

**PORT OF BREMERTON**  
**BOARD OF COMMISSIONERS**  
**REGULAR BUSINESS MEETING**

**MINUTES**

January 14, 2020  
10:00 AM

Bill Mahan Conference Room  
Port Administration Offices  
Bremerton Nat'l Airport Terminal Bldg  
8850 SW State Hwy 3, Bremerton

**Commissioners and Staff Present**

Commissioners

Cary Bozeman  
Axel Strakeljahn  
Gary Anderson

Staff Members

Jim Rothlin  
Fred Salisbury  
Sherman Hu  
Arne Bakker  
James Weaver  
Warren Hendrickson  
Ginger Waye  
Anne Montgomery, Atty

**Call to Order**

President Bozeman called the meeting to order at 10:00 a.m. and led the Pledge of Allegiance.

**Oath of Office**

City of Port Orchard Mayor Rob Putaansuu administered the Oath of Office to Gary Anderson, newly elected Commissioner for District 2.

**Election of Board Officers**

**It was moved by STRAKELJAHN, seconded by ANDERSON to:**

Elect Commissioner Bozeman, President; Commissioner Strakeljahn, Vice-President; and Commissioner Anderson, Secretary of the Port of Bremerton Board of Commissioners for a two-year period.

**MOTION CARRIES, 3-0**

**Approval of Agenda**

**It was moved by STRAKELJAHN, seconded by ANDERSON to:**

Approve the Agenda as presented.

**MOTION CARRIES, 3-0**

## Consent Items

- A. Minutes of the regular business meeting and executive session of December 10, 2019.
- B. Payment of checks #80520 and #80521 and #901096 through #901098 and #80536 through #80541 and #80542 through #80607 and #80608 and #80623 through #80665 and #901099 through #901101 and #80666 through #80667 and #80668 through #80685 and #80688 through #80704 from the General Fund for \$326,399.38; #80522 through #80535 and #80609 through #80622 and #80686 through #80687 from the Construction Fund for \$775,476.31. Void Check #80684.  
  
Payment of checks #80706 through #80730 and #901103 through #901105 and #901106 and #901107 and #80736 through #80742 from the General Fund for \$110,384.83; #80705 and #80731 through #80735 from the Construction Fund for \$58,955.80.
- C. Resolution 2020-01 authorizing the CEO to sell and convey Port property for the calendar year 2020.
- D. Chief Executive Officer Contract Extension

**It was moved by ANDERSON, seconded by STRAKELJAHN to:**

Approve the Consent Items as presented.

**MOTION CARRIES, 3-0**

## Employee Recognition

Warren Hendrickson, Airport Manager, recognized Ed Draper, who is at the highest level of Port Maintenance, for his 32 years of employment with the Port. Mr. Hendrickson provided historical facts from 1988 when Mr. Draper was hired and described some of the significant Port events that took place during his tenure. He presented Mr. Draper with a 30-year plaque stating that he is a treasure to the Port and has created a great leadership culture.

Mr. Draper stated it was a long, interesting adventure and he relayed some historical experiences. He expressed he was excited for what is still to come as this summer is shaping up to be one of the busiest and largest growth spurts the organization has seen.

The Board thanked Mr. Draper for his outstanding service and exceptional contributions to the Port.

## Information Items

1. Revised concept design for the Port Orchard Marina Breakwater Replacement

James Weaver, Director of Marine Facilities, presented a revised concept design and alternative analysis report reviewing an alternatives comparison matrix. He discussed why there is a need for a new breakwater and responded to questions from the Board.

Patrick Vasicek, P.E., Art Anderson Associates, described each alternative in the comparison matrix noting that Alternative #2 is currently the preferred alternative. He responded to questions from the Board regarding the increase in cost estimates and presented the trade-off analysis and evaluation values of each alternative. There was

further discussion with the Board on project details and potential funding. A determination was made to schedule a work study session for in-depth discussion and more detail on the main options so the Board can decide what alternative will be accepted.

2. Presentation on Freehold Group interest in long-term development

Arne Bakker, Director of Business Development, indicated the Port was approached with an idea of a master agreement to develop the entire industrial park. He introduced Freehold Group members Jeff Thompson and Cameron Fletcher, and Chal Davidson who recently formed Olympic View Development LLC and will share their vision of what they see for Port properties.

Mr. Davidson explained their multi-project development plan approach and stated they are aware the Port will be undertaking a master plan this year and would like to participate in the process to provide their expertise. Clarified they just wanted to introduce themselves and their concepts to the Port noting they had submitted a proposal to staff. CEO Rothlin confirmed that it is still in the concept phase and there are still many questions to be answered before making any decisions on a partnership. Commissioner Bozeman stated more due diligence will need to be done but will continue moving down this path.

## **Citizen Comments**

Roger Gay, South Kitsap

- Questioned how much the public has been involved in the Port Orchard Marina breakwater discussions. Suggested that the public and users of the marina be included in future conversations.
- Related to the master plan discussion, need to start working with the surrounding cities and county to incorporate a master plan for the entire area.

