

PORT OF BREMERTON
BOARD OF COMMISSIONERS
REGULAR BUSINESS MEETING

A G E N D A

November 28, 2023
6:00 PM

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

The Port of Bremerton Board of Commissioners have resumed in-person meetings but are maintaining the option for the public to participate remotely as well. The public is invited to view and/or participate in the hybrid meeting by attending in person or through one of the following options:

- To stream online only (via BKAT feed, with no interaction possible):
<https://bremerton.vod.castus.tv/vod/?live=ch1&nav=live>
- To join the online Zoom meeting: <https://us02web.zoom.us/j/3359030010>
- For audio only; dial 1.253.215.8782; Meeting ID: 335 903 0010

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 and executive session of November 14, 2023.
- B. Payment of checks #902042 through #902043 and #902048 through #902049 and #E01746 and #902050 and #902051 through #902056 and #902057 and #902058 through #902061 and #85428 through #85450 and #E01747 through #E01764 and #902062 and #85451 through #85458 and #E01765 through #E01766 from the General Fund for \$275,851.48.

Citizen Comments: *Open to the public for comment. Speakers are asked to keep their comments to less than 3 minutes. Please feel free to submit further comments in writing to the Clerk of the Board (gingerw@portofbremerton.org).*

Action Items

1. Final Budget for Calendar Year 2024
 - 1.1 Budget Presentation
 - 1.2 Public Hearing
 - 1.3 Action Items
 - a. Resolution 2023-07 providing for a regular property tax levy and all allowable levies for calendar year 2024.
 - b. Resolution 2023-08 providing a limit factor for the regular levy for the 2024 calendar year to determine future years' levies and to enable the Port to bank excess levy capacity.
 - c. Resolution 2023-09 adopting the final budget for calendar year 2024.
 - d. Resolution 2023-10 filing the final budget and submitting request for tax levies for calendar year 2024 with the Clerk of the Board of County Commissioners.

2. Amendment #2 to Lease Agreement with Morris Restaurant Management, LLC

Staff Reports

Commission Reports / New Business

Executive Session *(if necessary)*

Adjournment

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

<u>Date</u>	<u>Time</u>	<u>Meeting</u>
11/28	6:00 pm	*Commission Regular Business Meeting - Hybrid
11/29	10:00 am	Central Puget Sound Economic Development District (CPSEDD) Board
12/5	2:15 pm	Kitsap Regional Coordinating Council (KRCC) Board
12/06-12/08		Washington Public Ports Association Annual Meeting - Vancouver
12/7	10:00 am	Puget Sound Regional Council (PSRC) Board
12/7	12:15 pm	PSRC Executive Committee
12/7	3:00 pm	Kitsap Economic Development Alliance (KEDA) Board
12/12	10:00 am	*Commission Regular Business Meeting - Hybrid

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

M I N U T E S

November 14, 2023
10:00 AM

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

Commissioners and Staff Present

Commissioners

Axel Strakeljahn
Gary Anderson
Cary Bozeman

Staff Members

Jim Rothlin
Arne Bakker
Jeremiah Wiley
James Weaver
James Goodman

Monroe Whitman IV
Ginger Waye
Stephanie Frame
Jim Ryan, Atty

Call to Order

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

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 of October 26, 2023.
- B. Payment of checks #902010 through #902022 and #E01716 and #902023 through #902024 and #85348 through #85390 and #E01717 through #E01723 and #902025 through #902028 and #902029 through #902032 from the General Fund for \$117,126.73.

Payment of checks #902033 through #902039 and #902040 through #902041 and #85391 through #85415 and #E01724 through #E01740 from the General Fund for \$215,549.57.

Payment of checks #85416 through #85427 and #E01741 through #E01745 and #902044 through #902047 from the General Fund for \$59,863.69.

It was moved by BOZEMAN, seconded by ANDERSON to:

Approve the Consent Items as presented.

