made towards HarborWorks' goals. The HarborWorks website has been redesigned and is being regularly updated. There has been coverage in the newspaper as well as a radio interview. Jeff Lincoln had a phone conversation with a gentleman from Sequim regarding the status of HarborWorks and mentioned that those opportunities are appreciated and helpful. The HarborWorks budget has also been approved. Rayonier has produced materials and information in a very short timeframe and is interested in working with HarborWorks. There is also regular coordination occurring with the different agencies involved in the process. A grant application has been turned into Ecology and approval of the grant should be on the meeting agenda next month. Jerry Hendricks asked what is involved for the Ennis Creek restoration planning in November 2009. Jeff Lincoln stated that the HarborWorks agreement with Rayonier requires the initiation of the conceptual restoration plan as envisioned in the Rayonier-LEKT agreement. Permitting for land use will probably not occur for approximately one year and determination of the limits of the restored estuary and the future use of the dock will be needed before permits.

## **Public Comment Period**

Jim Hallett asked the Board what their vision is over the next 90-180 days and what the top items to be accomplished are. Jerry Hendricks answered that Jeff Lincoln could be more specific about those items. Jeff Lincoln stated that we will begin to see data flow from the consultant team for determination of major issues. Bart Irwin also stated that negotiations are being made with the owner of the property to determine the transaction. Determination is needed to decide how to deal with the contingencies. Jeff Lincoln stated that the pathway of redevelopment will be determined by policy, which is needed for the cleanup process. The potential of the property is undetermined at this time. The business model is approximately 6 months away for determination of the vision.

Kent Myers stated that at the October 6<sup>th</sup> meeting, the City Council will be reviewing the HarborWorks Board member replacement applications and Howard Ruddell will be in attendance. The Board appointment date is undetermined, but will be in October. Kent Myers mentioned that the interest of the community in the process is appreciated.

## **Work/Study Session**

Jeff Lincoln hopes the public meeting on October 8<sup>th</sup> will provide visions and goals to the public. The public meeting will include a presentation for the general public & will provide the status of Rayonier, due diligence work, goals and timetable. Stations will be set-up for each piece of the due diligence project. The public will be able to ask questions & provide input. Jerry Hendricks wants to advise the community that HarborWorks is in no position to provide a report on the accuracy of studies and the information being compiled. Rayonier has sent two remedial investigations to Ecology, but only one has been answered. Raw data is currently available in large quantity. Jerry Hendricks stated that the decision to acquire the property will be based on positive information received from the consultant team. Orville Campbell mentioned that the Thursday night public meeting will be a great opportunity for public information as well as input from the consultant team. Bart Irwin mentioned the existing logo issue. Jeff Lincoln stated that input is still needed on the logo design.

Howard Ruddell thanked Jeff Lincoln for the aggressive time table and all the work that has been done so far on a complicated project. Jeff Lincoln stated that the support of the community is rewarding. Public support is essential from the City, the Port as well as the general public and he has received it and hopes to maintain the support. Jeff Lincoln acknowledged his appreciation of public support and support of the Board.

Jeff Lincoln stated that the work/study session is an opportunity for general discussion due to the lack of action items on the meeting agenda. Jerry Hendricks mentioned that the Board will always bring up issues even if there is no separate item on the agenda. Bart Irwin mentioned he will be discussing HarborWorks at the upcoming Public Utility District meeting. He reminded the Board that it is important for members of the Board to get out into the community, including Forks and Sequim.

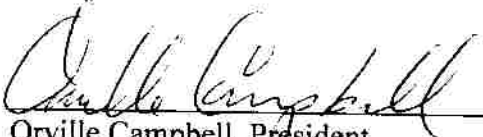
## **Other Business**

### **Voucher Approval**

Motion: Bart Irwin moved to approve vouchers 110-131 for a total amount of \$51,964.03. Howard Ruddell seconded the motion. The motion carried unanimously.

### **Adjournment**

Orville Campbell adjourned the meeting at 4:16 p.m.

  
Orville Campbell, President

  
Elizabeth Duan, Administrative Assistant