



ACMCA Dock Chairman Report

2024 Owner's Meeting

Jim Freeman

Report Topics

- Quick Capital Project Overview/History Review
- Quick Permit Process Review
- West Wall and Dredging Permit Progress

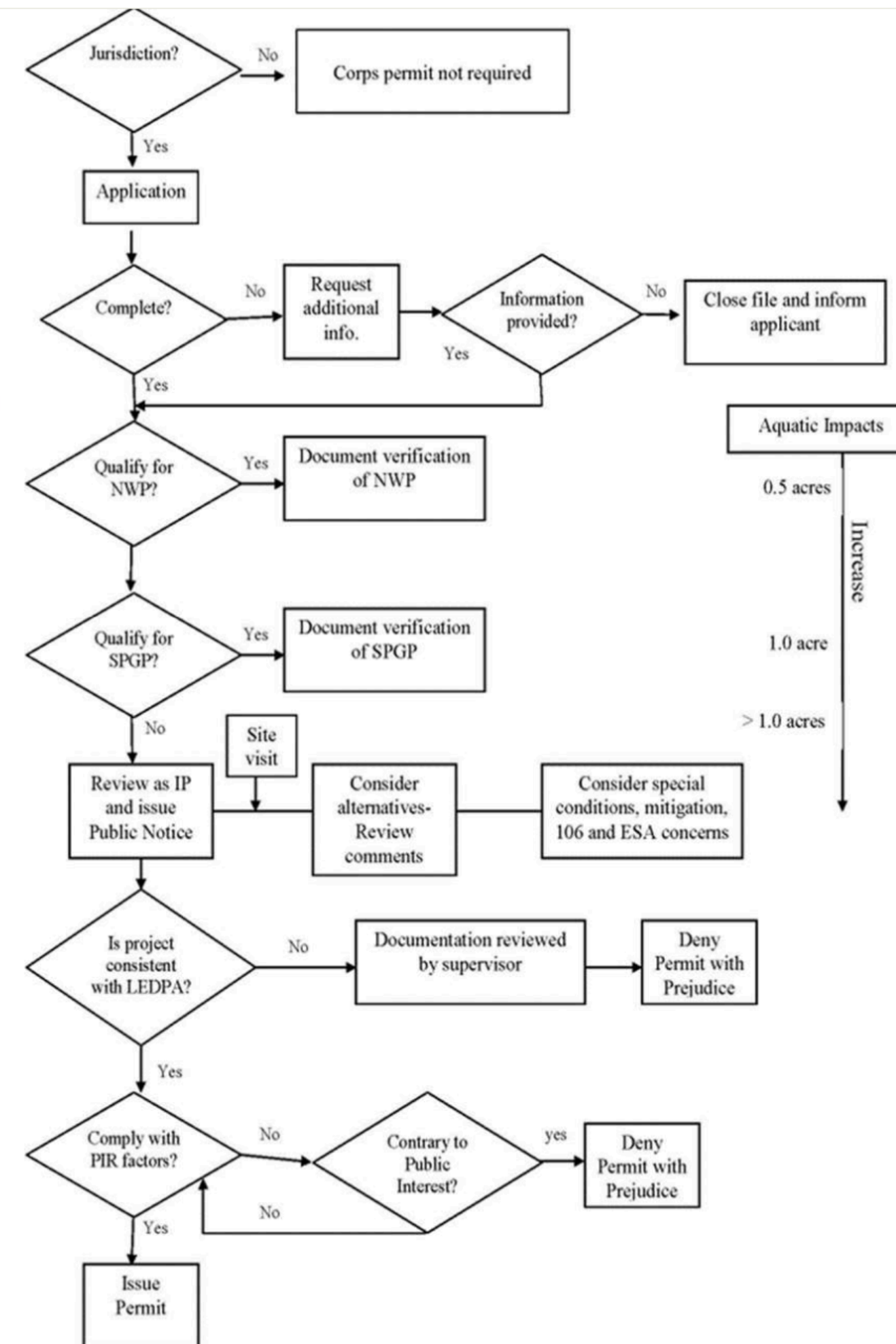
Quick Capital Project Overview/History Review

- Initially constructed in 1975, the Western portion of the Anchor Cove Marina breakwater is nearing the end of its life. In May of 2020 in the ACM Condition Evaluation Report, the West Breakwater was rated Fair to Good on the near shore Southern portions and Fair for the off shore or Northern portion.
- Additionally, the Northwest corner of the West Breakwater was damaged during a high wind storm in January of 2021 when a derelict ferry vessel broke loose and collided with our wall. Later that year another very large winter storm caused more damage to our Western Wall. As a result two emergency repairs were made with a total of seven reinforcing steel piles and an additional steel waler. Numerous reinforcing efforts consisting of new metal hardware and large wooden walers have been made the full length of the wall to help it better withstand larger storms. These efforts have paid off with the West Wall holding its own in recent wind and wave events, but the clock is ticking to make our repairs more permanent.
- Anchor Cove Marina had not been Dredged since approximately 2006 resulting in partial grounding of A Dock floats at lower tides, a shallow hump extending across the center of the marina and navigation issues on both the West side and Southeast corner of D Dock.
- Per the ACM Marina Evaluation Report in May of 2020, D Dock floats were rated in poor condition with piles and hoops rated as fair. Our open D Dock has started to require more frequent repair of walers and concrete surfaces. Many structural tie rods are no longer in tact. Cleats frequently loosen in aging walers requiring constant repair and the structural attachments of fingers to the main pier have also required reinforcement in some areas to maintain viable connections.
- The first pilings rated as in poor condition by the 2020 Marina Evaluation Report were replaced last Fall with new steel pilings as were all the creosote pilings on the wave attenuator at the end on D Dock.

