

PRELIMINARY AGENDA

**Port of Kennewick
Regular Commission Meeting
Port of Kennewick Commission Chambers
350 Clover Island Drive – Suite 200
Kennewick, Washington**

**Tuesday, September 23, 2008
2:00 p.m.**

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. PUBLIC COMMENTS

IV. CONSENT AGENDA

- A. Approval of Regular Commission Meeting Minutes of September 9, 2008*
- B. Approval of Payroll Roster of September 15, 2008*
- C. Approval of Warrant Register dated September 24, 2008*
- D. Resolution 2008-43 Authorizing Purchase of Mobile Home in Willows Trailer Court*
- E. Resolution 2008-44 Authorizing Purchase of Mobile Home in Willows Trailer Court*
- F. Resolution 2008-45 Approving Ti Sport Lease Addendum*

V. NEW BUSINESS

- A. Resolution 2008-46 Authorizing Public Discussion of Vista Field Alternatives*
- B. Resolution 2008-47 Approving Three-Year Lease Renewal with EST at Vista Field Development Facility Building "B"*

VI. REPORTS, COMMENTS AND DISCUSSION ITEMS

- A. Clover Island Update*
 - 1. Clover Island Yacht Club Building Update
 - 2. PND Summary of Invoices for Clover Island Marina
- B. Vista Field Airport*
 - 1. Staff Comments Regarding City of Kennewick's Belt-Collins Study (Tim)

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2:00 p.m.**

C. Commissioner Appointment Process

D. Columbia Drive Development Strategy

E. Insurance Renewal

F. Commissioner Reports

G. Commissioner Calendar Review

1. Tri-Cities Visitor & Convention Bureau Full Board Meeting, Thursday, September 25, 2008 at 7:30am at Red Lion - Kennewick (Commissioner Boomer)
2. Washington Public Ports Association Environmental Seminar, September 25 & 26, 2008 at Belwether Hotel in Bellingham (Commissioner Hanson)
3. South Ridge Village Grand Opening, Wednesday, October 8, 2008 from 4:00-6:00 at Intersection of SR-395 and Hildebrand Blvd. (Commissioners Boomer, Hanson and Wagner)
4. TRIDEC Executive Board Meeting, Thursday, October 9, 2008 at 4:00pm at TRIDEC Office (Commissioner Hanson)

H. Meeting Reports

I. Non-Scheduled Items

VII. PUBLIC COMMENTS

XI. EXECUTIVE SESSION

Real Estate Matters RCW 42.30.110 (i)

VIII. ADJOURNMENT

PORT OF KENNEWICK

RESOLUTION 2008-43

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF PORT OF KENNEWICK AUTHORIZING PURCHASE OF A MOBILE HOME IN WILLOWS TRAILER COURT

WHEREAS, Port staff negotiated with a tenant in Willows Trailer Court to purchase their mobile home in the amount of \$3,300; and

WHEREAS, Terms at time of signing of an Amendment to Bill of Sale For Mobile Home is consistent with previous purchases and purchase price has been deemed proper and reasonable; and

WHEREAS, under Resolution 2008-24, *Willows Trailer Court Revised Closure Management Policy* the Port's Executive Director has authority to purchase mobile home up to \$5,000.00; and

WHEREAS, under Resolution 2008-22, *Willows Trailer Court Revised Closure Management Policy*, authorizes the Port's Executive Director to purchase mobile homes up to a combined limit of \$90,000;

NOW, THEREFORE,

BE IT RESOLVED that Board of Commissioners of Port of Kennewick hereby approve authorizing the Executive Director to purchase a mobile home in Willows Trailer Court from owner, Margarita Garza Magana, Lot A-10, for the sum of \$3,300; and further authorizes the Port's Executive Director to execute all documents necessary to complete the purchases as specified above.

ADOPTED by the Board of Commissioners of Port of Kennewick on the 23th day of September, 2008.

***PORT OF KENNEWICK
BOARD OF COMMISSIONERS***

LINDA BOOMER, *President*

DAVID HANSON, *Vice President*

GENE WAGNER, *Secretary*

PORT OF KENNEWICK

RESOLUTION 2008-44

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF PORT OF KENNEWICK AUTHORIZING PURCHASE OF A MOBILE HOME IN WILLOWS TRAILER COURT

WHEREAS, Port staff negotiated with a tenant in Willows Trailer Court to purchase their mobile home in the amount of \$9,000; and

WHEREAS, Terms at time of signing of an Amendment to Bill of Sale For Mobile Home is consistent with previous purchases and purchase price has been deemed proper and reasonable; and

WHEREAS, under Resolution 2008-24, *Willows Trailer Court Revised Closure Management Policy* the Port's Executive Director has authority to purchase mobile home up to \$5,000.00; and

WHEREAS, under Resolution 2008-22, *Willows Trailer Court Revised Closure Management Policy*, authorizes the Port's Executive Director to purchase mobile homes up to a combined limit of \$90,000;

NOW, THEREFORE,

BE IT RESOLVED that Board of Commissioners of Port of Kennewick hereby approve authorizing the Executive Director to purchase a mobile home in Willows Trailer Court from owner, Jean L. Wright, Lot F-9, for the sum of \$9,000; and further authorizes the Port's Executive Director to execute all documents necessary to complete the purchases as specified above.