MOTION CARRIES, 3-0

Work Study Session

1. 2024 Final Preliminary Budget – Jeremiah Wiley, Chief Financial Officer

CFO Wiley provided a PowerPoint presentation which reviewed:

- The Port’s mission and vision; budget goals; job generation; and indirect economic impact.
- 2024 capital projects
- Operating budget revenues and expenses
- 2024 budget summary. There was discussion on taking a look in the future at the validity of some of the association memberships.
- 2024 budget tax levy. Although the 2024 levy is set at 0%, Commissioner Bozeman provided his reasoning for considering the 1% tax levy as allowed by state law.

CFO Wiley responded to questions and comments from the Board and Director of Marine Facilities, James Weaver, responded to questions related to Port Orchard.

Citizen Comments

Sallie Nau, Port Orchard Farmers Market Board President

- Thanked the Port for considering the Farmers Market for community events funding and provided background on the Market and positive impacts to the organization with the potential funding. Ms. Nau responded to questions and comments from the Board.

Action Items

1. Resolution 2023-05 updating the Port’s Travel Policy
Presented by Jeremiah Wiley, Chief Financial Officer

Following presentation and after questions were addressed;

It was moved by BOZEMAN, seconded by ANDERSON to:

Approve Resolution 2023-05 adopting policies and procedures for travel.

MOTION CARRIES, 3-0

2. Surface and Overhead Avigation Easement for Airport Industrial Way
Presented by Monroe Whitman, Airport Manager

Following presentation and after questions were addressed;

It was moved by STRAKELJAHN, seconded by ANDERSON to:

Approve the Avigation Easement for Bremerton National Airport surplus property Airport Industrial Way and authorize the CEO to execute the easement.

MOTION CARRIES, 3-0

Staff Reports

Jim Rothlin, Chief Executive Officer

- Provided background information on Peyton Volpe-Ludwig who reached her 1-yr anniversary with the Port as a Marina Customer Service Specialist.
- Met with Desimone Consulting Group regarding legislative lobbying priorities for the upcoming year.
- Presented to the Kitsap Regional Coordinating Council (KRCC) Board related to how the Port contributes to economic development in Kitsap County. Commissioner Bozeman also presented on the bigger picture of what is necessary to support economic development.
- Reported on recent downtown Port Orchard flooding due to heavy rains and clogged storm drains mentioning that king tides are expected in the near future which mainly affect parking lots not Port buildings.

Commission Reports / New Business

Commissioner Anderson

- Will be attending the Washington Public Ports Association Annual Meeting in Vancouver scheduled for early December.

Commissioner Bozeman

- Will be having lunch with newly announced Sixth Congressional District seat candidate, Hilary Franz.
- Reported on a recent Seattle Times editorial by Josh Farley regarding the state of the Washington State Ferry System and remarked that the system is in crisis and there is an urgent need for permanent funding.

Executive Session

President Strakeljahn recessed the meeting at 11:02 a.m. and reconvened into executive session at 11:05 a.m. for approximately 15 minutes for the purpose of considering the price and terms at which real estate may be leased or sold when public discussions could disadvantage the Port's negotiations [RCW 42.30.110(1)(c)]. At 11:20 a.m. executive session was extended five minutes.

At 11:25 a.m. the regular meeting was reconvened.

Adjournment

There being no further business before the Board, the meeting was adjourned at 11:25 a.m.

Submitted,

Approved,

Jim Rothlin
Chief Executive Officer
November 22, 2023

Cary Bozeman
Commission Secretary
November 28, 2023

Draft

PORT OF BREMERTON
BOARD OF COMMISSIONERS
EXECUTIVE SESSION

MINUTES

November 14, 2023
11:05 a.m.

CEO Office
Port Administration Offices
Bremerton Nat'l Airport Terminal Bldg
8850 SW State Hwy 3, Bremerton

Call to Order

President Strakeljahn called the executive session to order at 11:05 a.m., November 14, 2023.

Commissioners and Staff Present

Commissioners
Axel Strakeljahn
Gary Anderson
Cary Bozeman

Staff Members
Jim Rothlin
Arne Bakker
Jeremiah Wiley
Jim Ryan, Atty

Item #1: Considered the price and terms at which real estate may be leased or sold when public discussions could disadvantage the Port's negotiations [RCW 42.30.110(1)(c)].

With no further business to come before the Board, the meeting was adjourned into regular session at 11:25 a.m.

