

Kitsap Public Facilities District

Minutes of the Board of Directors Meeting

Monday, March 11, 2019

BWP/Silverdale Beach Hotel, East/West Bay Rooms, 3073 NW Bucklin Hill Rd, Silverdale, WA

Attending: Daron Jagodzinske, Chair; Bill Mahan, Vice-Chair; Walt Draper, Treasurer; Rick Smith; Tom Bullock and Erin Leedham.

Staff: Mike Walton, Executive Director

Absent: Patrick Hatchel

1. **Call to Order:** The Chair called the meeting to order at 5:35 PM.
2. **Meeting Minutes:** Minutes from the Regular Meeting on the 25th of February 2019.
Erin Leedham moved to approve the Minutes as submitted. Walt Draper seconded the motion and it passed unanimously.
3. **Public Comment:** No Public Comment
4. **Regional Facility annual Reports:**
 - A. **Kitsap Conference Center – Lori Main, General Manager**
Lori gave an excellent report of the first profitable year in KCC history and prognosis for another successful year expected in 2019. She explained how they are examining how they can continue to engage more segments of the market and grow more significantly. She also wants to engage with the City and the PFD to explore how the KCC can be improved in the future. Bill Mahan asked about getting a tour set up and it will be done in the next two days.
 - B. **KFEC – Billie Schmidt** was ill and will present at the Mar 25 meeting.
5. **Project Evaluation Process:**
 - A. **Evaluation Criteria:** It was explained that the KPPFD’s primary criteria were their four goals: 1) Economic Development; 2) efficient use of public & private funds; 3) innovation; and multiple use of the facilities.
The Evaluation Form agreed upon by the Board and published to the Project Teams will be used by the Directors to take notes and highlight strong points and deficiencies. (The presentations are being video recorded and will be available on the KPPFD website.)
6. **Project Evaluation Presentations**
 - A. **South Kitsap Community & Event Center (CEC) – Steve Segó & Team**
Steve Segó introduced his team – Wes Larson, SWG; Jack Pauuw, SWG; Kathleen Wilson, KRL; and Larry Stokes, POB. As Steve described the location, parcels and partners, he introduced the Port of Bremerton as their Public Partner and the KRL as an Anchor Tenant in the CEC. The team has organized a support group and motto – “Imagine Port Orchard” – and stated that if the CEC is funded, that Kitsap Bank might develop a new HQ in the area next to the CEC. Jack Pauuw of ECONorthwest presented information about the study performed for the project on Community & Economic Benefits of the SKCEC. Steve Rice of RFM spoke about the proposed design, layout and functionality of the structure. He outlined other members of the Team and several stakeholders, including the city, the County and Bay Street Assoc. They delivered signup sheets with over 500 signatures in support of the project and also perhaps a dozen letters of support. They also “packed the house” by bringing more than 80 supporters to the meeting. Others that spoke in support were: Mayor Putaansuu; Tony George, CEO of Kitsap Bank; Axel Strakeljahn, Port of Bremerton Commissioner; and Cary Bozeman, Port Commissioner, who compared this opportunity to the building of the KCC and the following public and private investment.

ASK: the total project may be \$18-20 million and \$12-13 million ask from the KPFD, with approx. \$5 million in grants and approx. \$2 million from other private sources.

Public Comment –

Ryan Hayter, Hayter PR – in support of project
Coreen Haydock, Bay Street Assoc.- in support of project
Matt Murphy, PO Chamber - in support of project
Robert Baglio, BJC Group - in support of project
Chuck Perkins, SKHS Rowing - in support of project

B. Poulsbo Recreation and Events Center – Karla Boughton, Director of Community Planning & Development; Mary McClusky, Director of Parks & Recreation.

Karla and Mary, assisted by John Bauder of CBRE, gave a detailed presentation about the planned Poulsbo Recreation and Event Center (PERC), a two-story building proposed for a plot of land in Olhava owned by the City. Adjacent to the building would be two turfed athletic fields for football, soccer, lacrosse, ultimate and other sports. The facility would be both a replacement for the City Parks & Rec headquarters/offices on the first floor and a 15,000 sq ft Event Center space on the second floor. The City has permitted a hotel to be built on property adjacent to the PERC, so there would be an incentive to utilize the Event Center when it is completed. Responding to a question about the future of the existing North Kitsap Regional Event Center (NkREC), located at the NKSD campus off Hostmark. It was replied that there could be a modification to the NKREC agreement to support a multi-location Event Center concept. Three Phases were described – **Phase I – Planning** is several studies: space planning, financial, market & operational analysis - a major feasibility study of \$405K and the **ask for the PFD is \$290K. Phase 2 – Planning & Programming** is all the preparation for a capital project – plans, drawings, planning, etc. The City is asking the PFD to cover 90% of the cost- **estimated to be \$1.2 to \$1.7 million. Phase 3 – Construction** is not likely to start before 1 – 2 years and 18-24 months to complete. Construction estimate is \$22-34 million, and the **PERC ask is for no more than 50% of total cost – the City will match “dollar for dollar” in the project.**

ASK; The total project cost may be up to \$40 million and the ask from the KPFD is for up to \$20 million.

1. Public Comment –

Emily Magnotto, OSA FC - spoke as strong supporter of the CK Project on behalf of youth soccer and a semi-pro soccer club.

Carrie McGinnis, community member spoke in support of the project and why her three children would be able to take advantage of the many programs to be offered at the center.

7. New Business:

A. POB/CNW Charrette invitation – The ED briefed the Board on the first step of the Phase #2 deliverables, a Charrette of the stakeholders in CNW. The Board was invited, but after a discussion of the pros & cons, it was decided that the ED would attend, but not any Directors.

8. Announcements:

Meeting was adjourned at 9:15 pm

The review of New Projects will continue at the next Regular Meeting of the Board, March 25th, 2019 at 5:30 pm in the East & West Bay Rooms at the Best Western Plus/Silverdale Beach Hotel.

**Projects to be reviewed: Bremerton Pendergast Park
BI Parks District Aquatic Center**