

PORT OF BREMERTON
BOARD OF COMMISSIONERS
REGULAR BUSINESS MEETING

M I N U T E S

June 24, 2025
10:00 AM

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

Commissioners and Staff Present

<u>Commissioners</u>	<u>Staff Members</u>
Gary Anderson	Jim Rothlin
Cary Bozeman	Arne Bakker (Remote)
Axel Strakeljahn	Aaron Schielke
	James Weaver
	James Goodman
	Cole Barnes
	Ginger Waye
	Stephanie Frame
	Seth Woolson, Atty
	Anne Montgomery, Atty

Call to Order

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

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 of June 10, 2025.
- B. Payment of checks #902856 through #902857 and #902858 through #902861 and #902862 and #902863 and #902864 through #902867 and #86868 through #86872 and #E02715 through #E02723 and #E02724 and #E02725 and #86873 through #86882 and #E02726 through #E02738 and #902868 through #902871 and #902872 through #902886 from the General Fund for \$196,874.42. VOID Check #86785.

It was moved by BOZEMAN, seconded by STRAKELJAHN to:

Approve the Consent Items as presented.

MOTION CARRIES, 3-0

Information Items

1. Circuit of the Northwest (CNW) Project Update – James Towne, Hilltop Securities, Inc.

CEO Jim Rothlin reviewed CNW's lease conditions that need to be met by July 31, 2025, in order for the Port to approve the option for the final 40+ years on the lease; otherwise, the lease terminates at the end of January 2026. The primary condition is that financing be in place by the end of July 2025.

James Towne, managing director at Hilltop Securities, provided background on himself and the company stating he has been on the CNW project for the last three years. He provided an overview of the project master plan and highlighted the consulting and management team for CNW.

Mr. Towne introduced Michael Harder, Vice-President and General Manager for Mortensen, the project's design/build contractor. Mr. Harder provided background on himself and the company, including their prior and upcoming sports venue projects.

He provided his thoughts on why this project is now different, including that Mortensen is now invested in it and the project has their full support. They have also entered into a Project Labor Agreement (PLA) showing full support from the Unions. He also highlighted why Mortensen is a strong company to execute the project.

Joel Cohen, CNW co-owner, spoke to noise, traffic, and environmental concerns stating that studies have been done related to those impacts. He discussed revisions made to the master plan to address concerns raised in the studies.

Mr. Towne continued to speak on the progress that has been made since last year, such as contracting with ASM Global/Legends, the largest entertainment venue manager and promotional group in the world, to be in charge of the entertainment venues. He confirmed that the initial financing will be for the entire project except for the hotels which will be financed separately with those parties bringing their own financing, and the condominiums and suites which will be self-financed.

Mr. Cohen discussed the many de-risking factors including that this project includes gross maximum pricing. He also spoke about the varied reasons this project has taken longer than expected.

Mr. Towne provided summaries of the economic impact, key progress, and design and construction schedule.

The team responded to questions and comments throughout the presentation.

The request from CNW is for at least a one-year extension on the July 31, 2025, deadline. This matter will be addressed by the Board prior to the end of July.

Citizen Comments

The following individuals spoke in full support of the CNW project:

- Deirdre Williams, Kitsap County resident and Union electrician
- Kevin Thomas, Business Representative, Sheet Metal Workers Local 66
- Neal Holm, Business Representative, IBEW Local 46, Electricians

Action Items - None

Staff Reports

Jim Rothlin, Chief Executive Officer, reported on the following:

- The Bremerton Airport Eagle Scout project of constructing a gazebo and two picnic tables for public use.
- Multiple upcoming events at the airport and marinas which are keeping staff busy making sure everything looks good.

Commission Reports / New Business

Commissioner Bozeman

- Will be attending the Quincy Jones Square Celebration “Tribute to Quincy” this Saturday.
- Glad to see the reintroduction of the 2nd run for the Bremerton ferry.

Commissioner Strakeljahn

- Will be attending the Puget Sound Regional Council (PSRC) Executive Board meeting this Thursday.
- Entering the time of year for public meetings quiet season.

Commissioner Anderson

- Will be walking in the upcoming Fathoms O’ Fun parade.

Executive Session

President Anderson recessed the meeting at 11:30 a.m. and reconvened into executive session at 11:35 a.m. for approximately 20 minutes for the purpose of considering the price and terms at which real estate can be sold or leased [RCW 42.30.110(1)(c)].

At 11:58 a.m. the regular meeting was reconvened.

Adjournment

There being no further business before the Board, the meeting was adjourned at 11:58 a.m.

Submitted,



Jim Rothlin
Chief Executive Officer
July 3, 2025

Approved,



Axel Strakeljahn
Commission Secretary
July 8, 2025