Submitted,

Approved,

Jim Rothlin
Chief Executive Officer
November 22, 2023

Cary Bozeman
Commission Secretary
November 28, 2023

AGENDA SUMMARY

Agenda Item No: Action Item #1
Subject: 2024 Final Budget Adoption
Exhibits: 2024 Final Budget
Resolutions 2023-07; 2023-08; 2023-09; 2023-10
Prepared By: Jeremiah Wiley, Chief Financial Officer
Meeting Date: November 28, 2023

Summary:

The 2nd 2024 preliminary budget was presented on November 14, 2023.

The Public Hearing is being held during the November 28, 2023 meeting. The Port of Bremerton's 2024 Final Budget as presented today is \$17,540,040. The final budget documents and all related resolutions are presented herein for adoption as follows:

- 2024 Final Budget
- Resolution 2023-07: General tax levy for 2024 with no tax increase
- Resolution 2023-08: Providing a limit factor for the regular levy for the 2024 calendar year to determine future years' levies and to enable the Port of Bremerton to bank excess levy capacity. This resolution works together with Resolution 2023-07 and is important to the Port in preserving its ability to bank the levy capacity. It is not known what the future holds or what projects may come before future Port Commissions. The Port has banked its previous levy capacity and should preserve the same ability to bank the excess capacity in 2024.
- Resolution 2023-09: Providing for acceptance, approval and adoption of the Final Budget for Calendar Year 2024.
- Resolution 2023-10: Filing the Final Budget and submitting a request for tax levies for the 2024 calendar year with the Clerk of the Board of County Commissioners and the Kitsap County Tax Assessor's Office. This resolution also includes the official Levy Certification signed by the Chief Financial Officer of the Port.

Fiscal Impact:

N/A

Recommendation:

Adopt the 2024 Final Budget and approve all related resolutions as presented.

Motions for Consideration:

- a. Move to approve Resolution 2023-07 with no tax increase in the general tax levy.**
- b. Move to approve Resolution 2023-08 providing a limit factor for the regular levy for the 2024 calendar year to determine future years' levies and to enable the Port to bank excess levy capacity.**
- c. Move to approve Resolution 2023-09 approving and adopting the Final 2024 Budget.**
- d. Move to approve Resolution 2022-10 filing the final 2024 budget documents and submitting request for tax levies in the amounts indicated with the County Clerk of the Board of County Commissioners and the Kitsap County Assessor's Office.**

**PORT OF BREMERTON
KITSAP COUNTY, WASHINGTON
RESOLUTION NO. 2023-07
DATED: November 28, 2023**

A RESOLUTION of the Board of Commissioners, Port of Bremerton, providing for a 0% increase in the total regular property tax levy excluding any amount resulting from the addition of new construction and improvements to property, any increase in state-owned property and all allowable levies, for calendar year 2023.

WHEREAS, the Board of Commissioners, Port of Bremerton, has properly given notice of the public hearing held on November 28, 2023 to consider the Port of Bremerton's current expense budget for the calendar year 2023, pursuant to RCW 53.35.010, 53.35.020, 53.35.030 and 53.35.045; and

WHEREAS, the Board of Commissioners, Port of Bremerton, after hearing, and after duly considering all relevant evidence and testimony presented, has determined that the Port of Bremerton does not require the 1% increase in property tax revenue from the previous year, excluding the increase resulting from the addition of new construction and improvements to property, newly constructed wind turbines, annexation, any increases in the values of state-assessed property, state-assessed utilities, refunds, and all allowable levies, in order to discharge the expected expenses and obligations of the Port of Bremerton and in its best interest; and

WHEREAS, the population of this district is more than 10,000; and

WHEREAS the Board of Commissioners, Port of Bremerton, has determined that it is in the best interest of the Port of Bremerton and not necessary to meet the expenses and obligations in 2024 while still maintaining all future levy capabilities, for the property tax revenue not to be increased by 1% in 2024.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners, Port of Bremerton, that a zero percent 0.0% increase \$-0- in the total property tax levy from the previous year \$4,123,766 is hereby authorized. The 0.0% increase is exclusive of additional revenue resulting from new construction, improvements to property, any increase in the value of state assessed property, any annexations that have occurred and refunds made.

