

**PORT OF BREMERTON**  
**BOARD OF COMMISSIONERS**  
**REGULAR BUSINESS MEETING**

**MINUTES**

January 12, 2021  
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

Cary Bozeman  
Axel Strakeljahn  
Gary Anderson

Staff Members

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

**Call to Order**

President Bozeman called the meeting to order at 10:00 a.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 and executive session of December 8, 2020.
- B. Payment of checks #901270 and #81899 through #81914 and #E00321 through #E00325 and #E00326 and #901271 through #901274 and #81920 through #81935 and #E00327 through #E00336 from the General Fund for \$96,603.79; #E00320 and #81898 and #81915 through #81919 from the Construction Fund for \$49,671.10. Void Check #901265.

Payment of checks #81939 through #81987 and #E00337 through #E00342 and #81988 and #E00343 and #901275 through #901277 and #901278 through #901281 and #901282 and #901283 through #901285 and #901286 through #901288 and #E00345 and #E00346 through #E00349 and #81994 through #82015 from the General Fund for

\$210,279.08; #81936 through #81938 and #E00344 and #81989 through #81993 from the Construction Fund for \$928,904.34.

C. Resolution 2021-01 authorizing the CEO to sell and convey Port property.

**It was moved by BOZEMAN, seconded by ANDERSON to:**

Approve the Consent Items as presented.

**MOTION CARRIES, 3-0**

## **Information Items**

1. Legislative Update – Dylan Doty, President, Doty & Associates

Mr. Doty provided a brief overview of the current 105-day legislative session that will be held virtually and was convened on January 11, 2021. The Port's main focus will be on the Capital Budget as there will be a request for a capital budget appropriation of approximately \$2M for the Port Orchard Marina Breakwater Replacement Project. The Port has worked closely with City of Port Orchard on the "ask" as they will also be submitting a request and we do not want to compete against each other. He also discussed the session format due to COVID-19 restrictions.

There was discussion with the Board on the potential for a robust capital budget and future implications. Also, full discussion on the transportation budget and potential revenue packages along with the probability of a federal infrastructure package coming to the state.

Mr. Doty explained how he is currently communicating with legislators with the COVID restrictions in place.

## **Work Study Session**

1. Marina Tariff Schedule – James Weaver, Director of Marine Facilities

Mr. Weaver reintroduced the marina tariff schedule that was slated for approval last March but did not move forward due to COVID-19. He provided a PowerPoint used in discussing the following:

- Data on both marinas; last tariff update being in 2017
- Trying to meet the Port's goal of "determining market-based direction for key assets to reduce tax dollar dependency"
- Marina tenant locations
- 2020 monthly gross revenue
- 12-yr analysis of annual marina revenues
- Annual transient moorage data
- Bremerton average monthly moorage revenue
  - 7-month slip contracts (phasing to 1-yr)
- Port Orchard average monthly moorage revenue

- 2021 Puget Sound marinas permanent monthly moorage rates with worksheet
- 2021 local port districts percentage moorage rate increases and current occupancy rates
- Proposed increase is close to 10% in Port Orchard and 3% in Bremerton (due to current parking conditions).
- 2008-2020 marina balance sheet

Mr. Weaver stated the next step will be to start offsetting capital expenditures. Commissioner Bozeman agreed but noted that the first step was to get operationally balanced and it looks like we are there. There was discussion with the Board on the security issue addressed earlier this year.

CEO Rothlin noted that the marinas have been marketed aggressively and are now fully occupied with staff doing a tremendous customer service job to keep them full.

### **Citizen Comments**

Jerry McDonald

- Inquired whether the Port was aware of an anchoring problem at the USS Turner Joy. CEO Jim Rothlin responded that the anchoring is being addressed.
- Aware that the Circuit of the Northwest project received funding from Kitsap Public Facilities District (KPFDD) and asked about next steps. CEO Rothlin stated the next step is for KPFDD to create an interlocal agreement for the Port to sign.

### **Action Items**

1. Final Acceptance of the Airfield Lighting Project (AIP 3-53-0007-033-2019) with Colvico, Inc.  
*Presented by Warren Hendrickson, Airport Manager*

Following presentation and discussion.

