

## MINUTES OF SILVERDALE PORT MEETING ON MARCH 5, 2021

Commissioner Reese called the meeting to order at 10:00AM at the Port office at 3550 NW Byron Street, Silverdale, WA. Also in attendance were: Commissioner Hunt; Commissioner Scholfield; Attorney Phil Best; Administrator Theresa Haaland; and Christopher Patano of Patano Studio Architecture (PSA). Social distancing guidelines were followed. Notice of the Special Meeting was placed on the Port office door days prior to the meeting and a Waiver of Notice of Special Meeting was signed by all Commissioners and is attached to these minutes.

Christopher Patano said that he just wanted to have one face-to-face meeting prior to finalizing the contract. He said that he and his team were happy with the kick-off site meeting and they received a lot of good information to move forward. The key for him today is to determine the Port's goals so that PSA can put together a scope-of-work and contract. He explained that they have been in contact with Kitsap County regarding the pump station. In regards to the Rice Fergus Miller (RFM) drawing of the F2 building that was previously decided upon, he wanted to talk more about it and make sure we are on the right path moving forward. He said that they have reviewed RFM's cost estimates and believe there are other options that have not been considered and that wouldn't cost more money. He sees four phases of PSA's work. The first phase is to determine the work that has been completed thus far and the overall concept of goals. Phase II will consist of PSA preparing a thirty-percent design of the overall project, which will provide the Port with renderings and floor plans to be used in pursuing grants and/or fundraising. Phase III would be taking the pumpstation structure further. The pumpstation building will include a viewing platform. Mr. Patano suggested leaving the grassy area as open space. Commissioner Scholfield said that regattas can draw anywhere between four to five hundred people and that the Port has already gone through all of this with RFM when they prepared the Port's 2020 Comprehensive Plan and from there RFM was hired to move forward with the design of the waterfront area from which Commissioners decided on the F2 design. Mr. Patano assured that he doesn't want to change the Port's Comp Plan. Commissioner Scholfield asked where the community center would be located. Commissioner Hunt said that he read through some of the old minutes and found out that at one point there was talk about having an open-pavilion type structure between 3473 (Old Town Pub (OTP)) and 3421 (Bilingue) Byron Street. Commissioner Scholfield said that one problem with the OTP building is that it runs north and south, so it doesn't have too much of the view. Mr. Patano said that he and his team would like to build on the Port's Comp Plan, as there is a lot of flexibility within it, and develop more for a long-range Silverdale Town Center concept.

Commissioner Hunt said that if the vehicle/boat trailer overflow lot was moved to maybe across the street from the Port office, it would provide a lot more flexibility with the design of the entire area. Commissioner Scholfield said it would cost the Port hundreds of thousands of dollars as those parking spaces would have to be bought back from the Recreation

ervation Office (RCO), since they were partially paid for by RCO grants. Mr. Patano referred to a project PSA worked on in Olympia that had similar issues. There was discussion of a shell house being located where the OTP sits and a covered outdoor space to accommodate farmers markets and other gatherings. Mr. Patano explained that PSA would like to consider all of the Port's assets between Byron Street and the waterfront. The PSA team has discussed the possibilities and heard a lot of input during the kick off meeting and it seems keeping the grassy area open was key. This would also keep the view unobstructed. Commissioner Scholfield said that he read in the Geotech report from years ago that the contaminated soil that was treated was capped with the asphalt in the vehicle/overflow lot, so that may be an issue. Phil explained that he and his wife Karen took a trip down to Olympia and saw Patano's project there. It included several gazebo-type structures along the water. The public were enjoying them and yet they did not obstruct the view. Commissioner Reese said that he understands Commissioner Scholfield's concerns about re-doing everything that RFM has already done, but he doesn't see it as a re-do but rather that RFM provided the basic concept. He suggested the second building be taken out of the equation and maybe just include a shell house/waterfront activity center in with the pump house structure, nothing huge maybe being able to accommodate one hundred people or so. Commissioner Scholfield said that the Port has a total of one hundred parking spots in the Old Town area. He added that the County is supposed to notify the Port if they have an event that will draw one hundred people or more. Commissioner Scholfield wanted it noted on the record that his son, Jeffrey Scholfield, is on the Kitsap Sailing Foundation sailing team and is expected to continue for the next two years.

Commissioner Hunt said that it would be better to look at the entire area as a whole and not piece by piece. Mr. Patano concurred and said this way the Port will get the most bang for their buck in the long-term. Commissioner Hunt provided everyone with a breakdown of Port rentals and the amount each pays per square foot. He said that he talked with a real estate agent and determined that the going rental rate per square foot is approximately \$1.25. If a building were to be rebuilt on the OTP's footprint the rent on that building would equate to \$76,000 annually. He also noted that the Port pays out \$37,477 annually on rent for its current Port office building. That too should be considered within the new design. Maybe the Port office should be moved in with the new development, closer to the dock. Commissioner Scholfield said that we would still need a significant area for storage of Port equipment, materials and supplies. Phil said that a community center wouldn't necessarily need to be right on the water. A community center located along Byron Street where the OTP and other Port-owned buildings are located could be good.

Mr. Patano said that for contract purposes the first phase will be visioning/conceptual design and the second phase will be to prepare a thirty-percent rendering and models for the vision of *the entire area*. *The third phase would be to continue moving forward with the pump station building and the fourth phase would be construction.*

Commissioner Scholfield suggested Phil arrange an appraisal on the vehicle/boat trailer overflow lot, so the Port is aware of how much it will cost to buy that area back from the RCO. Phil said that we could negotiate with the RCO. Commissioner Reese said that they should be made aware that the property is contaminated underneath the asphalt. Phil said that he was reading in some old documents from 1991 when the Port was negotiating with the County, the County had committed to find parking, to accommodate the Waterfront Park users, on the north-side of Byron Street, which they never did.