Quick Permit Process Review

Generalized Permitting Pathway

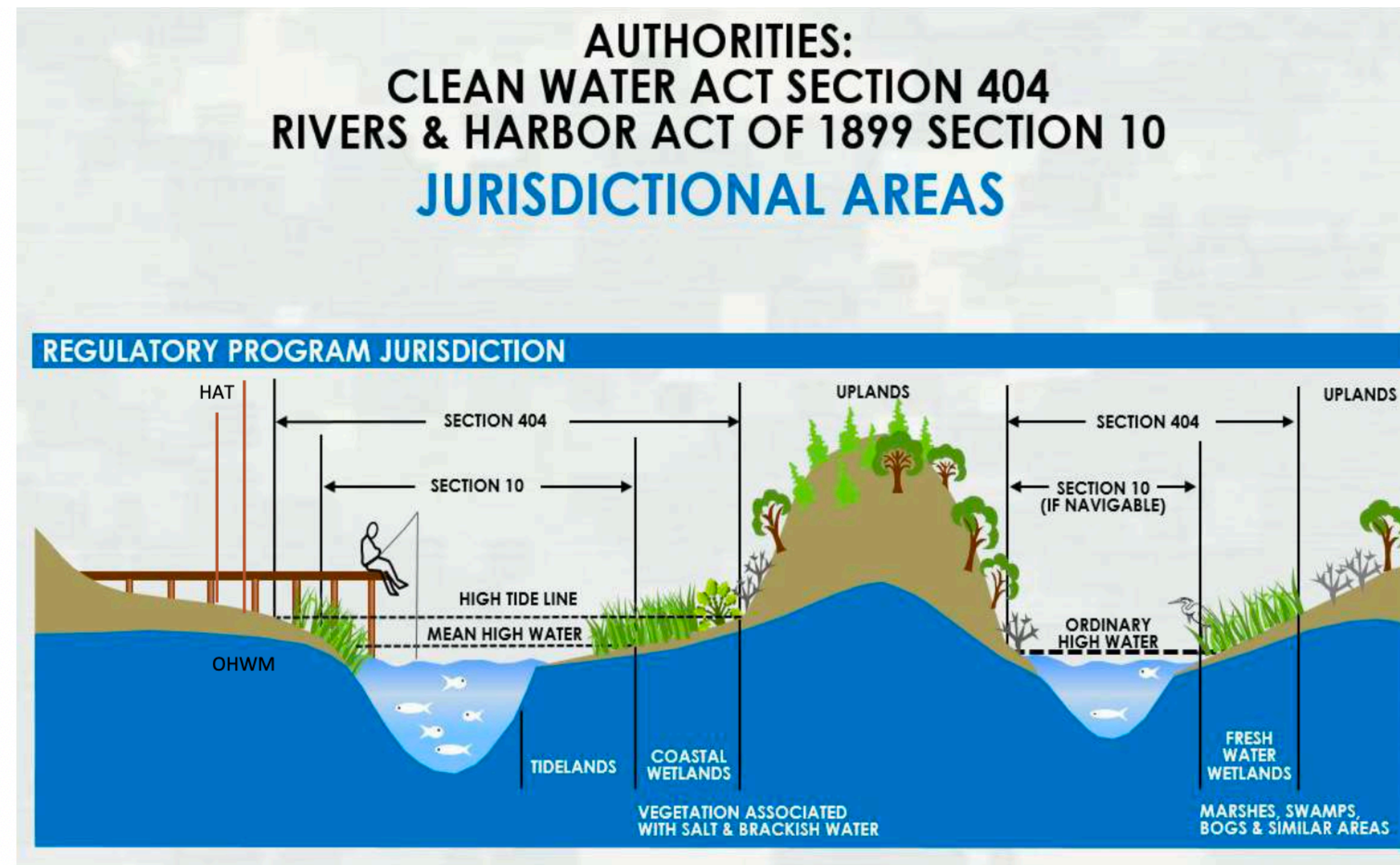
- In-water work requires several consultations, impact analyses, and due diligence actions before permissions are granted.
- Permits are these permissions
- Permits are usually required at the Federal, State, and Local government level
- Reviews are a combination of concurrent and sequential timelines
- Often competing wants and needs



Quick Permit Process Review

We work with Federal State and Local Jurisdictions via Jason Stutes and David Evans Associates on Dredge, Wall and Piling Permits- each with their own jurisdictions.

