

## REGULAR COMMISSION MEETING

PORT OF KENNEWICK

APRIL 28, 2009

MEETING MINUTES

### CALL TO ORDER

Commission President David Hanson called the Rescheduled Commission meeting to order at 2:00 p.m., in the Vista Field Industrial Park located at 6300 W. Deschutes Avenue, Ste. 103 in Kennewick, Washington.

### The following were present:

**Board Members:** David Hanson, President  
Gene Wagner, Vice President  
Calvin E. Dudney, Secretary

**Staff Members:** Tim Arntzen, Executive Director  
Larry Peterson, Director of Planning & Development  
Tana Bader Inglima, Director of Governmental Relations and Marketing  
Dan Cryer, Director of Operations  
Tammy Fine, Director of Finance & Auditor  
Teresa Hancock, Real Estate Analyst & Special Projects  
Jennifer Roach, Administrative/Accounting Assistant

### PLEDGE OF ALLEGIANCE

Commissioner Hanson led the Pledge of Allegiance.

### PUBLIC COMMENT:

Sharron Zeller of 1226 N. Jefferson St, Kennewick, WA. would like to see the Port of Kennewick close Vista Field airport and expand the Toyota Center and Three Rivers Convention Center. She would like to see the Port develop hotels, an RV Park. She felt the Port would make money and the community would benefit. She thanked the Port of Kennewick for their consideration.

### CONSENT AGENDA

The consent agenda consisted of the following:

***Warrant Registers dated April 15, 2009***

*Construction Fund Voucher No. 2537 totaling \$ 17,000.00*

*Expense Fund Voucher No. 29028 through 29038 totaling \$22,788.25*

***Warrant Registers dated April 16, 2009***

*Expense Fund Voucher No. 29039 through 29040 totaling \$10913.28*

***Warrant Registers dated April 17, 2009***

*Construction Fund Voucher No. 2538 totaling \$3000.00*

***Warrant Registers dated April 28<sup>th</sup>, 2009***

*Construction Fund Voucher No. 2539 through 2541 totaling \$12,767.85*

*Expense Fund Voucher No. 29041 through 29079 totaling \$73,476.24*

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- ❖ *Commissioner Gene Wagner moved approval of the consent agenda. Commissioner Calvin Dudney seconded and the motion was unanimously carried.*

### **PRESENTATION BY TOM O'BRIEN (VISTA FIELD DEVELOPMENTS)**

Larry Peterson, Port Planner and Development gave a brief introduction for Tom O'Brien. The Port of Kennewick sold 2 pieces of land to Tom O'Brien in the last 2-1/2 years. We have seen success working with Mr. O'Brien, as he has created 55 jobs in the non-Hanford/non-Ag workplace. Tom's proven track record to follow through with commitment, on time and meet criteria have been a "Home Run" for the Port of Kennewick.

Tom O'Brien thanked the Port of Kennewick, commissioners and community for attending. Tom started working with the Port of Kennewick 2-1/2 years ago. Tom did his research in the Seattle, Portland and Spokane areas and saw the need for space and demand for industrial buildings. "When people come to town they want space now," not have to wait. Working with the Port, I was able to get the permits needed for the project. I began the first phase, a 40,000 sq. foot building, which was completed and immediately filled up. Phase II took 9 months to complete, and fill up. Infinia came to me and asked what I was going to do with the 2<sup>nd</sup> phase. Infinia was built in 4 months and 4 days and has added 45-50 jobs. Lumber Liquidators will plan to have space filled up in the next couple weeks. Mr. O'Brien has a letter of intent with Robert Thompson, where the space will be used for wine case goods. Between the two properties it will add 75-80 jobs. All together, it will add 125 jobs. The Port has been very cooperative to work with and he hopes to work more with the Port.

Commissioner Hansen stated to Mr. O'Brien, it has been a very good relationship between the two parties.

Larry Peterson claimed there is close to 1,000,000.00 million c.f. within this 30,000 sq. ft. building. And altogether, close to 4,000,000.00 c.f. of space has been constructed.

Robert Thompson of Vintners Logistics thanked Tom O'Brien and George Dress for their time; he is looking forward to moving in. Robert hopes to develop Kennewick as part of the Washington Wine Industry; he has 20 years of moving alcohol and logistics and hopes to be a great success in the community.

### **NEW BUSINESS**

- *Resolution 2009-12, Accepting and Awarding Bid Contract for Clover Island Parking Lot Construction Contract*

Director of Planning and Development Larry Peterson stated the project was awarded to Big D's Construction as the low bidder for the parking lot replacement. This will consist of removal of the existing parking lot between the notch and Cedars, and allow the Port to regain waterfront development sites. The project will create 225 ft. of boardwalk, art object, a dry river bed, and a trellis to dress up the sprinkler building. The Port received 6 bids for the parking lot construction. The engineer's estimate was \$295,000.00. The low bid was

\$209,000.00. References were checked and positive feedback was received. Staff recommended the Port Commissioners give approval of this resolution.

- ❖ *Commissioner Dudney moved to approve Resolution 2009-12, authorizing the Port's Executive Director to award the bid for Clover Island Parking Lot to Big D's Construction. Commissioner Wagner seconded and the motion carried unanimously to accept resolution.*

## REPORTS, COMMENTS AND DISCUSSION ITEMS

### ➤ *Clover Island Update*

#### *Clover Island Yacht Club/Mixed-Use Building Update:*

Mr. Peterson stated that the Yacht Club building is well ahead of schedule. The Port is anticipating occupancy by the early part of July for occupancy. Completion of boardwalk and paving will begin in 2 weeks.

