

**Port Angeles HarborWorks Development Authority**  
**Board of Directors Regular Meeting**  
**Vern Burton Meeting Room, City Hall**  
**November 2, 2009**

**MINUTES**

**Call to Order**

The meeting was called to order by President Orville Campbell at 3:30 p.m.

**Roll Call**

Directors Present: President Orville Campbell and Directors Howard Ruddell, Jerry  
Hendricks, James Hallett

Staff Present: Jeff Lincoln, Elizabeth Duan

Port Representatives

Present: David Hagiwara

City Representatives

Present: Nathan West

Others Present: Larry Dunn, Paige Dickerson, Dick Goodman, Steve Rodrigues

**Approval of Agenda**

There were no items added to the agenda.

**Approval of Minutes: October 5, 2009 Board of Directors Meeting**

MOTION: Howard Ruddell moved to approve the meeting minutes from the October 5th Board of Directors Meeting. Jerry Hendricks seconded the motion. James Hallett abstained from the motion. The motion carried three in favor with one abstention.

**Board Member Comments**

Orville Campbell welcomed Jim Hallett to the HarborWorks Board. He also mentioned that he was able to attend the Brownfields Redevelopment Conference in Tacoma along with Jeff Lincoln. They had a chance to speak with staff from the Department of Ecology, who are satisfied with HarborWorks' progress and are looking forward to supporting the efforts. The activities of HarborWorks are being noticed in relation to the Rayonier site and being followed with interest by the public. Jerry Hendricks asked if there are similar projects underway in other communities. Orville Campbell stated that there are 11,000 contaminated sites on the books since the 1980s, 2,750 of those site projects are in progress statewide. The average cleanup time is 6 years from project start to finish. Jim Hallett asked for a general description of a brownfield. Jeff Lincoln stated that a brownfield is a piece of contaminated property, characterized by its contamination levels. Brownfields contain contamination (commonly old service station or industrial sites) and

are measured at different levels. Orville Campbell stated that the Northwest Environmental Business Council did a good job hosting the conference.

## **Finance – Voucher Review**

### **Executive Director Report**

Jeff Lincoln mentioned that HarborWorks held its second public forum on October 8<sup>th</sup> in the Public Meeting Room at the Clallam County Courthouse. This meeting was useful as a starting point to help the public begin to understand the mission of HarborWorks. There is a thirst for information in the community. The next public forum will be in December, followed by another public forum in February. The public meetings will be scheduled at points where information can be made available to the public. Jeff Lincoln also attended the Brownfields Redevelopment Conference in Tacoma. He discovered an additional source of grant funding for brownfields redevelopment. James Hallett asked for an example of site infrastructure. Jeff Lincoln stated that infrastructure cannot be put into the site until the Department of Ecology's approval is obtained. An example of infrastructure would be the City's CSO plan including building a bridge across Ennis Creek. This bridge would carry the CSO pipes plus other infrastructure, including water and sewer lines. Utilities are being considered in the overall layout design of the CSO piping by the City.

A Coordination Meeting was held last week, with the Department of Ecology unable to attend the meeting. Those in attendance at the meeting were representing HarborWorks, the Due Diligence team, Lower Elwha Klallam Tribe, Jamestown S'Klallam Tribe, Department of Natural Resources, Port of Port Angeles, and the City of Port Angeles. The status of the due diligence analysis was discussed at the meeting. There are upcoming meetings being held with different agencies in November, most notably with the Department of Ecology. There was no meeting last month with Rayonier; however HarborWorks is talking with them regarding their progress. The Draft Agreed Order between the Department of Ecology and Rayonier is in the 60-day timeframe and will include the requirements for the next phase of cleanup at the Rayonier Mill site. Remedial Investigation and feasibility study lead to the cleanup action plan, between Rayonier & the Department of Ecology.

There is progress being made on the due diligence and a small additional scope of work (economics) may be added before the process is completed. The addition would include a specialty firm, specifically looking at possibilities of maritime uses of the site. Jim Hallett questioned if the specialty firm would only focus on the pier and maritime uses. Jeff Lincoln stated that the firm would only focus on the pier structure, as specific information is needed in that area. Specific concerns include the environmental contamination of the sediments around the pier, piling in the ground, annual maintenance costs, capitalization costs and economic viability of the pier. Alternative uses are needed for the structure.

### **Public Comment Period**

Steve Rodrigues stated that an email was sent to HarborWorks identifying his comments on October 28th. He has fifteen years of exposure to environmental remediation and believes that public participation is needed for acceleration of the project. He stated that there must be creativity of the private sector to remediate dioxins and that without this HarborWorks will fail, as

two other Public Development Authority entities in the state of Washington have failed. He stated that developments and component matrix are not effective in today's market and lead to foreclosure, without the waterfront stimulus. Orville Campbell asked if Steve Rodrigues had any particular comments relating to the Rayonier Mill site available for the Board. Steve Rodrigues made a recommendation to the HarborWorks Board to do what DuPont has done. They have established a Restoration Advisory Board. He stated that this would work very well for commercial development. He stated that private developers and businesses want to participate in the process. He stated that submerged lands would be left at the State level, the Department of Ecology cleanup would occur in the aquatic lands, leaving the uplands in the private sector. Future control should be that of HarborWorks and Rayonier, as well as private developers.

### **Work/Study Session**

Jerry Hendricks asked where HarborWorks is on the due diligence timeline. Jeff Lincoln stated that HarborWorks is ahead of the schedule laid out on June 1<sup>st</sup> as well as the due diligence schedule that was presented at the public forum. He expects the market analysis that will suggest opportunities and options for the site to be complete in late January 2010. There should be raw data available in the next few months of the harbor sampling that was done by the Department of Ecology. Jerry Hendricks asked if the due diligence process will be delayed by the results of the harbor sampling. Jeff Lincoln stated that due diligence can be completed on the uplands and discussed with Rayonier, even if the harbor sampling results are delayed. Jeff Lincoln also stated that if the Department of Ecology does not have all the information needed pertaining to contaminants in the marine environment not being characterized, they may ask Rayonier to release the information. He said that the fee-owned land and Department of Natural Resources leased area are the most concerning at this time. It may be some time before a solid recommendation can be made for the marine area. A feasible alternative is needed for remediation as the cost of removing marine sediments is very expensive. Jerry reminded the Board that this may become a bigger harbor issue as HarborWorks has the potential of being involved in other harbor areas. The Department of Ecology completed the harbor sampling two years ago (spring 2008) and HarborWorks is awaiting the critical information to be made available when the results of the study are released. This study will address the extent of contamination. The sampling which may be required for the engineering design has not been done at this time. The extent of the study area is also still to be determined, but will be known if agreements are reached.

Jerry Hendricks asked what has been done on the planning for Ennis Creek. Jeff Lincoln stated that restoration planning will begin next week and should take four to five months. Jim Hallett asked what outcome is expected from the restoration planning. Jeff Lincoln stated that the restoration scheme will depend on development potential of the land, which is still owned by Rayonier. He also mentioned that there is significant funding available for salmon restoration in the Puget Sound area, which could become available as early as the beginning of the bridge construction across Ennis Creek. The bridge would be part of the waterfront trail. The alignment of CSO pipelines and grades are critical to the future of the site, as the City is aware. The alignment of the pipes will be the alignment for the bridge and the trail. The corridor for site will be re-created for when the pipelines are built. Integrated planning is underway with the City including archaeology, cultural, fishery, CSO, and future development. Hopefully they will all come together to be executed in pieces. The message to those concerned is that the Discovery Trail will be through the site, but we are unsure of where it will be at this time. Shoreline