Brian Nilsen, Circuit of the Northwest

- Provided handouts and discussed the importance and shared usage of the tech campus as part of the Circuit of the Northwest development. Also discussed timeline for breaking ground on track which should be in the second quarter of 2020. He noted a harvest plan has been provided which illustrates it will be phased so it is done responsibly.

## **Action Items**

1. Acceptance of Port Orchard Marina Donated Bench  
*Presented by James Weaver, Director of Marine Facilities*

Following presentation and discussion including comments from Port Orchard Mayor Rob Putaansuu;

**It was moved by STRAKELJAHN, seconded by ANDERSON to:**

Accept the 6' park bench donation contingent on working with City of Port Orchard on a consistency standard and bring back to Board for bench approval.

**MOTION CARRIES, 3-0**

2. Marina Security Fee  
*Presented by James Weaver, Director of Marine Facilities*

Following presentation and full discussion;

**It was moved by BOZEMAN, seconded by ANDERSON to:**

Implement a security fee of \$10/per month for all monthly marina tenants

**MOTION CARRIES, 2-0 – Yes; Bozeman and Anderson – No; Strakeljahn**

3. Marina Security Services Contract with Bradley Public Safety & Security  
*This item was laid on the table at the December 10, 2019 meeting and remains on table for future meeting.*

Following further discussion on security fee due to security services contract not being taken from the table;

**It was moved by STRAKELJAHN, seconded by ANDERSON to:**

Revoke previous motion to implement security fee and place on a future agenda when marina tariffs are being considered.

**MOTION CARRIES, 3-0**

### **Bremerton Economic Development Corporation Meeting**

President Bozeman recessed the Public Meeting and called to order the Bremerton Economic Development Corporation Meeting at 12:05 p.m.

1. **Approval of Minutes**

**It was moved by STRAKELJAHN, seconded by ANDERSON to:**

Approve the Minutes of the January 8, 2019, Bremerton Economic Development Corporation meeting.

**MOTION CARRIES, 3-0**

2. **Election of Officers**

**It was moved by STRAKELJAHN, seconded by ANDERSON to:**

Elect Cary Bozeman as Chairman, Axel Strakeljahn as Vice Chairman, and Gary Anderson as Secretary/Treasurer of the Bremerton Economic Development Corporation.

**MOTION CARRIES, 3-0**

With no further business to come before the Corporation, the BEDC meeting was adjourned and the Public Meeting reconvened at 12:07 p.m.

## **Commission New Business**

1. Commissioner appointments/representation for 2020

The 2019 appointments/representation list was reviewed with updates being made to finalize the 2020 list.

2. Commission and Staff Planning Retreat

March 13, 2020, 8:00AM-4:00PM, was finalized as date and time for retreat. Commissioners will be involved in the agenda building process and will provide input to CEO Rothlin.

## **Staff Reports**

### *Jim Rothlin, Chief Executive Officer*

- Continuing to work with Federal Aviation Administration on the issue of rebuilding the Airport restaurant; hoping to get final decision in the next two months.
- NE Campus II spec building is under construction.
- Highway 3 frontage site development is underway.
- Staff is currently working with three existing tenants that are interested in relocating buildings.
- The Seattle Boat Show is just around the corner so marketing efforts are underway. The Show runs January 24 – February 1.
- Along with Mr. Draper, two marina staff have been recognized for 30 years of service; Brian Robinson and Chris Johnson. They are quality, dedicated employees and the Port is fortunate to have them.
- 2020 personnel changes: Port Maintenance II Chad Stockton is moving on to the Naval Shipyard; Port Attendant Andrew Garcia has been promoted to Port Maintenance I; and Port Attendant Martin Muhoro is moving from the airport to the marina.

## **Commission Reports**

### *Commissioner Anderson*

- Was able to tour the airport and industrial park recently with staff; it was very encouraging and illuminates how big a factor the Port is currently and will continue to be in the future; glad to be a part of it.

### *Commissioner Bozeman*

- Commented that the Board is pleased with Mr. Rothlin's performance and have extended his employment contract (under consent items) – great to have him and proud of his accomplishments.
- Looking forward to retreat; read a written statement regarding protocols around commissioners and staff as it relates to meetings with other elected officials. Anticipating a good discussion regarding this issue at the retreat.

- Discussed community interest over the next couple of years regarding the future of Bremerton National Airport as it relates to the State's search for a new commercial airport site. He emphasized that it might be one of the biggest decisions needing to be made for the future of the airport and it will be the Board's responsibility to make that decision.

**Executive Session** - None

### **Adjournment**

There being no further business before the Board, the meeting was adjourned at 12:25 p.m. Commissioner Bozeman invited all to remain for refreshments to welcome Commissioner Anderson.

Submitted,



Jim Rothlin  
Chief Executive Officer  
February 6, 2020

Approved,



Gary Anderson  
Commission Secretary  
February 11, 2020

