

PORT OF BREMERTON
BOARD OF COMMISSIONERS
REGULAR BUSINESS MEETING

MINUTES

September 13, 2022
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

Axel Strakeljahn
Gary Anderson
Cary Bozeman

Staff Members

Jim Rothlin
Fred Salisbury
Jeremiah Wiley
Arne Bakker
James Weaver
Ginger Waye
Taylor Korizon
Stacey Saunders, Atty

Call to Order

President Strakeljahn called the meeting to order at 10:00 a.m.

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 and executive session of August 23, 2022 and special meeting minutes of August 31, 2022.
- B. Payment of checks #E01125 and #84037 through #84063 and #E01126 through #E01137 and #901607 through #901610 from the General Fund for \$126,441.13; #901606 and #84036 from the Construction Fund for \$4,171.10.
Payment of checks #901611 and #E01138 and #84066 through #84105 and #E01139 through #E01148 from the General Fund for \$44,060.16; #901611 and #84064 through #84065 from the Construction Fund for \$77,781.97.
Payment of checks #E01149 and #901612 and #901613 through #901616 and #901617 and #84106 and #E01152 through #E01158 and #84112 through #84127 from the

General Fund for \$113,631.28; #E01150 through #E01151 and #84107 through #84111 from the Construction Fund for \$694,841.66.

Payment of checks #901618 through #901621 and #901622 through #901621 and #E01159 and #E01161 through #E01170 and #84130 through #84145 from the General Fund for \$204,247.83; #E01160 and #84128 through #84129 from the Construction Fund for \$65,970.19.

It was moved by STRAKELJAHN, seconded by ANDERSON to:

Approve the Consent Items as presented.

MOTION CARRIES, 3-0

Information Items

1. High-Level Overview of City of Port Orchard Waterfront Development – Mayor Rob Putaansuu

CEO Rothlin stated that in follow-up to the Leadership Retreat, Mayor Putaansuu was invited to give a high-level overview of how the City of Port Orchard's projects tie into Port development projects. City planners will be invited to a future meeting if supplemental detail is needed.

Mayor Putaansuu shared a PowerPoint presentation providing highlights of the following City projects:

- Pump station
- Kitsap Bank new building construction
- Orchard Street Plaza
- Community Center – discussed overlapping the Port's DNR lease area and potential alternatives to alleviate that situation
- Shoreline restoration
- Raising Bay Street to alleviate flooding due to heavy rains and sea level rise
- Future building development

Mayor Putaansuu responded to questions and comments from the Board regarding utilities, funding, residential, Port impact, etc. He stated these projects will be transformational for the city and community.

Work Study Session

1. Leadership Retreat Follow-Up

CEO Rothlin discussed the capital project list that was prioritized by staff and presented at the retreat for Commission review and input on shifting any of those priorities. The projects were again reviewed, and commission priorities discussed.

It was agreed the retreat was extremely valuable and the facilitator was excellent setting a good tone. CEO Rothlin noted she will provide a synopsis of the retreat which will be distributed to the Board.

Citizen Comments

Joe Morrison, Kitsap Economic Development Alliance (KEDA) Executive Director

- Thanked the Port for their partnership and stated his appreciation that the Port is investing in infrastructure to enhance economic development. Offered to provide an update on KEDA as an information item at an upcoming meeting and announced KEDA's fall forum being held October 20.

Action Items

1. First Amendment to Lease with Collins Investments, LLC
Presented by Arne Bakker, Director of Business Development

Following presentation, including aerial site views of the expanded footprint of Collins lease area, and discussion;

It was moved by ANDERSON, seconded by BOZEMAN to:

Approve the First Lease Amendment with Collins Investments, LLC as presented.

MOTION CARRIES, 3-0

Staff Reports

Jim Rothlin, Chief Executive Officer

- Working on the 2023 budget and will have the first preliminary draft ready for the next meeting.
- Provided background on the following employees who are reaching anniversary milestones:
 - 4 years – Martin Muhoro, Marina Port Maintenance I
 - 4 years – James Weaver, Director of Marine Facilities
 - 21 years – Kathy Garcia, Marina Operations Manager
 - 25 years – Mike Lozier, Port Maintenance II
- Welcomed new employee
 - Felicia Walls, Airport Maintenance
- Provided updates on the following projects:
 - Taxiway Relocation / Apron Rehabilitation project – anticipated completion late September/early October
 - Multi-Purpose Facility – anticipated completion late October
 - Quarterly newsletter nearing completion

Commission Reports / New Business

Commissioner Bozeman

- Reiterated his concern about Bremerton Marina parking and finding funding for Port Orchard Marina breakwater but understands staff is on top of it.

Commissioner Anderson

- Will be attending the Kitsap Economic Development Alliance (KEDA) full-day retreat on September 15.

Commissioner Strakeljahn

- Attended the Central Puget Sound Economic Development District (CPSEDD) board meeting.
- Reported on his participation in a National Active and Retired Federal Employees (NARFE) panel discussion regarding Gorst transportation.

Executive Session

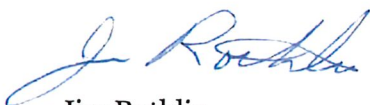
President Strakeljahn recessed the meeting at 11:05 a.m. and reconvened into executive session for approximately 25 minutes to discuss with legal counsel potential litigation [RCW 42.30.110(1)(i)] and to consider the price and terms at which real estate may be leased or sold when public discussions could disadvantage the Port's negotiations [RCW 42.30.110(1)(c)]. At 11:30 a.m. executive session was extended 20 minutes and at 11:45 a.m. extended another 15 minutes.

At 11:59 a.m. the regular meeting was reconvened.

Adjournment

There being no further business before the Board, the meeting was adjourned at 11:59 a.m.

Submitted,



Jim Rothlin
Chief Executive Officer
September 22, 2022

Approved,



Cary Bozeman
Commission Secretary
September 27, 2022