

SPECIAL COMMISSION MEETING

PORT OF KENNEWICK

OCTOBER 1, 2008

MEETING MINUTES

CALL TO ORDER

In Commission President Linda Boomer's absence, Presiding Officer Gene Wagner called the Regular Commission meeting to order at 9:00am p.m., in the Commission Chambers of Port of Kennewick located at 350 Clover Island Drive, Suite 200 in Kennewick, Washington.

The following were present:

Board Members: David Hanson, Vice President (*Via Speaker Phone*)
Gene Wagner, Presiding Officer

Staff Members: Tim Arntzen, Executive Director
Dan Cryer, Director of Operations & Airport Manager
Tammy Fine, Director of Finance & Auditor
Larry Peterson, Director of Planning & Development
Tana Bader Inglima, Director of Governmental Relations & Marketing
Sherrie Bowers, Administrative Assistant/Records Manager
Craig Walker, Port Counsel

PLEDGE OF ALLEGIANCE

Port Counsel Craig Walker led the Pledge of Allegiance.

UNFINISHED BUSINESS

➤ ***Resolution 2008-48 Awarding a Building Construction Contract on Clover Island for the Yacht Club/Mixed-Use Building***

Director of Planning and Development Larry Peterson explained the Port had successfully negotiated a land lease termination with Clover Island Yacht Club in 2007. This lease termination required construction of a mixed-use building on the site with ground floor space for Clover Island Yacht Club. The services of Bernardo Wills Architects were retained to design the building and grounds for this mixed-use facility. Mr. Peterson explained the project includes a two-story 12,200 square-foot building, parking and waterfront boardwalk.

Mr. Peterson explained invitations to bid were published in the Tri-City Herald, Spokesman Review and the Seattle Daily Journal of Commerce and plans and specifications were made available at eight [8] regional plan centers and to all contractors who requested such plans and specifications. The bid submittal deadline was 3:00 p.m., September 24, 2008. He announced Chervenell Construction Company's based bid of \$2,960,000.00 and Alternative #1 bid of \$26,300 were the lowest of seven [7] bids received for this project. Chervenell Construction Company's bid has been deemed as a responsible bid.

Mr. Peterson stated acceptance of this bid by the Commission was required prior to proceeding and recommended approval of the resolution awarding the bid to Chervenell Construction Company.

Commissioner David Hanson had previously disclosed to staff that his son had submitted a bid for this project but was not awarded any part of this project. He reiterated this fact to the attending public of this meeting. Mr. Arntzen confirmed Commissioner Hanson's son was not involved in this project and, therefore, there was no conflict of interest.

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Commissioner Hanson asked if the project was within the Port's budget. Director of Finance Tammy Fine confirmed the project had been budgeted and details would be discussed during the 2009 Planning Workshop scheduled for October 14, 2008 at 9:00 a.m.

- ❖ *Commissioner Wagner moved approval of Resolution 2008-48, authorizing the Port's Executive Director to execute the contract with Chervenell Construction Company for the construction of the Yacht Club/Mixed-Use Building, for the sum of \$2,986,300.00, plus applicable tax. Commissioner Hanson seconded and the motion carried.*

NEW BUSINESS

- *Resolution 2008-46 Authorizing a Purchase and Sale Agreement with Tri-Cities Chaplaincy*

Mr. Peterson stated staff had been in negotiations with Tri-Cities Chaplaincy for purchase of 1.8 acres from the Port in Spaulding Business Park. He explained details had been reviewed and the organization was ready to proceed.

Tri-Cities Chaplaincy Executive Director Bette Cooper addressed the Commission, thanking them and Port staff for assisting with the potential purchase. She stated she was impressed with the Port's visions, as they coincided with the visions of Tri-Cities Chaplaincy.

Commissioner Wagner thanked Ms. Cooper for her organization's effort to create family wage jobs within the Port District which goes hand in hand with the Port's mission.

- ❖ *Commissioner Hanson moved approval of Resolution 2008-49, authorizing the Port's Executive Director to execute all necessary documentation associated with the land sale to Tri-Cities Chaplaincy and to take all other action necessary to close this transaction. Commissioner Wagner seconded and the motion carried unanimously.*

PUBLIC COMMENT

Ms. Cooper thanked the Commission for approving the land sale and thanked staff for the assistance to make this project come to fruition.

Mr. Arntzen added that the two agenda items slated for this Special Commission meeting were very important to the community and prove the Commissioners truly have the Port District citizen's best interest at heart. He felt the citizens were proud of the Commissioners and the direction they are taking the Port.

Commissioner Wagner stated this could not have happened without the hard work of this staff. He stated it was truly a pleasure to work with this group of individuals.

Clover Island Yacht Club member Rod Mineke thanked the Port for approving the yacht club/mixed-use building construction project. He stated Clover Island Yacht Club has been on the island for fifty-five years and now have lease for the next eighty years. He stated this had been a two-year

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process with hard work on both sides to make it happen. He was appreciative of the Commission's support and commended Port staff for its efforts and patience with this project. He looked forward to enjoying the new facility.

ADJOURNMENT

With no further business to bring before the Board, the meeting was adjourned at 9:15a.m.

APPROVED:

**PORT OF KENNEWICK
BOARD OF COMMISSIONERS**

Gene Wagner, Presiding Officer

David Hanson, Vice President