**It was moved by STRAKELJAHN, seconded by BOZEMAN to:**

Approve as final the Airfield Lighting Project construction contract with Colvico, Inc., in the amount of \$2,065,326.12

**MOTION CARRIES, 3-0**

**At 10:50 a.m., the Regular Meeting was recessed and the Bremerton Economic Development Corporation (BEDC) Meeting was convened.**

Port CEO Jim Rothlin provided a brief background on the Corporation which was created in 1995 to allow the Port to facilitate the issuance of non-recourse industrial revenue bonds to private companies for acquisition of land, facilities, and/or equipment.

1. Approval of Minutes of the January 14, 2020 meeting.

**It was moved by STRAKELJAHN, seconded by BOZEMAN to:**

Approve the BEDC minutes of January 14, 2020

**MOTION CARRIES, 3-0**

2. Election of Officers for 2021

**It was moved by STRAKELJAHN, seconded by ANDERSON to:**

Elect Cary Bozeman as Chairman, Axel Strakeljahn as Vice Chairman, and Gary Anderson as Secretary/Treasurer

**MOTION CARRIES, 3-0**

**At 10:55 a.m. the Bremerton Economic Development Corporation Meeting was adjourned and the Regular Meeting reconvened**

**Commission New Business**

1. Commissioner appointments/representation for 2021.

Commissioner Bozeman suggested that Commissioner appointments to various boards and organizations move to a two-year cycle beginning in 2022 to correspond with the election of officers for the Port Commission. Commissioners Anderson and Strakeljahn both believed the two-year cycle would assist with continuity for those appointments. The 2021 Appointments/Representation list will remain the same as 2020 except for a single change requested by Commissioner Bozeman that Commissioner Anderson replace him as Board Member for Kitsap Economic Development Alliance (KEDA) and Commissioner Anderson accepted.

**Staff Reports**

*Jim Rothlin, Chief Executive Officer*

- There is a wide range of employee service at the Port. Ginger Waye's 28-year anniversary with the Port is this month along with Andrew Garcia's 2-year anniversary.
- Rain brings out the best in stormwater systems and the recent rain has brought out a couple of issues mostly with new construction but there has been no major damage and the Port is addressing the issues.
- Provided an overview of the Commercial Aviation Coordinating Commission (CACC) report recently sent to the Legislative Transportation Committees for review. A reminder that CACC was created by the Legislature to develop recommendations for a new

primary commercial aviation facility. He highlighted that Bremerton National Airport is identified as one of six airports on the shortlist. We will wait to see how they will move forward. Airport Manager and CACC Co-Chair Warren Hendrickson noted that an extension to the legislature-mandated process timeline will be addressed during the 2021 session.

## Commission Reports

### *Commissioner Strakeljahn*

- Reported on a recent Central Puget Sound Economic Development District meeting.
- Reported on Gorst Coalition Co-Chair meeting which is moving forward rapidly. Kitsap Transit offered a staff person to work on the video/media piece to be presented to the community and legislature and City of Bremerton has volunteered to be fiduciary of the coalition. There was discussion on coalition funding levels.

### *Commissioner Anderson*

- Attended City of Port Orchard meetings regarding site selection for the community center. It is moving forward in a very positive way; he will let the City disclose what they come up with.

### *Commissioner Bozeman*

- Reported on Kitsap Pandemic Community Support Coalition (aka COVID Coalition) meeting which is now centering on how the distribution of the COVID-19 vaccine will work. There is still a lot of work to do in Kitsap County toward a plan for disbursement; there doesn't seem to be a strategy at this point.

## Executive Session

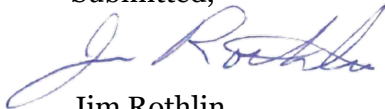
President Bozeman recessed the meeting at 11:15 a.m. and reconvened into executive session for approximately 20 minutes regarding: real estate issues [RCW 42.30.110(1)(c)]. At 11:35 a.m., executive session was extended 30 minutes.

At 12:05 p.m. the regular meeting was reconvened.

## Adjournment

There being no further business before the Board, the meeting was adjourned at 12:05 p.m.

Submitted,



Jim Rothlin  
Chief Executive Officer  
January 21, 2021

Approved,



Gary Anderson  
Commission Secretary  
January 26, 2021