

Marina Committee Meeting Minutes

May 7, 2022

11:00 am

Attendees: Velinda Brown, Sue & Randy Lord, Tina Simms, Larry Kohl, Warren Zeitelhack, Tim Vack, Dean Graves, and Maureen Allen.

PSA President Velinda Brown said one of the purposes of today's meeting was to update the committee about the findings about obtaining financing for the Marina upgrade. The March Marina meeting minutes were read by Sue Lord.

Velinda stated that we usually rent nearly all the boat slips each year. Currently, there are still eight double slips available and one single slip. Last year all, but two, boat slips had been rented. There is usually no "waiting list" for slips.

Velinda said Heritage Bank was the only bank willing to lend to HOA's such as ours. She and Jan Moon had an interview with a bank loan officer. The proposed loan will be \$560,000.00 to replace the docks, loan fees and costs. Currently, Heritage Bank offered an amortized 15-year term loan at 5.7%. Payments would be \$4660.00 per month, and collateral would be required. Either the Park property or our water account CD's (worth approximately \$400,000.00) could be used as collateral as required by the bank.

The bank rep asked Velinda and Jan if they can guarantee all of the 61 slips will be rented each year for the term of the loan. Committee members figured for the annual payments to be made to the bank, all 61 slips must be rented for approximately \$920.00 each year during the 15-year period.

Tim Vack offered to speak to the Belfair branch of Peninsula Bank about a possible loan package and what their terms may be.

Discussion was had on alternative financing options including boat slip lease-holding (\$5000.00 up front for 5-7 years rent), "partial assessments" (a portion of the marina upgrade expenses to be assessed, for example, \$1000.00 on the 177 "back" lots) with the marina users paying the balance of the loan over the 15 years, and another thought was to build and finance one dock at a time.

Velinda reported an update on the permitting process for the Marina upgrade. The Department of Ecology signed off on the Marina project. The bulkhead removal has been agreed upon by the County and Fish/Wildlife so all documents (Sepa, Jarpa, Mitigation plan, engineering drawings) have been revised, and submitted to the County Planner, to include the changes removing the cement bulkhead. The County Planner says there is no need to have a "conditional use" hearing. The process is now being moved to the County Building Department. So, it is "looking good".

Velinda plans to email all marina users about the financial options noted above and ask what they recommend doing.

The next meeting will be in June, with a meeting every month until all is resolved.

Meeting was adjourned at 12:12 pm.

Respectfully submitted
Susan M. Lord