

PORT OF BREMERTON
BOARD OF COMMISSIONERS
REGULAR BUSINESS MEETING
REVISED AGENDA

April 10, 2018
10:00 AM

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

Call to Order

Pledge of Allegiance

Approval of Agenda

Consent Items

All matters listed under Consent Items have been distributed to each member of the Commission for reading and study, are considered to be routine, and will be enacted by one motion of the Commission with no separate discussion. If separate discussion is desired, that item may be removed from the Consent Items and placed under Action Items by request.

- A. Minutes of the regular business meeting of March 27, 2018.
- B. Payment of checks #103114 through #103144 and #77533 through #77535 and #77539 through #77593 from the General Fund for \$135,121.19; #77536 through #77538 from the Construction Fund for \$31,106.38 and the payment of payroll taxes for \$17,574.63.

Information Items

- 1. Washington Avenue Property Update – Sound West Group
- 2. Bremerton Bridge Blast – Boomtown Productions

Citizen Comments: *Open to the public for comment. Speakers are asked to keep their comments to less than 3 minutes. A Commissioner may request to waive the 3 minute time limit. Please feel free to submit further comments in writing to the Clerk of the Board.*

Action Items

- 1. Support of Washington State Department of Transportation (WSDOT) Airport Aid Application for Design of Airport Lighting Project.

New Business

Staff Reports

Commission Reports

Executive Session *(if necessary)*

Adjournment

Regular business and other meetings that may be attended by members of the Board

<u><i>Date</i></u>	<u><i>Time</i></u>	<u><i>Meeting</i></u>
04/10/18	10 am	*Commission Regular Meeting – Bill Mahan Conference Rm
04/12/18	12 pm	Puget Sound Regional Council Economic Development Board Exec Comm
04/19/18	9 am	Kitsap Regional Coordinating Council (KRCC) Executive Committee
4/19/18	1 pm	KRCC TransPOL Committee
4/19/18	3:15 pm	KRCC PlanPOL Committee
4/23/18	7 pm	Kitsap All-Ports
04/24/18	12:30 pm	Kitsap Aerospace & Defense Alliance Steering Committee
04/24/18	6 pm	*Commission Regular Meeting – Bill Mahan Conference Rm

Meetings are subject to change or cancellation

**Denotes events in which two (2) or more Commissioners may attend*

PORT OF BREMERTON
BOARD OF COMMISSIONERS
REGULAR BUSINESS MEETING

MINUTES

March 27, 2018
6:00 PM

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

Call to Order

President Stokes called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

Commissioners and Staff Present

Commissioners

Larry Stokes
Cary Bozeman
Axel Strakeljahn

Staff Members

Jim Rothlin
Fred Salisbury
Sherman Hu
Arne Bakker
Tim Mensonides
Kathy Garcia
Ginger Waye
Anne Montgomery, Atty

Approval of Agenda

It was moved by STRAKELJAHN, seconded by BOZEMAN to:

Approve the Agenda as presented.

MOTION CARRIES, 3-0

Consent Items

- A. Minutes of the regular business meeting of March 13, 2018.
- B. Payment of checks #103086 through #103113 and #77461 through #77465 and #77468 through #77532 from the General Fund for \$430,184.65; #77466 through #77467 from the Construction Fund for \$31,946.69 and the payment of payroll taxes for \$16,309.59. Void Check # 77385.

It was moved by BOZEMAN, seconded by STRAKELJAHN to:

Approve the Consent Items as presented.

MOTION CARRIES, 3-0

Information Items

1. Freedom Boat Club's Time Share Boating – Shawn Ottenbreit, Owner

Mr. Ottenbreit announced the April 7 grand opening for the Freedom Boat Club's Bremerton location. He provided a PowerPoint presentation describing the Sharing Economy concept and the different types of available boating platforms. He also communicated that Boat Clubs were an early Shared Economy forerunner explaining the benefits of being a member of such a club. He included background on the Freedom Boat Club and its expansion to the west coast. He invited everyone to attend Bremerton's grand opening on April 7, 12-4 pm providing detail on the event.