- Federal Jurisdictional Lines
 - Mean High Water (Section 10)
 - High Tide Line (Section 404)
 - Highest Astronomical Tide (ESA)
- State and Local
 - Ordinary High Water Mark
 - Wetland Buffers
 - Shoreline Buffers



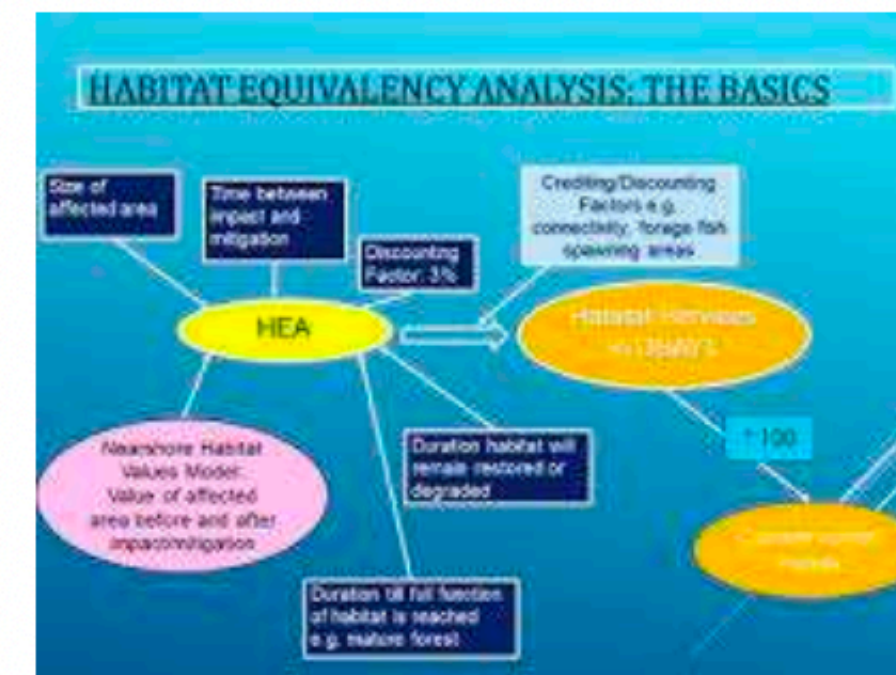
Quick Permit Process Review

One Complex Analysis New in 2020 which greatly impacts our strategy for replacement

Puget Sound Nearshore Mitigation Calculator



- Programmatic approach to mitigation determination
 - Input project elements
 - Output debits/credits based on inputs and ecological setting
- Must zero out any debits to complete programmatic consultation
 - ILF
 - PSP Fund
- Uses Salish Sea Nearshore Programmatic Consultation



Quick Permit Process Review

The bottom line is we work through our Permitting Specialists - to interact with 11 agencies and their requests for information prior to any permit being issued.

We have Jason Stutes for the Dredge - Piling and West Wall **AND** John Cavanaugh with Marine Floats for the D Dock Project

Sometimes - as Steve Brown experienced in our Piling Permit - We may be assigned a new contact in an agency and have to quickly re-submit previously submitted information resulting in delays.

Officially there is no process in place for an existing marina from a permitting standpoint. Each request for a work permit is viewed the same as if you are building a new structure in the marine environment.

For our Purposes - Each project is a separate permit and justification by permit path with separate Debits and Credits to the environment

Quick Permit Process Review

Our goal as previously stated is to have Wall, Dredge and Dock permits in hand so we may schedule and sequence work to spread out costs or assessments.

This would allow us to work on either the D Dock Replacement combined with a Dredge of that area OR a West Wall combined with a dredge of that area. Managing mitigation of perceived environmental impact - Debits and Credits management is a tricky task which can save a lot of money. We are fortunately in possession of very large amounts of creosote credit which may be used in this effort.

West Wall and Dredging Permit Progress

The West Wall permit request was submitted and accepted by the Army Corps in June of 2024. Receipt of the permit could be anywhere from 12 to 18 months.

The Dredge permit submission is being held briefly while a SEPA analysis is completed and for timing with the West Wall permit. The timing involved has to do with steps taken in process after a permit is submitted which in this case, involves a "Consultation" with the agencies in hopes of having a single "Consultation" step for both the West Wall permit and a newly submitted Dredge permit request.

Summary

To Recap - We are trying to manage mandatory capital replacement projects based upon the age of our marina in order to preserve our investment and boating experience. We also recently obtained an easement from Heron House Holding on our SE corner which will allow a more thorough dredging to take place in that area.

Performing this work requires a very complex permitting process. I have just shown a small overview of the permitting. This is why we have permitting specialists to navigate these complex waters for us.

Our ultimate goal is maximum flexibility to schedule work and thereby manage costs. The end result of our best estimates for this process are reflected in the cost estimates and timing as shown in our Treasurer's Report.