

PORT OF BREMERTON
BOARD OF COMMISSIONERS
REGULAR BUSINESS MEETING

MINUTES

March 10, 2020
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

Cary Bozeman
Axel Strakeljahn
Gary Anderson

Staff Members

Jim Rothlin
Fred Salisbury
Sherman Hu
Arne Bakker
James Weaver
Warren Hendrickson
Ginger Waye
Stacey Saunders, Atty

Call to Order

President Bozeman 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 ANDERSON to:

Approve the Agenda as presented.

MOTION CARRIES, 3-0

Consent Items

- A. Minutes of the regular business meeting and executive session of February 25, 2020.
- B. Payment of checks #901125 through #901127 and #80905 through #80972 and #E00008 through #E00014 and #901128 and #80973 and #E00015 and #901129 and #80975 through #80985 and #E00017 through #E00022 and #901130 through #901131 and #80986 through #80987 from the General Fund for \$183,087.79; #80900 through #80902 and #80974 and #E00016 from the Construction Fund for \$142,505.66.

It was moved by STRAKELJAHN, seconded by ANDERSON to:

Approve the Consent Items as presented.

MOTION CARRIES, 3-0

Information Items

1. Presentation by City of Port Orchard Mayor Rob Putaansuu

Mayor Putaansuu provided handouts that depict some of the projects underway at the City. He discussed in detail and responded to questions from the Board on the following projects that touch Port assets:

- Bay Street Pedestrian Pathway (both east and west segments)
- South Kitsap Community Center
- Update to previously presented concepts along the Mosquito Fleet Trail for Waterfront Park (still conceptual) and Rockwell Park (completed). There was in-depth discussion on parking including park and ride options and parking garage.
- Pump Station Project

Mayor Putaansuu also provided information on the upcoming community service day that will still take place on March 21 at 9:30 a.m. although it is being scaled back due to COVID-19 concerns.

He discussed other City projects and their status stating that every community has sewer, water, and transportation issues but Port Orchard is addressing them to the best of their ability.

The meeting was recessed into a short break at 10:37 a.m. and reconvened at 10:40 a.m.

Work Study Session

1. Marina Tariff Schedule – James Weaver, Director of Marina Facilities and Kathy Garcia, Marina Operations Manager

Mr. Weaver provided a PowerPoint and led discussion responding to questions on the following:

- Bremerton and Port Orchard Marina slips and liveaboard data
- When previous tariff updates were provided
- How the proposed tariff update meets Strategic Plan Goal 3 to determine market-based direction for key assets to reduce tax dollar dependency
- Graphs were shown providing data on:
 - Ten-year analysis of annual marina revenue (it was noted it would be prudent to anticipate economic impact over the next year related to COVID-19)
 - Marina balance sheet 2010-2019
 - Guest moorage for both marinas

- Monthly average revenues for marinas (pre-2019 for Bremerton)
- Marina tenant locations
- Number of 7-month contracts for slips that cancel seasonally (number has dwindled significantly)
- Analysis of moorage rates at other marinas in Puget Sound
- Proposed 2020 tariff schedule for both marinas. Ms. Garcia provided detail on proposed deposit changes and fees.

After full discussion on the above topics, Mr. Weaver stated that the proposed tariff schedules would be presented to the Board at the next meeting and emphasized the goal is to get the Port closer to not having to subsidize with tax dollars.

Citizen Comments - None

Action Items

1. Multipurpose Facility Consultant Agreement Amendment 2 with Blue Architecture, LLC
Presented by Arne Bakker, Director of Business Development

Following full discussion;

It was moved by STRAKELJAHN, seconded by ANDERSON to:

Approve Consultant Agreement Amendment #2 with Blue Architecture, LLC for redesign and engineering services of the Multipurpose facility for \$142,585 and authorize the Port CEO to execute the amendment.

MOTION CARRIES, 3-0

Commission New Business

Commissioner Bozeman:

1. Reported that Congressman Derek Kilmer and 26th District Senator Emily Randall are inviting local officials to a meeting in the Port's conference room on April 8 to have a general transportation discussion.
2. Visited a community solar co-op farm while on vacation. He described the co-op and suggested there might be an application for something like that at the Port someday.

Staff Reports

Jim Rothlin, Chief Executive Officer

- Reported on a recent Port leasing seminar he and Arne Bakker, Director of Business Development, attended.
- Was guest speaker at a recent North Mason Community Voice meeting. He received the usual comment of "we didn't know the Port was involved in so many things."

- Commissioner Bozeman inquired about a potential briefing on the Amazon project regarding their business model and the value to the Port.

Commission Reports

Commissioner Anderson

- Suggested the Port place a link on our website to Kitsap Health District's information on the COVID-19 outbreak.

Commissioner Strakeljahn

- Commented on meetings that are going virtual and are being rescheduled to COVID-19 and reiterated to use common sense to keep everyone safe.

Commissioner Bozeman

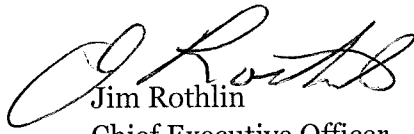
- Port leadership retreat is scheduled for Friday at 9:00AM; it is an opportunity for constructive, positive conversation.

Executive Session - None

Adjournment

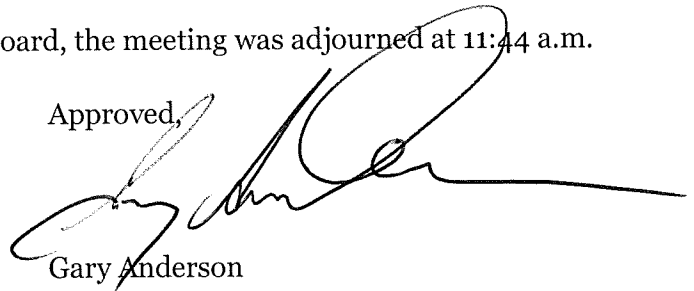
There being no further business before the Board, the meeting was adjourned at 11:44 a.m.

Submitted,



Jim Rothlin
Chief Executive Officer
March 19, 2020

Approved,



Gary Anderson
Commission Secretary
March 24, 2020