He responded to questions from the board throughout the presentation and there was discussion on parking during the period when the Washington Avenue property is being developed. The board thanked Mr. Ottenbreit for bringing this opportunity to the community.

2. 2018 Seattle Boat Show Report – Bob Wise, Marsh Andersen, LLC and Kathy Garcia, Marina Operations Manager

Mr. Wise reported on the Port's participation in the Seattle Boat Show which is the largest show on the west coast. He provided a list of other public ports in attendance; highlights from the show; and discussed the financial investment which is a great value and return on investment. He and Ms. Garcia responded to questions and comments by the Board.

To enhance the flow of the meeting, President Stokes requested Action Item #1 be discussed next.

Action Item

1. Update to Marina Rules & Regulations

Presented by Bob Wise, Marsh Andersen, LLC and Kathy Garcia, Marina Ops Manager

Following detailed discussion on several minor administrative changes and substantive policy changes;

It was moved by BOZEMAN, seconded by STRAKELJAHN to:

Table Action Item #1 to the next meeting until review by legal counsel

MOTION CARRIES, 3-0

Work Study Session

1. Port Building Options

Arne Bakker, Director of Business Development, provided background on previous discussions about constructing a new building in Olympic View Industrial Park's (OVIP) NE Campus which was approved in the 2018 budget. He presented two building options: Option 1 for a 10,000 sq ft building on NE Campus Lot #8 and Option 2 for a

16,000 sq ft building on NE Campus Lot #2. Following in-depth discussion, direction was given to staff to move forward on Option 2, the 16,000 sq ft building, and if enough money remains in the budget, to then also move forward with Option 1, the 10,000 sq ft building.

2. Request for Qualification (RFQ) Discussion – Marina Options

CEO Jim Rothlin provided a recap on discussions to date about the potential for going out for a Request for Qualifications (RFQ) for management services of the marinas after receiving interest from outside companies to provide that service. Public input has been received and staff is now looking for direction on whether to move forward with an RFQ.

Commissioner Bozeman spoke to his concern that giving up management might cause the Port to lose that public part of the structure we call our marina and put at jeopardy the Port's vision of the public being provided access to what we consider a waterfront park.

Commissioner Strakeljahn agreed those were valid concerns but not putting it out to an RFQ might not be wise; could work through issues contractually.

Commissioner Stokes spoke to not being in a position of supporting giving up the responsibility and of the commissioners having control over the waterfront – cannot support going farther with the RFQ process.

Direction to staff was to keep management of marinas with the Port.

Citizen Comments

Roger Gay, South Kitsap

- Spoke to increasing pad-ready sites in the industrial park and making sure fiber optic is included in the infrastructure.

Melissa Lynch

- Spoke against the Port's decision to no longer allow permanent moorage along the outside of the breakwater.

Christian Lint

- Spoke to the report on the boat show being impressive and requested the same type follow-up on the Paris Air Show.
- Spoke against increasing the insurance requirement for commercial vessels in the marinas.
- Spoke against the Port's decision to no longer allow permanent moorage along the outside of the breakwater.

Action Item

2. Assignment of Lease from SuperCritical Technologies, Inc to 5747 Imperial Way SW LLC

Presented by Arne Bakker, Director of Business Development

It was moved by STRAKELJAHN, seconded by BOZEMAN to:

Consent to the Assignment of Lease from SuperCritical Technologies, Inc., to 5747 Imperial Way SW, LLC

MOTION CARRIES, 3-0

New Business - None

Staff Reports

Jim Rothlin, Chief Executive Officer

- Along with Commissioner Strakeljahn, met with Washington Department of Fish & Wildlife (WDFW) Coastal Region 6 to discuss options for improvements to Misery Point Boat Launch. WDFW will get estimates on cost and then we will meet again.
- Met with Bremerton Mayor Wheeler; he will come out tomorrow to meet with a current tenant.
- Met with Gary Sexton who is working on the Port's behalf on the Bremerton Marina parking issues that will be triggered when the Washington Avenue property development moves forward.
- Ms. Garcia is working with the Suquamish tribe to get an understanding of what needs to be accomplished related to the tribe's moorage at Port Orchard Marina.
- Bay Street in Bloom Festival will be happening in Port Orchard on April 29.