ADOPTED by the Board of Commissioners of the Port of Bremerton at the regular public meeting thereof held this 28th day of November 2023 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

(SEAL)

**PORT OF BREMERTON
KITSAP COUNTY, WASHINGTON
RESOLUTION NO. 2023-08
DATED: November 28, 2023**

A RESOLUTION of the Board of Commissioners, Port of Bremerton, providing a limit factor for the regular levy for the 2024 calendar year to determine future years' levies and to enable the Port of Bremerton to bank excess levy capacity.

WHEREAS, the Board of Commissioners, Port of Bremerton, has met and considered its budget for the calendar year 2024; and

WHEREAS, the Board of Commissioners, Port of Bremerton, in the course of considering the budget for 2024, has reviewed all sources of revenue and examined all anticipated expenses and obligations; and

WHEREAS, the Board of Commissioners of the Port of Bremerton Taxing District, has determined that due to future committed obligations in the Teamsters Local Union 589 Agreement with respect to future wage increases and medical and other benefit levels, and in consideration of future capital and infrastructure improvements, finds that there is a substantial need to set the levy limit at 101% in the event this levy capacity is needed in the future years.

NOW, THEREFORE BE IT RESOLVED by the Board of Commissioners, Port of Bremerton that the limit factor for the regular levy for the calendar year 2024 be set at 101% in the event this levy capacity is needed in future years.

ADOPTED by the Board of Commissioners of the Port of Bremerton at the regular public meeting thereof held this 28th day of November 2023 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

**PORT OF BREMERTON
KITSAP COUNTY, WASHINGTON
RESOLUTION NO. 2023-09
DATED: November 28, 2023**

A RESOLUTION of the Board of Commissioners, Port of Bremerton, providing for acceptance, approval and adoption of the Final Budget for the Calendar Year 2024.

WHEREAS, a preliminary 2024 budget was prepared and analyzed on November 14, 2023, and

WHEREAS, public notices were published on November 15, and November 22, 2023, in the newspaper of general circulation in the Port District proclaiming the availability of the preliminary budget to taxpayers at the Port office and announcing the public hearing for November 28, 2023, all in accordance with RCW 53.35.030 and 53.35.045, and

WHEREAS, a public hearing was held on the 28th day of November, 2023 at 6:00 p.m. after the above-stated due and proper notices were published in the daily newspaper of general circulation in the Port District and the Commission heard from all persons desiring to be heard on the matter of the final budget all in accordance with RCW 53.35.030 and 53.35.045, and

WHEREAS, the proposed 2024 budget incorporates the Port's Capital Plan and related capital improvements as an update to the 2012 Comprehensive Scheme.

NOW, THEREFORE BE IT RESOLVED by the Board of Commissioners, Port of Bremerton, that:

The Final Budget for calendar year 2024, fixed at fund levels as listed below and appended hereto as part of this Resolution is accepted, approved and adopted.

Airport	\$1,388,693
Industrial Park	1,084,166
Port Orchard Marina	1,904,189
Bremerton Marina	1,324,630
Other Marinas	131,550
General & Administrative	2,495,170
Non-Operating	464,441
Capital Project Airport	787,500
Capital Project Industrial Parks	705,000
Capital Project Port Orchard Marina	6,040,500
Capital Project Bremerton Marina	777,000
Capital Project General & Administrative	<u>284,701</u>
TOTAL BUDGET	\$17,540,040

ADOPTED by the Board of Commissioners of the Port of Bremerton at the regular public meeting thereof held this 28th day of November, 2023 and duly authenticated in open session by the signatures of the Commissioners voting in favor thereof and the Seal of the Commission.

ATTEST:

Commission President

Commission Secretary

Commission Vice-President

**PORT OF BREMERTON
KITSAP COUNTY, WASHINGTON
RESOLUTION NO. 2023-10
DATED: November 28, 2023**

A RESOLUTION of the Board of Commissioners, Port of Bremerton, filing the final budget and submitting a request for tax levies for calendar year 2024 with the Clerk of the Board of County Commissioners.

