

PORT OF BREMERTON
BOARD OF COMMISSIONERS
REGULAR BUSINESS MEETING

MINUTES

March 26, 2019
6:00 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

James Weaver
Ginger Waye
Anne Montgomery, Atty

Call to Order

President Stokes called the meeting to order at 6:00 p.m. and invited the 2019 Fathoms O'Fun Royalty Court present in the audience to lead the Pledge of Allegiance. The Court then introduced themselves and provided their platforms.

Queen Rosellen Berberich – Global Girls Alliance
Prince Cory Miller – Overcoming Obstacles, Bullies and the Power of Self-Confidence
Duchess Veronica Mihai – Inspiring Girls to be Confident and Bold

Pageant Royalty Program Director Helene Jensen provided the Court with Fathoms buttons to present to the Board and audience for donation to support their scholarship program.

Commissioner Stokes, with a heavy heart, announced that the Port lost one of their own the day before with the sudden passing of Senior Accountant Carol Inman. Ms. Inman had been with the Port for over 18 years and was an extremely dedicated employee who was always first to volunteer and give of herself and her time. He asked for a moment of silence in remembrance of Ms. Inman.

Approval of Agenda

It was moved by BOZEMAN, seconded by STRAKELJAHN to:

Approve the Agenda as presented.

MOTION CARRIES, 3-0

Consent Items

- A. Minutes of the regular business meeting and executive session of March 12, 2019.
- B. Payment of checks #103911 through #103943 and #79193 through #79196 and #900997 through #901001 and #79203 through #79267 from the General Fund for \$216,595.57; #79192 and #79197 through #79202 from the Construction Fund for \$113,044.33 and the payment of payroll taxes for \$18,546.25. Void Checks #79070, #79119 #79167, #78103.

It was moved by STRAKELJAHN, seconded by BOZEMAN to:

Approve the Consent Items as presented.

MOTION CARRIES, 3-0

Information Items

1. Fathoms O'Fun Festival – Civil War Reenactment – Sharron King, Fathoms Chair

Ms. King introduced Deb Quinn with the historical 4th U.S. Infantry Company C based in Steilacoom. Ms. King explained Company C fought in the Civil War and included Lieutenant William Slaughter who our County was named after prior to being renamed Kitsap County. Ms. Quinn had requested the Company C reenactors participate in the 2019 Fathoms O'Fun parade and Ms. King approved but also suggested it be taken a step further and have the reenactors set up exhibits in Port Orchard during the festival.

Ms. King requested the Board's permission to set up three officer tents and six soldier tents in the grassy area near the Port Orchard Marina office and ten tents and the hospital unit in the grassy area near the public boat launch along with using the Soroptimist Overlook to display living history. The tents would be open for the public to see how the officers and soldiers lived during war time. She explained further detail on the displays and encampment along with noting Company C has offered to put on a formal grand ball in full period dress the evening following the parade.

Ms. Quinn presented photos from the civil war re-enactors event at the Battleground in Chehalis. And provided descriptions and detail on the following:

- General Lee and General Grant
- Officer Wall Tent
- Mess Hall
- Soldier's tents
- Hospital Steward

- The Navy
- Navy weapon display
 - There was discussion on weapons and their historical significance. A council member with the City of Port Orchard has voiced concerns over the guns so, out of respect, Company C chose not to display the weapons. Commissioner Stokes spoke to the significance of the historical guns and stated he would support displaying the weapons and would be glad to discuss the situation with the City Council.
- Women doing taps and grieving for fallen soldiers
- Different scenes from the reenactment
- Firing demo at the end of reenactment

Ms. King reiterated their request for permission to use Port property and facilities. Following Board discussion, Director of Marine Facilities James Weaver stated that Port staff has been working closely with the group and endorses their request including overnight stays. The Board provided their support so long as Fathoms and Company C continue to coordinate with Port staff.

