

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

**MINUTES**

March 27, 2018  
6:00 PM

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

**Call to Order**

President Stokes called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

**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  
Anne Montgomery, Atty

**Approval of Agenda**

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

Approve the Agenda as presented.

**MOTION CARRIES, 3-0**

**Consent Items**

- A. Minutes of the regular business meeting of March 13, 2018.
- B. Payment of checks #103086 through #103113 and #77461 through #77465 and #77468 through #77532 from the General Fund for \$430,184.65; #77466 through #77467 from the Construction Fund for \$31,946.69 and the payment of payroll taxes for \$16,309.59. Void Check # 77385.

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

Approve the Consent Items as presented.

**MOTION CARRIES, 3-0**

## Information Items

1. Freedom Boat Club's Time Share Boating – Shawn Ottenbreit, Owner

Mr. Ottenbreit announced the April 7 grand opening for the Freedom Boat Club's Bremerton location. He provided a PowerPoint presentation describing the Sharing Economy concept and the different types of available boating platforms. He also communicated that Boat Clubs were an early Shared Economy forerunner explaining the benefits of being a member of such a club. He included background on the Freedom Boat Club and its expansion to the west coast. He invited everyone to attend Bremerton's grand opening on April 7, 12-4 pm providing detail on the event.

He responded to questions from the board throughout the presentation and there was discussion on parking during the period when the Washington Avenue property is being developed. The board thanked Mr. Ottenbreit for bringing this opportunity to the community.

2. 2018 Seattle Boat Show Report – Bob Wise, Marsh Andersen, LLC and Kathy Garcia, Marina Operations Manager

Mr. Wise reported on the Port's participation in the Seattle Boat Show which is the largest show on the west coast. He provided a list of other public ports in attendance; highlights from the show; and discussed the financial investment which is a great value and return on investment. He and Ms. Garcia responded to questions and comments by the Board.

To enhance the flow of the meeting, President Stokes requested Action Item #1 be discussed next.

## Action Item

1. Update to Marina Rules & Regulations  
*Presented by Bob Wise, Marsh Andersen, LLC and Kathy Garcia, Marina Ops Manager*

Following detailed discussion on several minor administrative changes and substantive policy changes;

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

Table Action Item #1 to the next meeting until review by legal counsel

**MOTION CARRIES, 3-0**

## Work Study Session

1. Port Building Options

Arne Bakker, Director of Business Development, provided background on previous discussions about constructing a new building in Olympic View Industrial Park's (OVIP) NE Campus which was approved in the 2018 budget. He presented two building options: Option 1 for a 10,000 sq ft building on NE Campus Lot #8 and Option 2 for a

16,000 sq ft building on NE Campus Lot #2. Following in-depth discussion, direction was given to staff to move forward on Option 2, the 16,000 sq ft building, and if enough money remains in the budget, to then also move forward with Option 1, the 10,000 sq ft building.

2. Request for Qualification (RFQ) Discussion – Marina Options

CEO Jim Rothlin provided a recap on discussions to date about the potential for going out for a Request for Qualifications (RFQ) for management services of the marinas after receiving interest from outside companies to provide that service. Public input has been received and staff is now looking for direction on whether to move forward with an RFQ.

Commissioner Bozeman spoke to his concern that giving up management might cause the Port to lose that public part of the structure we call our marina and put at jeopardy the Port's vision of the public being provided access to what we consider a waterfront park.

Commissioner Strakeljahn agreed those were valid concerns but not putting it out to an RFQ might not be wise; could work through issues contractually.

Commissioner Stokes spoke to not being in a position of supporting giving up the responsibility and of the commissioners having control over the waterfront – cannot support going farther with the RFQ process.

Direction to staff was to keep management of marinas with the Port.

### **Citizen Comments**

Roger Gay, South Kitsap

- Spoke to increasing pad-ready sites in the industrial park and making sure fiber optic is included in the infrastructure.

Melissa Lynch

- Spoke against the Port's decision to no longer allow permanent moorage along the outside of the breakwater.

Christian Lint

- Spoke to the report on the boat show being impressive and requested the same type follow-up on the Paris Air Show.
- Spoke against increasing the insurance requirement for commercial vessels in the marinas.
- Spoke against the Port's decision to no longer allow permanent moorage along the outside of the breakwater.

### **Action Item**

2. Assignment of Lease from SuperCritical Technologies, Inc to 5747 Imperial Way SW LLC

*Presented by Arne Bakker, Director of Business Development*

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

Consent to the Assignment of Lease from SuperCritical Technologies, Inc., to 5747 Imperial Way SW, LLC

**MOTION CARRIES, 3-0**

**New Business** - None

### **Staff Reports**

*Jim Rothlin, Chief Executive Officer*

- Along with Commissioner Strakeljahn, met with Washington Department of Fish & Wildlife (WDFW) Coastal Region 6 to discuss options for improvements to Misery Point Boat Launch. WDFW will get estimates on cost and then we will meet again.
- Met with Bremerton Mayor Wheeler; he will come out tomorrow to meet with a current tenant.
- Met with Gary Sexton who is working on the Port's behalf on the Bremerton Marina parking issues that will be triggered when the Washington Avenue property development moves forward.
- Ms. Garcia is working with the Suquamish tribe to get an understanding of what needs to be accomplished related to the tribe's moorage at Port Orchard Marina.
- Bay Street in Bloom Festival will be happening in Port Orchard on April 29.

*Tim Mensonides, Airport Manager*

- Provided details on the Bremerton Airport Pilots Lounge grand opening which will be held at noon on Saturday, March 31.

### **Commission Reports**

*Commissioner Bozeman*

- Discussed his role to put forward the conversation about the projected growth in Kitsap County and whether we are going to react to that growth or plan for it. He believes the Port should now take a lead on continuing that conversation and in trying to get other agencies to begin playing a part in developing a vision for our future. The other members of the Board concurred with the Port taking on a lead role.

*Commissioner Strakeljahn*

- Reported on the recent Kitsap Regional Coordinating Council (KRCC) meeting he attended during which proposed regional transportation projects were discussed.
- Attended the annual Boys and Girls Clubs of South Puget Sound fundraising event, Treasure Hunters, during which \$180K was raised.

*Commissioner Stokes*

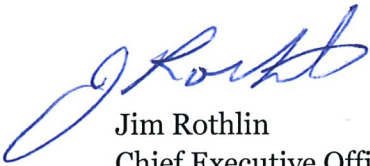
- Provided a heartfelt tribute to Port Attorney, Gordon Walgren, who passed away on March 13, 2018. He then called for a moment of silence to honor Mr. Walgren.

**Executive Session - None**

**Adjournment**

There being no further business before the Board, the meeting was adjourned at 8:10 p.m.

Submitted,



Jim Rothlin  
Chief Executive Officer  
April 5, 2018

Approved,



Axel Strakeljahn  
Commission Secretary  
April 10, 2018