WHEREAS, the Board of Commissioners, Port of Bremerton, Kitsap County, by Resolution 2023-09 dated November 28, 2023 approved and adopted the Final Budget for Calendar Year 2024 in the amount of \$17,540,040 in accordance with RCW 53.35.010, 53.35.020, 53.35.030 and 53.35.045.

NOW, THEREFORE BE IT RESOLVED by the Board of Commissioners, Port of Bremerton, in accordance with RCW 53.35.040, that:

1. A copy of the Final Budget of the Port of Bremerton for Calendar Year 2024, as approved by Resolution 2023-09 be filed with the Clerk of the Board of County Commissioners.
2. As required under Referendum 47, Section 209, Resolution 2021-04 is hereby submitted to the Board of County Commissioners to provide for levies against taxable property located within Kitsap County to raise funds in the amount indicated in the Final Budget as follows, plus new construction and improvements to property, newly constructed wind turbines, annexation, any increases in the values of state-assessed property, state-assessed utilities, refunds, and all allowable levies:

A.	General Purpose Levy	\$4,123,766
	Plus: New Construction	84,884
	Refunds	18,035
		\$4,226,685
B.	Special Tax (General Obligation Indebtedness) Levy	0

ADOPTED by the Board of Commissioners of the Port of Bremerton at the regular public meeting thereof held this 28th day of November, 2023 and duly authenticated in open session by the signatures of the Commissioners voting in favor thereof and the Seal of the Commission.

ATTEST:

Commission President

Commission Secretary

Commission Vice-President

PORT OF BREMERTON
AGENDA SUMMARY

Agenda Item No: Action Item 2
Subject: Lease Amendment #2 Morris Restaurant Management, LLC
Exhibits: Lease Amendment #2
Prepared By: Arne Bakker, COO
Meeting Date: November 28, 2023

Summary:

Amelia's Hangar opened in the Port's new restaurant facility on April 1, 2023. As the lessee continues its efforts to establish itself through slow winter months, Port staff is recommending a lease amendment to secure the success of the establishment.

Fiscal Impact:

Delay the base rent income through May 2024 of \$2,000 per month. Lessee will continue to pay the commission-based rent.

Strategic Purpose:

This action conforms with the Port's strategic plan in Goal 1.b. to understand and monitor the Port's impact on the local economy.

Recommendation:

Port staff recommends the approval of the Lease Amendment 2 between Morris Restaurant Management, LLC, and the Port of Bremerton as presented.

Motion for Consideration:

Motion to approve Lease Amendment #2 between Morris Restaurant Management, LLC and the Port of Bremerton as presented.

**AMENDED LEASE AGREEMENT 2
PREMISES WITH COMMON AREA**

IT IS HEREBY AGREED by and between the **PORT OF BREMERTON**, a municipal corporation organized under the laws of the State of Washington, hereinafter referred to as “Port” and **Morris Restaurant Management, LLC**, a Limited Liability Company organized under the laws of the State of Washington, hereinafter referred to as “Lessee”, to amend that certain lease dated June 14, 2022, and amended on March 21, 2023, to read as follows (all other terms remain the same):

**ARTICLE I
Summary of Lease Terms and Definitions**

Lessor: Port of Bremerton
Lessor’s Address: 8850 SW State Hwy 3
Bremerton, WA 98312

Lessee: Morris Restaurant Management, LLC.
Lessee’s Address: Prior to Lease Commencement:
600 Centralia College Blvd
Centralia, WA 98531
After Lease Commencement:
At the Premises, Attn: Don & Rena Morris

Premises: 8830 SW State Hwy 3

Agreed Rentable Area: 4,368 sq. ft.

Use of Premises: Restaurant operations

Exhibits (w/ original lease): Exhibit A – Legal Description of Premises
Exhibit B – Map of Premises
Exhibit C – Existing Improvements

Commencement Date: April 1, 2023

Term: Commencing upon the Commencement Date and expiring on the “Termination Date” Seven (7) years thereafter.

