

PORT OF BREMERTON
BOARD OF COMMISSIONERS
REGULAR BUSINESS MEETING

MINUTES

August 14, 2018
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

Larry Stokes
Cary Bozeman
Axel Strakeljahn

Staff Members

Jim Rothlin
Fred Salisbury
Sherman Hu
Arne Bakker
Tim Mensonides
Ginger Waye
Jim Ryan, Atty

Call to Order

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

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 July 10, 2018.
- B. Payment of checks #103361 through #103390 and #78003 through #78007 and #78012 through #78084 from the General Fund for \$468,072.94; #78008 through #78011 from the Construction Fund for \$33,441.62 and the payment of payroll taxes for \$18,202.36.

Payment of checks #103391 through 103417 and #78085 through #78088 and #78089 through #78092 and #78096 through #78165 from the General Fund for \$367,550.92; #78093 through #78095 from the Construction Fund for \$37,300.40 and the payment of payroll taxes for \$16,109.50.

It was moved by BOZEMAN, seconded by STRAKELJAHN to:

Approve the Consent Items as presented.

MOTION CARRIES, 3-0

Information Items

1. Fathoms O'Fun Report – Sharron King, Chair

Ms. King shared what Fathoms is currently doing throughout the community and thanked the Port for its wonderful support. She described Fathoms' events throughout the year mentioning their major sponsors. Fathoms is seeking Port 2019 funding support of the annual fireworks show and Concerts by the Bay. She discussed a new opportunity for a civil war reenactment group to be part of next year's parade and possibly bring in their equipment to do a battle. There was discussion with the Board regarding the potential for that event with CEO Rothlin mentioning the Port has property that we could discuss the reenactment group using. Ms. King may return for another presentation with members of that group. There was discussion on the Port's support of Fathoms and use of the waterfront and Soroptimist Overlook was encouraged. The Board and CEO thanked Ms. King for her continuing hard work in the community.

2. Update on new Port Building – Arne Bakker, Director of Business Development

Mr. Bakker provided an update on the design progress of the new building and presented the concept drawings. He responded to questions from the Board on analysis for the building size of 15K square feet and engineering cost per square foot. The cost of construction, which may not meet market, was discussed. CEO Rothlin reminded the Board they agreed that the cost of construction may prohibit the desired return on investment which is the reason private developers weren't interested in the project. However, the Port goal of job creation was a major factor in the decision to move forward with construction. Commissioner Bozeman remarked he has no issue with subsidizing within reason and Commissioner Strakeljahn stated his understanding that the Board has put pressure on staff to get a building in construction mode but as we go through the process to be mindful of getting the best value. Commissioner Stokes would like the Port to consider constructing a starter building next year at 5K or 10K square feet.

Citizen Comments

Roger Gay – South Kitsap

- Would like to see a report at the end of next year on the differences between the City and the County on ease of permitting, etc. since the time the Port was annexed into the City of Bremerton.

Action Items

1. Resolution 2018-04 revising the procedure to issue and release checks.
Presented by Sherman Hu, Chief Financial Officer

It was moved by BOZEMAN, seconded by STOKES to:

Approve Resolution 2018-04 revising the procedure to issue and release checks

Following discussion;

MOTION CARRIES, 3-0

2. Assignment of Lease from Arroyo Energy, LLC to EDPO, LLC.
Presented by Arne Bakker, Director of Business Development

It was moved by STRAKELJAHN, seconded by BOZEMAN to:

Approve the consent to assignment of lease from Arroyo Energy, LLC dba Kitsap Propane to EDPO, LLC dba Kitsap Propane

Following discussion;

MOTION CARRIES, 3-0

Commission New Business - None

Staff Reports

Jim Rothlin, Chief Executive Officer

- Introduced Amelia Hoskinson as a new Senior Accountant providing her background and welcoming her to the Port.
- Choose Washington New Mid-Market Airplane (NMA) Council is a governor appointed council and will be meeting in our offices and provided a tour next week; it will be a good opportunity to showcase the Port and Bremerton.

Commission Reports

Commissioner Strakeljahn

- Reported on the Puget Sound Regional Council (PSRC) Economic Development Board meeting attended on July 3.
- Reported on items of interest discussed at the recently attended Washington Public Ports Association (WPPA) Commissioners Seminar.
- Provided highlights of the Farnborough Air Show stating that Tim Thomson, Kitsap Aerospace & Defense Alliance (KADA) Co-Chair, will provide a full presentation at a later meeting.

Commissioner Stokes

- Attended the Cruz Car Show in Port Orchard last weekend; he described the Port's contributions to that event and remarked he had the honor of handing out a trophy.

Executive Session

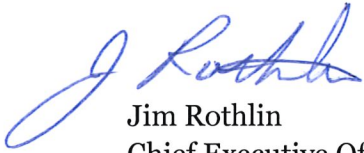
President Stokes recessed the meeting at 11:00 a.m. and reconvened into executive session at 11:05 for approximately 30 minutes regarding: real estate and legal issues [RCW 42.30.110(1)(c) and (i)]. At 11:35 a.m., executive session was extended 15 minutes and at 11:50 a.m. was extended another 10 minutes.

At 12:00 p.m. the regular meeting was reconvened.

Adjournment

There being no further business before the Board, the meeting was adjourned at 12:00 p.m.

Submitted,



Jim Rothlin
Chief Executive Officer
August 23, 2018

Approved,



Axel Strakeljahn
Commission Secretary
August 28, 2018