Tim Mensonides, Airport Manager

- Provided details on the Bremerton Airport Pilots Lounge grand opening which will be held at noon on Saturday, March 31.

Commission Reports

Commissioner Bozeman

- Discussed his role to put forward the conversation about the projected growth in Kitsap County and whether we are going to react to that growth or plan for it. He believes the Port should now take a lead on continuing that conversation and in trying to get other agencies to begin playing a part in developing a vision for our future. The other members of the Board concurred with the Port taking on a lead role.

Commissioner Strakeljahn

- Reported on the recent Kitsap Regional Coordinating Council (KRCC) meeting he attended during which proposed regional transportation projects were discussed.
- Attended the annual Boys and Girls Clubs of South Puget Sound fundraising event, Treasure Hunters, during which \$180K was raised.

Commissioner Stokes

- Provided a heartfelt tribute to Port Attorney, Gordon Walgren, who passed away on March 13, 2018. He then called for a moment of silence to honor Mr. Walgren.

Executive Session - None

Adjournment

There being no further business before the Board, the meeting was adjourned at 8:10 p.m.

Submitted,

Approved,

Jim Rothlin
Chief Executive Officer
April 5, 2018

Axel Strakeljahn
Commission Secretary
April 10, 2018

Draft

PORT OF BREMERTON
AGENDA SUMMARY

Agenda Item No: Action Item #1
Subject: WSDOT Grant Resolution
Exhibits: Resolution 2018-03
Prepared By: Tim Mensonides, Airport Manager
Meeting Date: April 10, 2018

Summary:

To apply for a WSDOT grant, the Airport must submit a signed assurance in the form of a resolution that local matching funds are available and authorized for the proposed project. Staff is applying for state funding for the 2018 design of the Airfield Lighting Project for the airport. In the current budget, \$250,000.00 is budgeted for the project. 90% of the project will be funded by the FAA. The WSDOT grant would represent 5% of the project which equals \$12,500.00. The project involves replacing the airfield lighting and signage which are passed their useful life. The majority of the lighting and signage will be converted to LED. The project will also include upgrading the airport's rotating beacon and electrical vault as well as relocating the windsock and segmented circle.

Fiscal Impact:

A savings of \$12,500.00

Recommendation:

Support application for a WSDOT grant for the 2018 Design of the Airfield Lighting Project.

Motion for Consideration:

Move to approve Resolution 2018-03 supporting a WSDOT Airport Aid Application for the 2018 Design of the Airfield Lighting Project at Bremerton National Airport.

PORT OF BREMERTON
KITSAP COUNTY, WASHINGTON
RESOLUTION NO. 2018-03
DATED: April 10, 2018

A RESOLUTION of the Board of Commissioners, Port of Bremerton, supporting a Washington State Department of Transportation (WSDOT) Airport Aid Application for design of an airfield lighting project at Bremerton National Airport, and providing assurance of available local match funds.

WHEREAS, WSDOT has established a competitive Airport Aid Program for pavement, safety, maintenance, security, and planning projects; and

WHEREAS, the Port of Bremerton has submitted design of an airfield lighting project at Bremerton National Airport.

WHEREAS, the total cost of the project is estimated at \$250,000.00 for design engineering of which the Port share is \$25,000.00.

NOW, THEREFORE BE IT RESOLVED that the Board of Commissioners, Port of Bremerton, support the Airport Aid application for completion of the 2018 Design of the Airfield Lighting Project and assure the availability of the Port's matching funds.

ADOPTED by the Board of Commissioners of the Port of Bremerton at the regular public meeting thereof held this 10th day of April, 2018, and duly authenticated in open session by the signatures of the Commissioners voting in favor thereof and the Seal of the Commission.

Commission President

Commission Vice-President

ATTEST:

Commission Secretary