

PORT OF BREMERTON
BOARD OF COMMISSIONERS
REGULAR BUSINESS MEETING

MINUTES

February 8, 2022
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

Axel Strakeljahn
Gary Anderson
Cary Bozeman

Staff Members

Jim Rothlin
Fred Salisbury
Jeremiah Wiley
Arne Bakker
James Weaver
Warren Hendrickson
Ginger Waye
Taylor Korizon
Anne Montgomery, Atty

Call to Order

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

Approval of Agenda

It was moved by BOZEMAN, 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 January 25, 2022.
- B. Payment of checks #83282 through #83315 and #E00846 through #E00849 from the General Fund for \$18,660.73; #83280 through #83281 from the Construction Fund for \$15,231.25.

Payment of checks #E00850 and #83316 and #83317 through #83326 and #E00851 through #E00852 from the General Fund for \$96,137.08; #901485 and #E00853 from the Construction Fund for \$43,484.60.

Payment of check #83327 from the General Fund for \$57,918.02; #E00854 and #E00855 from the Construction Fund for \$367,454.77.

It was moved by STRAKELJAHN, seconded by ANDERSON to:

Approve the Consent Items as presented.

MOTION CARRIES, 3-0

Information Items

1. Employment and Population Growth Targets – Clay White, LDC, Inc.

Commissioner Strakeljahn introduced Clay White who has provided quality work for Kitsap Regional Coordinating Council (KRCC).

Mr. White led a PowerPoint presentation providing an overview on how state, regional, and local planning processes connect on growth target setting and the process to adopt new growth targets and why that is important to the Port of Bremerton. He provided detail on the following:

- Background on the relationship between state, regional, and local plans
- Background on the Growth Management Act (GMA)
- Puget Sound Regional Council (PSRC) Vision 2050 (multi-county planning policies and regional growth strategy (RGS) guide)
- PSRC guidance for growth targets
- Reasons why this process is important to the Port (there was board discussion on implementation):
 - Planning for population has an impact on the relationship between where housing is located vs jobs
 - Planning for employment has a direct correlation to the Port
 - Targets directly impact capital facility planning – it is important that this planning is accurate
- RGS allocations for population and employment growth and those allocations vs current 2036 targets
- Considerations and process for target setting
- Considerations moving forward as jurisdictions develop recommendations for growth targets

The Board expressed their appreciation to Mr. White for the relevant and valuable information provided in the presentation.

2. Multi-Purpose Facility Construction Update – Fred Salisbury, Chief Operating Officer

COO Salisbury shared the following through PowerPoint slides:

- Sketch of building
- Project partners: Henderson Partners and Blue Architecture
- Progress-to-date photos with explanations
- Construction schedule with estimated occupancy in mid-August 2022
- Outstanding issues:
 - State Route 3 right-of-way revision
 - August occupancy dependent on subcontractor availability and equipment delivery

Mr. Salisbury responded to questions and comments from the Board.

Citizen Comments - None

Action Items

1. Land Lease Agreements with Steelhead Group Holdings
Presented by Arne Bakker, Director of Business Development

Following presentation and full discussion;

It was moved by ANDERSON, seconded by BOZEMAN to:

Approve the Lease with Steelhead Group Holdings, LLC for the 4.41 acre parcel located at 8651 Mount Jupiter Way SW

MOTION CARRIES, 3-0

It was moved by STRAKELJAHN, seconded by BOZEMAN to:

Approve the Lease with Steelhead Group Holdings, LLC for the 1.39 acre parcel located at 8742 SW Sentinel Peak Way

MOTION CARRIES, 3-0

Staff Reports

Jim Rothlin, Chief Executive Officer

- Congratulated Commissioner Strakeljahn on being named the Central Puget Sound Economic Development District (CPSEDD) Board President for the 2022-2023 term. Commissioner Strakeljahn provided comments on the CPSEDD Board.
- Along with staff, met with the Western Washington Center for the Arts group that occupies the Port building on property adjacent to the boat launch in Port Orchard. He reported on that conversation which included discussion on future needs.
- Reported on a tour he and Commissioner Strakeljahn received from Sound West Group of the Marina Square project that will house Bremerton Marina parking once a temporary use permit for that parking is issued.
- Discussed sponsorship of the State capital budget request of \$2.2M for the Port Orchard Marina breakwater replacement project.
- Thanked Director of Marine Facilities, James Weaver, for providing testimony at the Senate Committee in support of Senate Bill 5598 and accompanying House Bill 1700 which provide for sustainable funding for the derelict vessel program.
- The community relations officer from the Bremerton Police Department met virtually with marina tenants and Port staff regarding the formation and police coordination for a newly formed tenant-based Neighborhood Watch program for the Bremerton Marina.
- Mr. Weaver discussed the Clean Vessel Act Grant application for marine pump-out equipment replacement.

Commission Reports / New Business

Commissioner Bozeman

- Reported on discussions he has had with Bremerton businesses who are concerned with the increase in homelessness and crime in the area. If the businesses begin to organize an effort to deal with the issues, he suggests the Port participate in that effort. It is imperative to protect our property for our tenants.
- We have challenges in front of us such as funding for the breakwater replacement and he is glad to see that the Port is being aggressive in seeking out grant and appropriations funding opportunities at the state and federal levels.

Commissioner Anderson

- Commissioner Bozeman makes a good point about security at our facilities. In Port Orchard a truck was vandalized right in front of the marina office. We need to maintain a security presence in order to provide marina tenants with a source of comfort.
- In conversations with the local Port Orchard community, there is excitement about the new airport restaurant; it will be very good for the community.

Commissioner Strakeljahn

- Attended the audit exit conference with the State Auditor's office.
- Participated in more meetings with legislators regarding the Gorst corridor.
- Reported on the recent KRCC meeting that included a presentation by the Washington State Department of Commerce.

Executive Session

President Strakeljahn recessed the meeting at 11:22 a.m. and reconvened into executive session for approximately 20 minutes regarding: real estate issues [RCW 42.30.110(1)(c)]. At 11:43 a.m., executive session was extended 15 minutes and at 12:03 p.m. extended 10 minutes.

At 12:11 p.m. the regular meeting was reconvened.

Adjournment

There being no further business before the Board, the meeting was adjourned at 12:13 p.m.

Submitted,



Jim Rothlin
Chief Executive Officer
February 17, 2022

Approved,



Cary Bozeman
Commission Secretary
February 22, 2022