Mr. Patano said that he will update the scope-of-work and will generate a new spreadsheet that outlines the necessary steps and send it to Phil for review along with another sample contact.

Commissioner Reese said that in the workshops with RFM at the Jenne-Wright building there had been discussion about including the Port office in the design. Phil said that several years ago, Conrad Esser, who owns the old bank building at the corner of Washington Avenue and Byron Street, had contacted the Port about possibly buying the building from him, which would be a good building to house the Port office. At that time, the Commissioners decided against pursuing it. Commissioner Scholfield asked Phil to check with Mr. Esser. Commissioner Reese clarified that the pump station building might also include the Port office and possibly a concession area. Commissioner Scholfield suggested the County have the wet wells placed under the Port's vehicle parking lot. Everyone seemed to agree that would be a good idea.

Mr. Patano said that they will catch up with the County, Commissioner Hunt agreed and said please do before they start making decisions without Port representation.

Commissioner Scholfield said that with regard to a shell house it will need to be built to be easily converted to something else, just in case things change. Commissioner Reese said that water-type concessions would be good in that area. Commissioner Scholfield said that Safe Security has been a sub-tenant of the Port and it may benefit considering them as well since they provide the Port with extra coverage as they are always down and around this area. Commissioner Reese said that he just hates to spend all this money to be in the rental business. It was agreed that Lowell Street could be developed for retail businesses.

Mr. Patano said that he will rework the wording of the contract and provide it to Phil. He wanted the Commissioners to be aware that his firm is merging with a San Francisco Firm (EHDD). He wanted the Commissioners to hear it from him and reassured that the Port will not be affected by it for this project. It is all in the lawyers' hands at this point, so isn't quite complete but will be soon. It will not affect the team that the Commissioners have met and it will also not affect any costs. He said that he just wanted to provide full exposure and answer any questions/concerns the Commissioners might have upfront. It was agreed that as long as the Port isn't charged San Francisco fees and the same team members including those from

Leon Environmental are working on the project there shouldn't be any issues. Mr. Patano said that he assumes we may need to amend the contract once the merge is complete, but that's about it. Phil said that he will just add a clause to the contract. Commissioner Hunt asked Mr. Patano the advantage of the merge. Mr. Patano said that they get to stay in Seattle and compete for larger projects in the future and it allows them to grow. In the long-term it will be better for his staff. He added that it also frees him up from wearing several different hats to being able to focus on architecture. He asked the Commissioners and Phil to let him know if they think of any issues and/or concerns.

Commissioner Reese asked if there would be any issues with expanding the scope of the project as discussed – for Patano to consider the entire area from Byron Street over to the waterfront. Commissioner Scholfield said it shouldn't as we advertised for an architect of record. Phil said that the Request for Qualifications (RFQ) did scope it out as an area at the waterfront, but it basically comes down to who the Port Commissioners want to work with and the extent of services can always be expanded.

Mr. Patano said that he plans to provide the updated scope-of-work by Monday. Once Phil receives it, he will review it and forward it to the Commissioners. The final decision will be made during the Port's meeting on March 18<sup>th</sup>.

Ceccanti is scheduled to demolish the derelict vessel (WN3254NN) on Wednesday, March 10, 2021. The dumpster is scheduled to be onsite Monday, March 8, 2021.

Kathleen Byrne-Barrantes informed the Port that it was successful for the Boating Facilities Program (BFP) grant – tied for number eleven and it looks as though projects will be funded through fourteen. Commissioner Scholfield told Phil that Art Anderson needs to be contacted to start moving forward since we were successful with the grant. Phil said that he also received notice that Pollution Control Hearings Board has approved the dredging permit issued by Washington Department of Fish and Wildlife (WDFW) and denied the appeal by Sound Action. Commissioner Scholfield said that the calculation assessment for the Army Corps permit needs to be updated as there was some incorrect information from what he noticed.

***At 11:13AM Commissioner Scholfield moved to adjourn the meeting; second by Commissioner Hunt; unanimously approved.***

Approved:



Commissioner



Commissioner



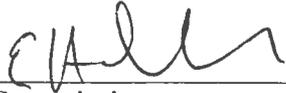
Commissioner

## WAIVER OF NOTICE OF SPECIAL MEETING

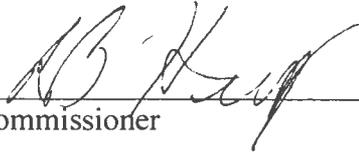
The undersigned, Port Commissioners for the Port of Silverdale, hereby waive the requirement of notice in writing of the special meeting of the Port of Silverdale held on March 5, 2021, at 10:00AM Port Office, is present at such meeting, and agrees to the conduct of the Port business as announced by the President in calling this meeting.



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Commissioner



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Commissioner



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Commissioner

# **SPECIAL MEETING**

## **OF THE PORT OF SILVERDALE**

**WILL TAKE PLACE HERE AT THE PORT OFFICE ON**

**FRIDAY, MARCH 5, 2021 AT 10:00AM**

**THE MEETING WILL BE TO REVIEW AND POSSIBLY APPROVE**

**THE SCOPE OF WORK FOR THE FUTURE WATERFRONT ACTIVITIES  
CENTER AND PATANO ARCHITECTURE STUDIOS ASSOCIATED FEES**