ADOPTED by the Board of Commissioners of Port of Kennewick on the 23th day of September, 2008.

***PORT OF KENNEWICK
BOARD OF COMMISSIONERS***

LINDA BOOMER, *President*

DAVID HANSON, *Vice President*

GENE WAGNER, *Secretary*

PORT OF KENNEWICK

RESOLUTION 2008-45

***A RESOLUTION OF THE BOARD OF COMMISSIONERS OF
PORT OF KENNEWICK APPROVING A LEASE ADDENDUM WITH
TI SPORT, LLC AT OAK STREET INDUSTRIAL PARK***

WHEREAS, Port of Kennewick (Port) is authorized to enter into certain leases upon such terms as the Port Commission deems proper; and

WHEREAS, the Port entered into a three-year lease with TiSport, LLC, effective April 1, 2008, to continue as a tenant in Oak Street Development Buildings 1, 2, 3 & 4; and

WHEREAS, Port staff and TiSport have mutually agreed upon Addendum Number 1 to said lease, modifying "*SECTION IV: TERMINATION*" to allow for early termination of the lease by TiSport subject to ninety-day notice; and

WHEREAS, the Port Commission has called a regularly scheduled public meeting with notice of such meeting given as provided by law and such public meeting was held at such time and on said date;

NOW, THEREFORE,

BE IT RESOLVED that the Board of Commissioners of Port of Kennewick approves Addendum Number 1 to said lease with TiSport, LLC and authorizes the Executive Director to execute this document.

ADOPTED by the Board of Commissioners of the Port of Kennewick on the 23rd day of September, 2008.

***PORT OF KENNEWICK
BOARD OF COMMISSIONERS***

LINDA BOOMER, *President*

DAVID HANSON, *Vice President*

GENE WAGNER, *Secretary*

PORT OF KENNEWICK

RESOLUTION 2008-46

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF PORT OF KENNEWICK AUTHORIZING PUBLIC DISCUSSION OF VISTA FIELD AIRPORT ALTERNATIVES

WHEREAS, City of Kennewick (City) transferred fee simple title to the Vista Field Airport (the Premises) to Port of Kennewick (Port) in 1991 pursuant to an airport contract dated September 17, 1991; and

WHEREAS, The Port has operated the Premises as a general aviation airport since 1991; and

WHEREAS, the City has, at a cost of approximately \$60,000, contracted with a consultant to determine the highest and best use of the Premises (the City Study), and the consultant has determined that the airport should be closed and converted to other economic uses, which alternative is set forth as Alternative B of the City Study; and

WHEREAS, the City Study has also determined that a potential productive use of the Premises could be for expanded airport activities including mixed use which alternative is set forth as Alternative D of the City Study; and

WHEREAS, stakeholders and the public have requested that the Port make a decision regarding the future of the Premises, and further have requested that the Port not simply preserve the status quo; and

WHEREAS, the Port has directed staff to prepare a draft airport closure scenario (Alternative B-2) and a draft airport expansion scenario (Alternative D-2) for public review and comment, with those documents being attached to this Resolution; and

NOW, THEREFORE;

BE IT HEREBY RESOLVED the Commissioners of Port of Kennewick hereby authorizes the Executive Director to publish a draft airport closure scenario (Alternative B-2) and a draft airport expansion scenario (Alternative D-2) for public review and comment.

ADOPTED by the Board of Commissioners of Port of Kennewick on the 23rd day of September, 2008.

***PORT OF KENNEWICK
BOARD OF COMMISSIONERS***

By:

LINDA BOOMER, *President*

By:

DAVID HANSON, *Vice President*

By:

GENE WAGNER, *Secretary*

PORT OF KENNEWICK

RESOLUTION 2008-47

***A RESOLUTION OF THE BOARD OF COMMISSIONERS
OF PORT OF KENNEWICK APPROVING A LEASE RENEWAL AT
VISTA FIELD DEVELOPMENT FACILITY BUILDING "B"***

WHEREAS, Port of Kennewick (Port) is authorized to enter into certain leases upon such terms as the Port Commission deems proper; and

WHEREAS, Port staff has negotiated a three-year lease renewal with Electronic Systems Technology, Inc., effective October 1, 2008, to continue as a tenant in Vista Field Development Facility Building "B"; and

WHEREAS, the Port Commission has called a regularly scheduled public meeting with notice of such meeting given as provided by law and such public meeting was held at such time and on said date;

NOW, THEREFORE,

BE IT RESOLVED that the Board of Commissioners of Port of Kennewick approves the three-year lease renewal with Electronic Systems Technology, Inc. and authorizes the Executive Director to execute this document.

ADOPTED by the Board of Commissioners of Port of Kennewick on the 23rd day of September, 2008.

**PORT OF KENNEWICK
BOARD OF COMMISSIONERS**

LINDA BOOMER, *President*

DAVID HANSON, *Vice President*

GENE WAGNER, *Secretary*