

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

**MINUTES**

May 22, 2018  
5:30 PM

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  
Kathy Garcia  
Ginger Waye  
Jim Ryan, Atty

**Call to Order**

President Stokes called the meeting to order at 5:30 p.m. and invited the Fathoms O'Fun Royalty Court to lead the Pledge of Allegiance. Due to time constraints for the Court, President Stokes placed Information Items next on the agenda.

**Information Items**

1. Fathoms O'Fun Royalty Court – Helene Jensen, Pageant Royalty Program Director

Ms. Jensen provided background on the Fathoms O'Fun Royalty Pageant stating that Commissioner Stokes sponsors the Ms. Congeniality award and Commissioner Strakeljahn has been a judge in the past and Kathy Garcia was a 2018 judge.

Duchess Veronica Mihai; Senior Princess Paige Hoffsommer; Senior Princess Maria Hoyt; and Queen Tamara Medal introduced themselves and stated their age and campaign platforms.

Queen Tamara discussed the varied 2018 Fathoms O'Fun events and invited everyone to come celebrate Fathoms which brings the community together.

Ms. Jensen provided her history with the program which officially began in 2011. Commissioner Stokes thanked the Royalty for all they do for the community and stated the biggest investment we can make is in our youth.

## Executive Session

President Stokes recessed the meeting at 5:40 p.m. and reconvened into executive session for approximately 25 minutes regarding: real estate [RCW 42.30.110(1)(c)]. At 6:05 p.m., executive session was extended 10 minutes; at 6:15 p.m., it was extended 5 minutes, and at 6:20 p.m., it was extended 5 minutes.

At 6:25 the regular meeting was reconvened.

## Approval of Agenda

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

Approve the Agenda.

**MOTION CARRIES, 3-0**

## Consent Items

- A. Minutes of the regular business meeting and executive session of May 8, 2018.
- B. Payment of checks #103205 through #103232 and #77725 through #77728 and #77734 through #77803 from the General Fund for \$186,054.34; #77729 through #77733 from the Construction Fund for \$15,602.88 and the payment of payroll taxes for \$16,095.73.

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

Approve the Consent Items as presented.

**MOTION CARRIES, 3-0**

## Citizen Comments

Roger Gay, South Kitsap

- Spoke to his view that the Washington Avenue property sale has the potential to cost the Port money and he feels the Port is bending to outside influences.

## Action Items

1. Documentation leading to closing on the Real Property Purchase Agreement for 210/280/298 Washington Avenue  
*Presented by Jim Rothlin, Chief Executive Officer*

After presentation and in-depth discussion:

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

Approve Addendum No. 5 to Real Property Purchase Agreement assigning the interest in the agreement from Sound West Holdings LLC to SW Marina Square LLC

**MOTION CARRIES, 3-0**

**1.2. It was moved by STOKES, seconded by STRAKELJAHN to:**

Approve the lease agreements for parking with Kitsap Credit Union and City of Bremerton

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

Amend the main motion to authorize the Port CEO to execute the agreements

**AMENDED MOTION CARRIES, 3-0**

**MAIN MOTION CARRIES, 2-0; STOKES opposed**

**1.3. It was moved by STOKES, seconded by BOZEMAN to:**

Approve the Agreement with SW Marina Square LLC for purchase of parking stalls and pre-construction parking rental

**MOTION CARRIES, 3-0**

**1.4. It was moved by STOKES, seconded by BOZEMAN to:**

Authorize the Port Commissioners to execute the final closing documents for the sale of real estate parcels at 210/230/298 Washington Avenue

**MOTION CARRIES, 3-0**

2. Turnfig Properties, LLC Land Lease Amendment No. 6  
*Presented by Arne Bakker, Director of Business Development*

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

Approve Land Lease Amendment No. 6 with Turnfig Properties, LLC

**MOTION CARRIES, 3-0**

**New Business** - None

**Staff Reports**

*Jim Rothlin, Chief Executive Officer*

- Reported on the recent Washington Public Ports Association (WPPA) Spring Conference.
- Staff met to prepare for the first strategic planning workshop with the Board.
- Met with the organizers of the Cruise-in Car Shows held on Wednesday evenings at the airport to make sure both parties are doing what is needed to keep it successful.
- Along with Commissioner Strakeljahn, met with a potential client needing rail access.

## Commission Reports

### *Commissioner Strakeljahn*

- Will be attending the Kitsap Regional Coordinating Council's upcoming retreat at Naval Base Kitsap – Bangor.

### *Commissioner Bozeman*

- Spoke at the recent NAIOP Washington breakfast in Seattle and have received many follow-up emails from people interested in touring the Kitsap area.

### *Commissioner Stokes*

- Just back from vacation in Utah where he attended the "Golden Spike" anniversary of the completion of the first transcontinental railroad. He noted the 150<sup>th</sup> anniversary will be held next year, May 10, 2019.

## Adjournment

There being no further business before the Board, the meeting was adjourned at 7:05 p.m.

Submitted,



Jim Rothlin  
Chief Executive Officer  
June 7, 2018

Approved,



Axel Strakeljahn  
Commission Secretary  
June 12, 2018