Renewals: Two (2) terms of Seven (7) years each

Base Rent:

<u>Months of Lease Term</u>	<u>Base Rent Per Month</u>	<u>Percentage Rent</u>
Months 1 - 14	\$0.	2.5% of Gross Receipts Over \$150,000*
Month 15	\$2,000.00	2.5% of all Gross Receipts up to \$200,000* PLUS 1.5% of all Gross Receipts over \$200,000*

*Plus Washington Leasehold Excise Tax

Initial Amount of Rental Bond or Blocked Account: \$6,000

ARTICLE II
Premises, Term, Renewals, Common Areas

2.2 **TERM.** As of the Execution Date, the Lessor is constructing the Building. The Term of this Lease shall commence on the first (1st) day of the April, 2023 and shall continue for seven (7) years thereafter. The Lessor shall provide Lessee written notice when Lessor receives an occupancy permit for the Building. If Lessee takes possession of the Premises before the Commencement Date set forth above, Lessee shall pay the pro rata rent for the period prior to commencement of the Lease Term.

ARTICLE III
Compensation, Rental Adjustment

3.2. **BASE RENT ADJUSTMENTS.** As set forth in this section, the Base Rent shall be adjusted annually based upon the change in the Consumer Price Index (the "CPI") for all Urban Consumers (the "Annual Adjustment"), and periodically based upon agreement or appraisal (the "Periodic Adjustment").

3.2.1. *Annual Adjustment:* Base Rent for the Premises shall be subject to annual adjustment on the first (1st) day of the month of June, 2025, and each year thereafter as follows: The monthly Base Rent rates shall be adjusted on each yearly anniversary date by using the CPI for all Urban Consumers published by the United States Department of Labor, Bureau of Labor Statistics for the Seattle-Tacoma-Bellevue Metropolitan Area. The indexes used shall be those published for the nearest period preceding the month in which the initial Lease year begins and the same period preceding the anniversary date. The percentage change from the earlier index to the later index shall be multiplied by the Base Rent rate at the beginning of each Lease year and the result added to that beginning Base Rent rate to arrive at the adjusted Base rent rate which will apply to each of the twelve months of the succeeding year, except in no event shall the Base Rent rate be less than the original monthly Base Rate.

3.3 **PERCENTAGE RENT.** Percentage Rent shall be charged as follows:

- For the first fourteen (14) months of the Lease Term, Percentage Rent shall be two and one-half percent (2.5%) on all Gross Receipts exceeding One Hundred Fifty Thousand Dollars (\$150,000) in any given month;
- Beginning month fifteen (15) of the Lease Term, Percentage Rent shall be two and one-half percent (2.5%) on all Gross Receipts up to Two Hundred Thousand Dollars (\$200,000) in any given month plus one and one-half percent (1.5%) on all Gross Receipts exceeding Two Hundred Thousand Dollars (\$200,000) in any given month.

IN WITNESS WHEREOF, Lessor has caused this instrument to be signed by its President, Vice President, and Secretary by authority of the Commission of the Port of Bremerton, and this instrument has been signed and executed by Lessee, the day and year first above written.

THIS LEASE CONTAINS INDEMNIFICATIONS FROM THE LESSEE TO THE LESSOR, RELEASES BY THE LESSEE, AND A LIMITED WAIVER OF IMMUNITY UNDER THE WASHINGTON STATE INDUSTRIAL INSURANCE ACT, TITLE 51 RCW OR ANY OTHER SIMILAR WORKERS' COMPENSATION SCHEMES.

LESSEE:

MORRIS RESTAURANT
MANAGEMENT, LLC.

Don Morris
Its: Principal

Rena Morris
Its: Principal

LESSOR:

PORT OF BREMERTON

Its: President

Its: Vice President

Its: Secretary

STATE OF)
)ss
County of)

On this _____ day of _____ before me personally appeared _____ to me known to be the _____ of the corporation/company that executed the within and foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said corporation/company, for the uses and purposes therein mentioned, and that they are authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.

Notary Public in and for the State of _____

Name Printed
residing at _____
My commission expires: _____

STATE OF WASHINGTON)
)ss
County of KITSAP)

On this _____ day of _____ before me personally appeared _____ to me known to be the _____ of the **Port of Bremerton**, the municipal corporation that executed the within and foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said municipal corporation, for the uses and purposes therein mentioned, and that they are authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.

Notary Public in and for the State of Washington

Name Printed
residing at _____
My commission expires: _____