

PORT OF BREMERTON
BOARD OF COMMISSIONERS
REGULAR BUSINESS MEETING

MINUTES

June 28, 2022
6:00 PM

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

Warren Hendrickson
Ginger Waye
Taylor Korizon
Anne Montgomery, Atty

Call to Order

President Strakeljahn called the meeting to order at 6:00 p.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 June 14, 2022.
- B. Payment of checks #901560 through #901563 and #901564 through #901565 and #83759 through #83782 and #E01037 through #E01047 and #901566 and #E01049 through #E01050 and #E01051 from the General Fund for \$153,804.40; #E01034 and #83755 through #83758 and #E01035 through #E01036 and #E01048 from the Construction Fund for \$604,009.04.

It was moved by STRAKELJAHN, seconded by ANDERSON to:

Approve the Consent Items as presented.

MOTION CARRIES, 3-0

Information Items

1. South Hangar Project Phase 2 Design Concept – Warren Hendrickson, Director of Airport & Industrial Facilities

Mr. Hendrickson's presentation addressed:

- Current extensive hangar waitlist
- Phase 1 and Phase 2 locations
- Timeline from 2017 vision through 2022 Phase 2 design
- Approved capital budget amount of \$331,443 for design
- Conceptual drawing of initial Phase 1/Phase 2
- Phase 2 concept
- Design considerations
- Next steps
 - City of Bremerton pre-submittal meeting
 - Century West design task order
- Fiscal impact and 2023 construction budget proposal and potential funding options
- Strategic decision options for hangar construction

Mr. Hendrickson responded to questions and comments from the Board throughout the presentation.

2. Multipurpose Facility (MPF) Project Update – Fred Salisbury, Chief Operations Officer

Mr. Salisbury's presentation addressed:

- Progress to date on the building's exterior and interior (hangar; office space; diner & bar; and kitchen)
- Construction schedule
- Project issues/impacts several of which were unique (such as COVID)
- Budget which included nine change orders to date. Detail was provided on each change order.
- Cost overruns and detailed explanations on each.
- 2022-2023 property market valuations clearly show construction and equipment cost trends rising an average of 17% over the last year.

Comments were received from the Board acknowledging supply chain issues and extraordinary increase in costs which are being experienced world-wide.

Citizen Comments - None

Action Items

1. Purchase of the Washington State Department of Transportation (WSDOT) SR3 Right of Way Disposal

Presented by Warren Hendrickson, Director of Airport & Industrial Facilities

Following PowerPoint presentation and discussion;

It was moved by BOZEMAN, seconded by ANDERSON to:

Approve the purchase of the WSDOT SR 3 right of way disposal for \$108,000.00 and authorize the CEO to execute all required documents

MOTION CARRIES, 3-0

2. Settlement Agreement and Release with Century West Engineering Corporation and Parametrix, Inc. for Hangar 7 Stormwater Repair, Project #02-22-20002

Presented by Warren Hendrickson, Director of Airport & Industrial Facilities

Following PowerPoint presentation and discussion;

It was moved by ANDERSON, seconded by BOZEMAN to:

Approve the Settlement Agreement and Release with Century West Engineering Corporation and Parametrix, Inc. for the Hangar 7 Stormwater Repair Project and authorize the CEO to execute the required documents

MOTION CARRIES, 2-0

Yes - ANDERSON/BOZEMAN; No - STRAKELJAHN

Staff Reports

Jim Rothlin, Chief Executive Officer

- Highlighting their experience and new job responsibilities, welcomed new staff:
 - Marina Office Assistant
 - Brenda Tate
 - Seasonal Airport Port Attendant
 - Jim Sznajder
 - Seasonal Marina Port Attendants
 - Teddy Schuh
 - Nick Hulse-Lew
 - Baily Bower
- Congratulated Kathy Garcia, Marina Operations Manager, on being recognized by Boating Industry Magazine as one of their top “Women Making Waves” for 2022. Kathy was one of 30 women selected with over 120 nominations. The Port is honored she was selected and very proud of the work and passion that she gives to this organization.

- Provided updates on business development and projects:
 - South hangar project phase 1 tenants getting ready to build corporate hangars
 - Port Orchard Marina Breakwater
 - Permits moving forward for reconstruction project
 - Emergency repairs ongoing for damage cause during windstorms and strong currents over this past spring
 - Taxiway Relocation/Apron Rehabilitation
- Reported on the Pacific Northwest Waterways Association (PNWA) summer conference held in Spokane last week.

Commission Reports / New Business

Commissioner Bozeman

- Although didn't see the Bridge Blast fireworks last weekend, heard great things about it and glad the Port supports it.

Commissioner Anderson

- Attended the Bremerton Bridge Blast; it was a wonderful event all day and evening. Sees the Bridge Blast developing into a very large-scale event.

Commissioner Strakeljahn

- Presented the Holly Community Club the check for \$30,000 to be used toward the rebuild of their community club building destroyed by fire.
- Reported on recent Kitsap Regional Coordinating Council board meeting.
- Expressed his disappointment is some of the comments made by board members at the Kitsap Public Facilities District board meeting last night; hoping to provide a presentation at their July meeting to help them understand the economic development opportunities the Port can create.

Executive Session - None

Adjournment

There being no further business before the Board, the meeting was adjourned at 7:31 p.m.

Submitted,



Jim Rothlin
Chief Executive Officer
July 7, 2022

Approved,



Cary Bozeman
Commission Secretary
July 12, 2022