

PORT OF BREMERTON
BOARD OF COMMISSIONERS
REGULAR BUSINESS MEETING

MINUTES

September 11, 2018
10:00 AM

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	James Weaver
Fred Salisbury	Tim Mensonides
Sherman Hu	Ginger Waye
Arne Bakker	Jim Ryan, Atty

Call to Order

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

On the anniversary of 9/11, Commissioner Bozeman recalled a personal story of a friend working in the second twin tower who had over 1,000 employees he was able to successfully lead out of the building before it collapsed.

Commissioner Stokes recalled the ceremony he was humbled to participate in when a metal remnant of the towers was installed as a 9/11 Memorial at Evergreen Rotary Park.

Commissioner Strakeljahn reminded everyone of how we need to support our military and first responders for all they do in keeping us safe.

Commissioner Stokes called for a moment of silence in remembrance of the 9/11 attacks.

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 and executive session of August 28, 2018.
- B. Payment of checks #103447 through #103477 and #78242 and #78243 through #78245 and #78253 through #78300 from the General Fund for \$162,863.00; #78246 through #78252 from the Construction Fund for \$199,919.67 and the payment of payroll taxes for \$18,543.19.

It was moved by BOZEMAN, seconded by STRAKELJAHN to:

Approve the Consent Items as presented.

MOTION CARRIES, 3-0

Information Items

- 1. Port Orchard Development Update – Steve Sego, Waterman Investment Partners LLC

Mr. Sego provided background on the City of Port Orchard's request for proposals for development of a downtown area around 640 Bay Street and the subsequent acceptance of Waterman Investment Partners proposal. He shared details of the development process including its challenges and where the process currently stands. He explained the benefits for the development area falling within a newly established Opportunity Zone.

Using diagrams of the project area, Mr. Sego led discussion with the Board on the Partners opportunity to expand the project area and their request for the Port to consider providing a "first right of refusal" for a Port-owned parcel to the west of Kitsap Bank and 7-Eleven along Bay Street. The Board was supportive and requested CEO Rothlin work with Mr. Sego to draft a proposal.

Citizen Comments - None

Action Items

- 1. Final Acceptance for the Olympic View Industrial Park Building #4 Roof Project with Humphrey Construction, Inc.
Presented by Tim Mensonides, Airport Manager

It was moved by STRAKELJAHN, seconded by STOKES to:

Accept as final the Olympic View Industrial Park (OVIP) Building #4 Roof Project construction contract with Humphrey Construction Inc., in the amount of \$86,110.00

Following discussion;

MOTION CARRIES, 3-0

Commission New Business

Commissioner Bozeman

- Introduced the idea of formulating a master plan for the industrial park so it can be determined what the 500 acres could look like. There was discussion and concurrence by the Board.

Staff Reports

Jim Rothlin, Chief Executive Officer

- Introduced the new Director of Marine Facilities, James Weaver, providing his background and stating he stood out from the other strong applicants with his connection to the community and his ability to coordinate ideas and processes between public/private partners. Mr. Weaver expressed his thanks for the opportunity and provided insight into his passion for the community and why he is a good fit for the position. The Board welcomed Mr. Weaver and discussed some of their expectations.

Commission Reports

Commissioner Stokes

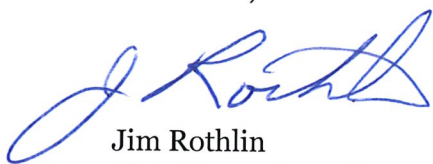
- Met with a prospective tenant at his request and was excited with what he had to say; however, it is future development so will not go into detail at this time.

Executive Session - None

Adjournment

There being no further business before the Board, the meeting was adjourned at 10:45 a.m.

Submitted,



Jim Rothlin
Chief Executive Officer
September 20, 2018

Approved,



Axel Strakeljahn
Commission Secretary
September 25, 2018