

**THE PORT DISTRICT OF SOUTH WHIDBEY ISLAND
SPECIAL MEETING**

Held at Port Office Conference Room, 1804 Scott Rd, Freeland, WA
Tuesday, September 6th, 2016 at 8:30 a.m.

AGENDA

SPECIAL MEETING CALL TO ORDER and PLEDGE OF ALLEGIANCE (8:30 a.m.)

The Port of South Whidbey has offered to buy the property located at 203 Wharf Street, Langley. This special meeting will address a proposed counteroffer to the Port of South Whidbey by the owners of the property.

ADJOURNMENT (Approximately 9:00 a.m.)

PORT DISTRICT OF SOUTH WHIDBEY ISLAND

Minutes of the Special Meeting

September 6, 2016

Freeland, Washington

Commissioners Present: Ed Halloran (Langley), Jack Ng (Freeland) & Curt Gordon (Clinton)

Port Staff: Jan-Marc Jouas (Executive Director) & Molly MacLeod-Roberts (Port Clerk/Accountant)

MEETING CALL TO ORDER: The Special Meeting of the Port District of South Whidbey Island's Board of Commissioners was convened on Tuesday, September 16, 2016, in the Port office conference room at 1804 Scott Rd. in Freeland, WA. As announced, the primary purpose of the Special Meeting was for the Commission to address the item on the Agenda. Although the Meeting was of course open to the public, it was scheduled primarily for Commission consideration, discussion and action on that specific issue and public participation was not on the Agenda.

Commissioner Ed Halloran, President, called the Special Meeting to order at 8:33 a.m., followed by the Pledge of Allegiance.

203 Wharf Street Property: Wharf Street Holdings LLC (WSH) had proposed a counteroffer for the purchase of the property.

EXECUTIVE SESSION: The Commission recessed into Executive Session at 8:34 p.m. for an expected duration of 15 minutes to discuss real estate matters. The Commission came out of Executive Session and returned to the Special Meeting at 8:50 a.m.

Commissioner Jack Ng had been in contact with Brian Stowell of WSH over the previous weekend. WSH's counteroffer was in the amount of \$140,000 with the Port paying the closing costs and WSH paying the excise taxes. The Port would still proceed with the Phase II Subsurface Investigation (estimated cost of \$9,000 to be paid by the Port), and the purchase would be contingent upon the report coming back clean. The environmental site assessment should be complete within 2-3 weeks, so the sale of the property could still close by the end of the month.

ACTION: A Motion was by Commissioner Curt Gordon and seconded by Ng to accept Wharf Street Holdings LLC's counteroffer to purchase the property located at 203 Wharf Street for the amount of \$140,000, contingent upon the Phase II Subsurface Investigation coming back clean and with the Port paying for the closing costs and WSH paying for the excise taxes, with the intent of closing by the end of the month. The Motion passed unanimously.

ADJOURNMENT: The Special Meeting was adjourned at 8:54 a.m.

Approved:

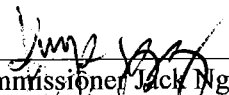
Minutes reviewed by:



Commissioner Ed Halloran, Langley



Angi Mozer, Executive Director



Commissioner Jack Ng, Freeland



Commissioner Curt Gordon, Clinton

Public Disclosure Statement: The foregoing Meeting Minutes, audio recording and all supporting documents presented are available at the Port of South Whidbey, 1804 Scott Rd., Suite 101, Freeland WA 98249.