2. Project Updates – Arne Bakker, Director of Business Development

Mr. Bakker provided schematics and updates with Board discussion on the following two projects:

- NE Campus Lot 2
 - 95% completion of building design
 - Reviewed project phases
 - Bid opening scheduled for May 31
 - Discussed potential costs / parking / loading ramp
 - Letter of intent has been signed
 - Discussion on potential for second building and lease terms
- Wedge Development
 - Provided site and grading plan
 - Reviewed project phases
 - Bid opening for building construction anticipated for end of June
 - Discussion on potential for park and walking trails and the area remaining aesthetically pleasing.

Citizen Comments

Joe Manke, resident of Mason County and an owner/operator of The Ridge Motorsports Park

- Provided background and current plans of The Ridge Motorsports Park highlighting that it continues to be developed with private money only and discussed his concerns about any organization such as the Port coming in with public funds to compete with The Ridge. The Board clarified that the Port is not operating the proposed track; it is only leasing the land and no Port money is being invested in the project. It is felt, however, the project

could enhance Ridge's business because it brings attention to this area as a racing region and could be a multi-state draw.

Tracie Schmitt, General Manager of The Ridge Motorsports Park

- Provided her background stating she was brought in to grow the facility. She discussed her concerns with Circuit of the Northwest's business model, the potential for oversaturating the market and conflict of interest, and the use of public funds. The Board suggested the message be presented to Kitsap Public Facilities District as they are ones considering awarding the funds. Ms. Schmitt expressed they wanted to give their perspective and thought it advantageous for everyone to know the very real struggles in motorsports.

Action Items

1. Lease Amendment with Circuit of the Northwest
Presented by Jim Rothlin, Chief Executive Officer

It was moved by BOZEMAN, seconded by STRAKELJAHN to:

Authorize the Port CEO to execute documents relating to the Lease Amendment with Circuit of the Northwest to incorporate Section 2.2 of the Interlocal Agreement with Kitsap Public Facilities District

Following discussion;

MOTION CARRIES, 3-0

Commission New Business - None

Staff Reports

Jim Rothlin, Chief Executive Officer

- Staff is currently working through the process to outsource payroll. Discussed that process and the efficiencies within the new system which should save significant time and money.
- Marina Square development is underway along the Bremerton waterfront which included closing the marina tenant parking lot. Mr. Weaver joined the discussion regarding the situation and the parking options available. It was noted it is an inconvenience to boaters and the Port is doing everything possible to assist customers and make it a tolerable situation until the Port regains its marina parking in the Marina Square parking garage.

Commission Reports

Commissioner Strakeljahn

- Attended the Kitsap Aerospace & Defense Alliance (KADA) meeting.

Commissioner Bozeman

- Questioned how the Port came out after the snow. CEO Rothlin provided detail on the Port's reaction to the snow events stating staff all pulled together and did a great job.

Commissioner Stokes

- Attended the KADA meeting.

Executive Session

President Stokes recessed the meeting at 7:10 p.m. and reconvened into executive session at 7:15 p.m. for approximately 30 minutes regarding: real estate issues [RCW 42.30.110(1)(c)]. At 7:45 p.m. executive session was extended for 10 minutes and at 7:55 p.m. extended for another 5 minutes.

At 8:00 p.m. the regular meeting was reconvened.

Adjournment

There being no further business before the Board, the meeting was adjourned at 8:00 p.m.

Submitted,



Jim Rothlin
Chief Executive Officer
April 4, 2019

Approved,



Axel Strakeljahn
Commission Secretary
April 9, 2019

Port of Bremerton, Commission Meeting

Public Sign-In Sheet

Date: Tuesday, March 26, 2019 6PM

Name	Phone	Email (if you'd like to receive Port news/agendas)
Roger Gay		SK Taxpayer
Gary Wilkins		
Jim Pessner		
Doug Haughton		
Joe Mankie		
Tracie Schmitt		