

PORT OF BREMERTON
BOARD OF COMMISSIONERS
REGULAR BUSINESS MEETING

MINUTES

August 12, 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

Commissioners

Gary Anderson
Cary Bozeman
Axel Strakeljahn

Staff Members

Jim Rothlin	Cole Barnes
Arne Bakker	Ginger Waye
Aaron Schielke	Stephanie Frame
James Weaver	Anne Montgomery, Atty
James Goodman	

Call to Order

President Anderson called the meeting to order at 10:00AM 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 July 8, 2025.
- B. Payment of checks #Eo2767 through #Eo2768 and #902903 through #902904 and #902905 through #902908 and #86942 through #86961 and #Eo2769 through #Eo2783 and #902909 through #902912 and #Eo2784 and #902913 through #902926 and #86962 through #86993 and #Eo2785 through #Eo2791 and #902927 and #902928 through #902931 and #902932 through #902935 and #902936 through #902937 and #86994 through #87014 and #Eo2792 through #Eo2803 and #902939 through #902942 and #Eo2804 and #87015 through #87027 and #Eo2805 through #Eo2814 from the General Fund for \$1,265,766.18. Void Ck #86870, 86917, 86904.

C. Resolution ~~2025-05~~ declaring the ~~2023~~ Ford F250 Diesel Truck (VIN ~~1FT7W2BT0PEE09998~~) surplus to the needs of the Port.

It was moved by BOZEMAN, seconded by STRAKELJAHN to:

Approve Consent Items A and B and place Consent Item C under Action Items.

MOTION CARRIES, 3-0

Executive Session

President Anderson recessed the meeting at 10:02 a.m. and reconvened into executive session at 10:07 a.m. for approximately 15 minutes for the purpose of discussing with legal counsel current or potential litigation [RCW 42.30.110(1)(i)]. At 10:25 a.m. executive session was extended five minutes.

At 10:30 a.m. the regular meeting was reconvened.

Information Items

1. Port Orchard Marina Breakwater Replacement Project Status Update – James Weaver, Director of Marine Facilities

Mr. Weaver introduced Jon Keiser, PND Engineers. Mr. Weaver discussed why this replacement project is so vital to recreational, commercial, emergency services, transit, and tribal moorage. Details of the following were provided:

- Preliminary design
- Project timeline from March 2020 with selection of preferred alternative through December 2025 which is the estimated date for MARAD contract approval and construction bid authorization
- Permitting process
- Scope of work elements and tasks
- Federal MARAD Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Grant

Mr. Weaver and Mr. Keiser addressed questions and comments from the Board and CEO throughout the presentation.

2. Marinas 10-Year Capital Facilities Update – James Weaver, Director of Marine Facilities

Mr. Weaver explained that Soundwest Engineering Associates (SEA) contracted with the Port in 2023 to update the 10-yr Capital Improvement & Maintenance/Repair Plan for the Port building upon the foundation of the 2017 plan conducted by Art Anderson Associates (AAA).

Marine project costs, priorities, and maintenance costs were evaluated and brought current. The updated plan presents the current anticipated needs and serves as a dynamic guide over the next 10 years. It provides a prioritized database of projects which can be

reprioritized based on the availability of grants, the priorities of the Commission, etc. He concluded by stating that this update provides a plan for how the Port can project for that, both revenue-wise and by making sure our P&L's and operational costs incorporate regular assumptions of capital projects.

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

3. Kitsap Economic Development Alliance (KEDA) Briefing on Kitsap Industrial Land, Buildings, and Infrastructure Survey (KILBIS) – Joe Morrison, Executive Director

Mr. Morrison introduced subject matter experts Bryan Lobel and Chris Mefford of Community Attributes, Inc., and provided background on the KILBIS body of work.

Mr. Mefford presented on market opportunities and Mr. Lobel provided full detail on:

- Kitsap County-wide industrial lands inventory
- Priority recommendations for the Port of Bremerton
- Priority recommendations for other local and regional governments

Mr. Morrison provided closing remarks stating this is a unique opportunity and KEDA looks forward to being the Port's partner.

The KEDA team addressed comments from the Board and Port CEO challenging the practicality and financial constraints on the recommendations presented.

Citizen Comments

Paul Brumm, Brownsville Resident

- Spoke to the idea of the Port considering inclusive action with City and County planning departments to help the building process be more developer friendly.

Action Items

1. Personal Services Agreement with Berk Consulting, Inc., for the Port of Bremerton Economic Impact Study
Presented by Arne Bakker, Chief Operations Officer

Following presentation and after questions/comments were addressed:

It was moved by BOZEMAN, seconded by STRAKELJAHN to:

Approve the Personal Services Agreement with Berk Consulting, Inc., for the Economic Impact Study: Port of Bremerton Facilities and authorize the CEO to execute the agreement.

