

PORT OF BREMERTON
BOARD OF COMMISSIONERS
REGULAR BUSINESS MEETING

MINUTES

March 23, 2021
6:00 PM

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
Anne Montgomery, Atty

Call to Order

President Bozeman called the meeting to order at 6:00 p.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 March 9, 2021.
- B. Payment of checks #E00416 and #82205 through #82224 and #E00418 through #E00423 and #E00424 and #82227 through #82246 and #E00425 through #E00433 and #901315 through #901317 from the General Fund for \$106,254.59; #E00417 and #82204 and #82225 through #82226 from the Construction Fund for \$17,406.25.

It was moved by ANDERSON, seconded by BOZEMAN to:

Approve the Consent Items as presented.

MOTION CARRIES, 3-0

Information Items

1. 2021 Virtual Seattle Boat Show Summary – James Weaver, Director of Marine Facilities

Mr. Weaver explained the boat show looked much different this year due to COVID-19 as it went all digital. He provided PowerPoint slides showing the online layout of the virtual booths and how visitors could “explore” each booth. He also provided the following:

- Overall details of the show; registrations, site visits, total views, seminars; and hours of classes
- Ticket levels
- Participation levels
- Booth page view results

He responded to questions and comments from the Board and stated that if the Port had to do it again, it would be at a higher participation level.

2. Wetland Mitigation Opportunity – Steve Segó, Waterman Mitigation Partners
Moved to later in the meeting to follow Action Items

Citizen Comments - None

Action Items

1. Final Acceptance of the Port Orchard / Bremerton Marinas Piling Repairs Project with Aqua Dive Services

Presented by James Weaver, Director of Marine Facilities

Following PowerPoint presentation and discussion;

It was moved by ANDERSON, seconded by STRAKELJAHN to:

Accept as final the Port Orchard and Bremerton Marina Piling Repairs contract with Aqua Dive Services, LLC in the amount of \$188,417.50.

MOTION CARRIES, 3-0

2. Olympic View Industrial Park Lease Agreement with SP Marine Fabrication, LLC

Presented by Arne Bakker, Director of Business Development

Following presentation and discussion;

It was moved by STRAKELJAHN, seconded by BOZEMAN to:

Approve the lease between the Port of Bremerton and SP Marine Fabrication

MOTION CARRIES, 3-0

3. Bid Authorization for the new Multipurpose Facility (MPF) at Bremerton National Airport

Presented by Fred Salisbury, Chief Operations Officer

Following PowerPoint presentation and discussion;

It was moved by ANDERSON, seconded by BOZEMAN to:

Authorize staff to proceed with the bid call for the Multipurpose Facility project.

MOTION CARRIES, 3-0

Information Items – cont'd

2. Wetland Mitigation Opportunity – Steve Sego, Waterman Mitigation Partners

CEO Jim Rothlin introduced Mr. Sego who is interested in a piece of property in Port Orchard that the Port leases from Washington State Department of Natural Resources (DNR) because it fits into a master plan project of doing wetland/environmental improvements to several properties in the area.

Mr. Sego provided an explanation of why this property is important to his project and how it fits under his umbrella mitigation bank project and provided a definition of a mitigation bank. They currently have properties from Blackjack Creek to Port Gamble being considered to include in the mitigation bank prospectus. Should they be successful in their prospectus process and should the Port Orchard master plan for the community events center come together, they will be coming back to the Board to request the Port allows them to assume the DNR lease for shoreline restoration with mitigation credits then being available to the Port for purchase.

The was full discussion with the Board on mitigation credits and the benefits to having Waterman Mitigation Partners performing the mitigation. The intent for that property has always been to restore it and use it for mitigation and having Waterman take it over would be a huge release of responsibility for the Port.

The Board agreed to provide a letter to Waterman agreeing to let them use the DNR leased property for their first step in the mitigation bank process.

Staff Reports

Jim Rothlin, Chief Executive Officer

- Signed a Personal Services Agreement with Columbia Hospitality who will help with selection of a tenant for the Multipurpose Facility; managing costs on the build-out; and appropriate market rate for the lease.
- Discussed the difference in the market between when the Port could not find a developer to build in the industrial park, so we had to build ourselves to currently having several prospective tenants either looking to build themselves or use a developer.

- In collaboration with Kitsap Public Facilities District (KPUD), Port Orchard Marina has been hardwired for internet which should help stabilize the marina office for future internet needs.
- Staff met with prospective tenants that have provided letters of intent for the South Hangar Project Phase 1 hangars.
- USS Turner Joy along the Bremerton boardwalk is scheduled to reopen.
- Along with Mr. Weaver, spent 3.5 days speaking with federal legislators regarding issues and projects that are of concern to the Pacific Northwest Waterways Association (PNWA). He described the organization. We were given opportunity to speak on our Port issues, specifically, the Port Orchard Marina breakwater replacement. We followed up with official funding requests with Congressman Kilmer and Senator Murray. The Port has recently joined the organization and plan to attend again next year.
- Congratulated Mr. Weaver and his crew for Bremerton and Port Orchard Marinas being awarded certificates from the Coast Guard Auxiliary commending them for their efforts in following proper safety measures, promoting boating safety, and assisting in boater safety education.
- Along with Mr. Weaver provided an update on the timeline for the capital budget request for Port Orchard Marina breakwater replacement funding. Will include Dylan Doty, Port lobbyist, in a future meeting to provide a more detailed update on the request. Mr. Weaver outlined further funding requests being submitted for the breakwater and provided an update on the design process.

Commission Reports / New Business

Commissioner Strakeljahn

- Attended over 20 Zoom meetings in the last seven days sharing the Gorst corridor and why it should be the number one transportation focus item in the State of Washington.
- Reported on the recent Central Puget Sound Economic Development District Puget Sound Broadband Access Work Session.

Commissioner Anderson

- Reviewed the Gorst project draft and am seeing that there are already results – Kitsap Transit is putting in a park and ride which is listed as one solution to the problem.

Commissioner Bozeman

- Following the COVID vaccine scene and noted that we need to continue a strong effort at getting people in the for their vaccinations.
- Be safe – stay well – get your shots

Executive Session - None

Adjournment

There being no further business before the Board, the meeting was adjourned at 7:05 p.m.

Submitted,



Jim Rothlin
Chief Executive Officer
April 8, 2021

Approved,



Gary Anderson
Commission Secretary
April 13, 2021