

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

**MINUTES**

August 11, 2020  
10:00 AM

**Remote Access Only**  
**Zoom Meeting ID: 335 903 0010**  
**Zoom Call-In: (253) 215-8782**  
**BKAT Live Stream**

**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  
Taylor Korizon  
Anne Montgomery, Atty

**Call to Order**

President Bozeman called the meeting to order at 10:00 a.m.

**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 of July 28, 2020.

B. Payment of checks #81388 thru #81389 and #901189 thru #901191 and #81394 thru #81415 and #E00158 thru #E00163 and #901192 thru #901195 and #901196 and #81421 thru #81467 and #E00167 thru #E00174 and #901204 and #901205 and #E00175 and #81468 and #901206 thru #901207 and #81472 thru #81488 and #E00176 thru #E00183 and #E00184 from the General Fund for \$332,736.56; #81390 thru #81393 and #E00164 and #81416 thru #81420 and #E00165 thru #E00166 and #81469 thru #81471 from the Construction Fund for \$608,739.93.

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

Approve the Consent Items as presented.

**MOTION CARRIES, 3-0**

## Information Items

1. WRG Fire Training Systems Presentation– Bill Gee, President and Jerry Daniels, Training Coordinator

Arne Bakker, Director of Business Development, provided background on the two-year process of communicating with WRG about leasing at the Port and introduced Mr. Gee and Mr. Daniels.

Mr. Gee provided background on himself and a history of the company including their previous and current locations. They have looked at multiple sites to grow and build a new facility and have decided to land at the Port in the industrial park. A slide was shown providing an aerial view and a site layout. Mr. Gee stated the entire facility will be modular and they are hoping to be operational by January 1, 2021. He provided qualifications of their instructors and details on some of their class curriculums. Mr. Gee and Mr. Daniels responded to questions and comments from the Board.

## Citizen Comments

Greg Hastings, Bremerton Marina Tenant

- Spoke to his dissatisfaction with the laundry facilities and WiFi connectability at the marinas and asked that staff be given stronger support to work with vendors to correct the issues.

## Action Items

1. Land Lease Agreement with WRG Fire Training Simulation Systems, Inc.  
*Presented by Arne Bakker, Director of Business Development*

Following presentation and discussion;

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

Approve the Lease Agreement with WRG Fire Training Simulation Systems, Inc.

**MOTION CARRIES, 3-0**

2. United States Navy Use Agreement for Port Facilities  
*Presented by James Weaver, Director of Marine Facilities*

Following presentation and full discussion with Board, staff, and Conner Watson, US Navy representative;

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

Approve the Use Agreement with the United States Government for provision of Navy access on Port property and to authorize the CEO to execute the agreement for said access on behalf of the Port Commission.

**MOTION CARRIES, 3-0**

3. Short Term Use Agreement with Port Orchard Sea Scouts for Temporary Moorage at Port Orchard Marina

*Presented by James Weaver, Director of Marine Facilities*

Following presentation and Port Attorney comments;

**Tabled until the Sea Scouts organizational structure can be clarified.**

## **Staff Reports**

*Jim Rothlin, Chief Executive Officer*

- Met individually with each Commissioner to provide a personal tour of all the projects that are in process. It has been a very progressive year getting things out there that will generate revenue for the Port in the future. Status reports were provided on the following projects:
  - NE Campus Lot 2 building
  - Highway 3 frontage development with starter building
  - In negotiations with three or four potential tenants on sites that have not yet been started
  - Finalized lease today with WRG
  - Phase 1 corporate hangars
  - Runway/taxiway lighting project

## **Commission Reports / New Business**

*Commissioner Anderson*

- Suggested it would be valuable to invite the Port Orchard Mayor to provide a briefing on what is happening in Port Orchard layering it with all the activity happening at the Port.

*Commissioner Strakeljahn*

- Commended Mr. Rothlin and team on the economic impact study done for the Port Orchard Marina.
- Reported on the Gorst Coalition virtual meeting held with Congressman Kilmer, his staff, and stakeholders with another meeting to be held in the upcoming days.

*Commissioner Bozeman*

- Enjoyed the tour of projects stating this is the most capital intensive building the Port has seen in many years with the Port Orchard Marina breakwater still to come. The impact of these projects will be tremendous for the Port over the next 20 years.

## **Executive Session**

President Bozeman recessed the public meeting and reconvened into executive session at 10:50 a.m. for approximately 20 minutes regarding: real estate issues [RCW 42.30.110(1)(c)]. At 11:10 a.m. executive session was extended for 15 minutes.

At 11:25 a.m. the regular meeting was reconvened.

**Adjournment**

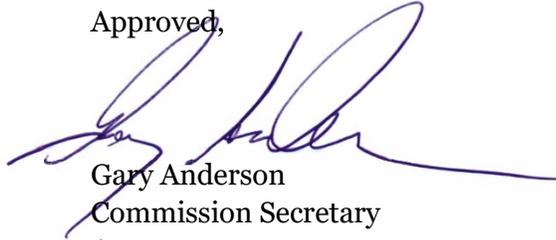
There being no further business before the Board, the meeting was adjourned at 11:25 a.m.

Submitted,

Approved,



Jim Rothlin  
Chief Executive Officer  
August 20, 2020



Gary Anderson  
Commission Secretary  
August 25, 2020