MOTION CARRIES, 3-0

2. Bid Award to Insituform Technologies, LLC, for the Sewer Rehabilitation Cured-in-Place Pipe (CIPP) Project #04-22-40003-C
Presented by Arne Bakker, Chief Operations Officer

Following presentation and after questions/comments were addressed:

It was moved by STRAKELJAHN, seconded by BOZEMAN to:

Award the 2025 Port of Bremerton Sewer Rehabilitation Cured-in-Place Pipe (CIPP) Project to Insituform Technologies, LLC, and authorize the CEO to execute the contract.

MOTION CARRIES, 3-0

3. Grant Acceptance for Federal Aviation Administration (FAA) AIP 3-53-0007-041-2025 – Airport Layout Plan (ALP) Update and Environmental Assessment (EA) Phase 3.
Presented by Cole Barnes, Airport Manager

Following presentation and after questions/comments were addressed:

It was moved by STRAKELJAHN, seconded by ANDERSON to:

Accept the Federal Aviation Administration grant for AIP 3-53-0007-041-2025 for the Airport Layout Plan Update and Environmental Assessment Phase 3 and authorize the CEO execute the grant agreement.

MOTION CARRIES, 3-0

4. Change Order 2 for Bay Street Properties Environmental Remediation Project
Presented by James Weaver, Director of Marine Facilities

Following presentation and after questions/comments were addressed:

It was moved by STRAKELJAHN, seconded by BOZEMAN to:

Approve Change Order No. 2 with Innovative Construction Solutions for Project 03-23-30018 Bay Street Properties Environmental Remediation and authorize the CEO to execute the change order in the amount of \$179,607.23, inclusive of tax.

MOTION CARRIES, 3-0

5. Resolution 2025-05 declaring the 2023 Ford F250 Diesel Truck (VIN 1FT7W2BToPEE09998) surplus to the needs of the Port
Presented by James Goodman, Director of Facilities & Property Development

Following presentation and after questions/comments were addressed:

It was moved by STRAKELJAHN, seconded by BOZEMAN to:

Approve Resolution 2025-05 declaring the 2023 Ford F250 Diesel Truck (VIN 1FT7W2BToPEE09998) surplus to the needs of the Port and authorizing Port staff to dispose of the item in the best interest of the Port.

MOTION CARRIES, 3-0

Staff Reports

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

- Employee Milestones
 - Anniversaries
 - Jim Garcia, Port Maintenance III, 24 years
 - Stephanie Frame, Administrative Assistant, 4 years
 - James Weaver, Director of Marine Facilities, taking on a new adventure as the Port Manager of the Port of Poulsbo. Mr. Weaver reflected on his experiences at the Port of Bremerton.
- Summer events at the marinas such as CRUZ Car Show and Blackberry Festival. It was noted that both Commissioner Anderson and Jim Garcia received awards for their vehicles they entered in the CRUZ.
- US Forest Service stationing planes/helicopters at the south end of the airport in support of local firefighting with the main effort concentrated on the Bear Gulch Fire in the Olympics.
- Reflected on the Leadership Retreat held last week.
- Tonight's presentation to the Port Orchard City Council.

Commission Reports / New Business

Commissioner Bozeman

- Enjoyed the retreat and would like to do a debrief to become clear on what we want to accomplish in the next five years.

Commissioner Strakeljahn

- Reported on several topics addressed during the Puget Sound Regional Council (PSRC) late July meeting.
- Provided detail on the Puget Sound Naval Shipyard (PSNS) tour received last week.

- Attended Washington Public Ports Association (WPPA) Commissioner Seminar.
- Received a SAFE Boats tour last Friday.
- Thanked James Weaver and also Kathy Garcia for what she does for the Port and the community.

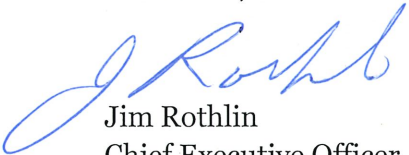
Commissioner Anderson

- Reiterated appreciation to Ms. Garcia. She was at the Port Orchard Marina for the CRUZ Car Show prior to 5:30 am and stayed throughout the entire day. Staff did a great job supporting that very successful event.
- Suggested contacting Josh Johnson of Love Kitsap regarding the impact that the 2026 FIFA World Cup will have locally.
- The US Navy held an open house for the Environmental Impact Study (EIS) for their Bremerton Waterfront Infrastructure Improvements project at PSNS. It is interesting that project construction is slated to begin in 2027 and won't be completed until 2038.
- Thought the retreat was valuable and provided good direction on where to go in the future.

Adjournment

There being no further business before the Board, the meeting was adjourned at 12:38 p.m.

Submitted,



Jim Rothlin
Chief Executive Officer
August 21, 2025

Approved,



Axel Strakeljahn
Commission Secretary
August 26, 2025

**Port of Bremerton, Commission Meeting
Public Comment Sign-In Sheet
August 12, 2025**

[illegible]