In a related matter, Larry Peterson reported the Port received 18 letters of support for the Clover Island Shoreline Management Permit application and plan to deliver these to the City of Kennewick for consideration at the next council meeting Monday, May 19<sup>th</sup>, 2009. The biological evaluation has been completed and sent to the Corps of Engineers for the Shoreline Restoration Project. The agencies are supportive and the Port received a letter of support from the Umatilla Tribe.

### ➤ *Vista Field Airport Update*

Mr. Arntzen stated Vista Field has been a standing item on agenda for the past 6 months. Tim mentioned the editorial on 4/24/2009 with the Tri-City Herald. It covered issues of pros and cons and the process the city and port are going through. The editorial is hopeful we are near the end of the process. Tim's impression of the meeting with Steve DiJulio of Foster Pepper is that there are issues which need to be addressed.

There has been significant discussion about the airport contract between the Port of Kennewick and the City of Kennewick. The contract was revised a year ago and the reversionary clause was taken out. More discussion about the contract needs to be addressed. Clause 7 is still in the contract which deals with (Disposition of Funds) should the airport close. Currently City of Kennewick would direct where funds would go from land sale proceeds. Before the Port goes forward with SEPA and further planning, the Port attorney advised that clause be taken out.

The Port will wait for the decision for L.A.T.S study and statewide regional needs. Mr. Arntzen met with Mr. Clayhold to consider a 4<sup>th</sup> alternative of a limited use airport. Certainly this assessment could be included if we go through a scoping process.

Mr. Clayhold stated that his idea is to acquire enough land to leave room for expansion; start with a smaller airport, less expensive, then expand as needed.

➤ ***Maintenance Report***

Mr. Cryer stated that Mike Boenke has prepared a maintenance report which was included in commissioner's packets. Now is the time of year the Port is getting ready for the boating season and growing season. Staff focus has been getting 150+ plus back-flow devices installed, the pump-out facility running, irrigations going, potable water at marina, and the public restrooms open. And the Port is trying to keep up with everything that is growing at Clover Island, Vista Airport, Verizon property, and West Richland.

➤ ***New Port Employee***

Ms. Fine introduced Jennifer Roach as the new Admin/Accounting Assistant for the 2009 budget. The Port used the employee recruiting services offered by Worksource. Worksource posted the Port's job, collected resumes and performed assessment testing and screened all applicants free of charge. They offer these services to small business and Ms. Fine stated it was a great process and highly recommends their services to any small business who is seeking to hire new employees.

**Meeting Reports**

- Commissioner Hanson attended the ARC of Tri-Cities event.
- Commissioner Dudney attended the Badger Club luncheon and ARC of Tri-Cities events.
- Tim Arntzen attended the Historic Downtown Kennewick Partnership banquet and board meeting, the Waterfront Center meeting with TREC; met with the new Economic Development Director for the City of Kennewick, attended the Tri Ports meeting at C.B.C. and the ARC of Tri-Cities dinner.
- Larry Peterson attended the Badger Club meeting.
- Dan Cryer attended the Badger Club and ARC of Tri-Cities meetings; and informed the group of May 9<sup>th</sup>, 2009, Vista Field Airport event sponsored by E.A.A. "Young Eagle Rides".
- Tana Bader Inglima attended the Badger Club, Tri-City Regional Chamber of Commerce, Historic Downtown Kennewick Partnership banquet, Waterfront Center discussion with TREC, and ARC of Tri-Cities events.
- Tammy Fine attended the Association of Certified Fraud Examiners meeting as well as an Institute of Internal Auditors meeting.
- Teresa Hancock attended the Municipal Planning Service Meeting.

➤ ***Non- Scheduled Items***

Mr. Arntzen announced the previous Commission meeting is playing on Charter Communications. It is also available on YouTube, or the Port of Kennewick website. Monday, 2p.m. and 8:30p.m., Thursday 1:30 pm and 7:00 p.m., Friday 9 p.m., Saturday & Sunday 2:30 p.m.

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Mr. Arntzen stated that President Rich Cummins of CBC would like to add programs for students who are interested in becoming vintners. Rich Cummins would like to meet with the Port of Kennewick Commissioners and staff members at CBC to show the college and their new wine lab. Dates and times available are noon on May 19, May 20th or May 25, 2009.

Mr. Arntzen visited with several architectural firms regarding the Columbia Drive property the Port is intending to redevelop, and would like to work with a firm to do a conceptual plan. Tim stated it is time to get moving on our neighborhood since the city is hiring a consultant to focus on the "Bridge to Bridge" area. Mr. Arntzen would like to bring a proposal to the next Commissioners meeting.

Mr. Arntzen thanked Tom O'Brien and George Dress for allowing us to meet in their new building.

Tim informed those present there will be a joint meeting with Port of Kennewick Commissioners and City of Kennewick Council May 11, 2009 at Clover Island Inn. From 6:30 p.m. to 8:30 p.m. to discuss topics of mutual interest. This meeting will be open to the public

**PUBLIC COMMENTS**

Marjy Leggett from the Pilots Association stated the "Young Eagle Rides" sponsored by E.A.A. will be at Vista Field May 9<sup>th</sup>, 2009 from 8:00 a.m. – 11:30 a.m. Ages 8-17 can go for flights free of charge.

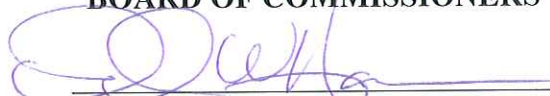
**ADJOURNMENT**

With no further business to bring before the Board, the meeting was adjourned at 2:39p.m.

Mr. O'Brien led the Commissioners, staff and interested public on a tour of Infinia.

**APPROVED:**

**PORT OF KENNEWICK  
BOARD OF COMMISSIONERS**

  
\_\_\_\_\_  
David Hanson, President

  
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Gene Wagner, Vice President

  
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Calvin E. Dudney, Secretary