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REGULAR COMMISSION BUSINESS MEETING

PORT OF KENNEWICK

MARCH 9, 2010

Port of Kennewick Commission Chambers
350 Clover Island Drive, Suite 200
Kennewick, Washington

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(March 9, 2010; 2:00 p.m.)

COMMISSIONER WAGNER: Good afternoon. I want to welcome everybody to be here for showing up here after our little fun session last night.

Let's stand for the Pledge of Allegiance.

(Pledge of Allegiance.)

COMMISSIONER WAGNER: Thank you, very much. At the outset of our meeting, and also at the very tail end of the meeting, we allow time for public comment, so if anybody would like to comment before we get into the business here. Yes, sir.

MR. FROST: Ed Frost, 609 West Albany, Kennewick.

I just wanted to compliment the Commission and its staff for what I thought was an excellent public hearing last night, considering the magnitude of the audience and the level of emotion of the subject. And I've gone to lots of public hearings, and that was excellent, considering all the factors you had to deal with, so good work.

One thing that I'm a little bit concerned about is I've seen some of the same data that Vic Epperly brought up about the use patterns of these airports and how different the data looks. And it looked strange to me when I saw it, but what compounded that concern is that I

1 went to the Badger Club Debate last year with Carl and Tom
2 Mouk, and a question from the audience to them is what
3 kind of usage does the airport get, and neither one of
4 those people could answer the question. They had no data.

5 Now they maybe had data and they didn't want to
6 share it, but their answer to the public was, I don't
7 know. So if you haven't already, I would suggest that you
8 develop some accurate and understandable matrix for the
9 operation of the airport because it looks like you're
10 going to be doing it for a long, long time, and if
11 Commissioner Wagner's recommendation holds fast, you're
12 going to do it in a way where the operational revenues
13 meet the operational costs, but still you've got an
14 extremely valuable Port asset there and you ought to be
15 able to tell people what goes on out there and how much of
16 it and if it's getting more use and less use and those
17 kind of things, so if you don't have those kind of matrix,
18 I would suggest you develop them so it makes the whole
19 operation of the airport more understandable to the
20 public. Thank you.

21 COMMISSIONER WAGNER: Yeah, Don, go ahead.

22 We're not going to get into -- but go ahead.

23 MR. CLAYHOLD: Just a comment. I know a
24 little bit about that stuff. If you've got a control
25 tower in operation for 24 hours, it's very easy to get

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1 that kind of information, but for an uncontrolled airfield
2 like Vista Field, it's a little more difficult because
3 there are a lot of hours nobody is there, nobody is
4 watching, nobody is observing, but there are probably ways
5 to formulate a way where you could estimate it better than
6 what's being done now. Thank you.

7 COMMISSIONER WAGNER: I have a comment,
8 but I'm not going to go with it for now, maybe I'll bring
9 it up at the end of the meeting.

10 Marji.

11 MS. LEGGETT: Marji Leggett, and I wanted
12 to actually, Ed kind of took some of the thoughts I was
13 going to say too. I just wanted to tell you and say
14 publicly that I really appreciate you having this hearing
15 that we had last night. I thought it was a very good
16 hearing, and also I know that it took a lot of
17 preparation.

18 I think your staff was absolutely wonderful.
19 All of you, I know it took a lot of work with Tammy, with
20 her finances, and Tim with all the work that he did, and
21 Tana with the set-up, and Craig, all of you put a lot of
22 work into it and I thought it really paid off. You did an
23 excellent job, it was very well done. And I want to say
24 also I appreciate all the studies, you had the facts
25 there, everything was, you just had it all laid out, it

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1 was clear, there was no second guessing or anything. I
2 want to thank you for doing such an outstanding job. And
3 also thank you to the Commissioners for listening and
4 taking in and being as receptive as you were to the things
5 that people were saying. And, of course, I think the
6 decision you made was the right one. Thank you.

7 COMMISSIONER WAGNER: We thought you might
8 be slanted a little in your opinion.

9 Okay, one more, Mike, but this is it.

10 MR. WHITE: Mike White, Kennewick. I know
11 that some airports use acoustic monitoring systems to
12 count operations, and if you would like, I could
13 investigate that and give you some information on the cost
14 and availability and functionality of that.

15 COMMISSIONER WAGNER: We won't even try to
16 stop you. If you want to bring back some information and
17 give it to these people, we'll just let you do it. I
18 think it would be probably something that we could be
19 willing to get to and Mike has volunteered, so the cost
20 goes way down.

21 MR. WHITE: There's going to be a fee, of
22 course.

23 COMMISSIONER WAGNER: Cost just went off.
24 All right. Consent agenda, we've been presented with the
25 consent agenda with some of our warrant registers and the

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1 meeting minutes of February 23rd.

2 COMMISSIONER NOVAKOVICH: Move approval.

3 COMMISSIONER HANSON: Second.

4 COMMISSIONER WAGNER: I'll move to second.

5 Is there any discussion? All in favor.

6 COMMISSIONER NOVAKOVICH: Aye.

7 COMMISSIONER HANSON: Aye.

8 COMMISSIONER WAGNER: Opposed? Carried.

9 New business, Resolution 2010-07 contract
10 rescission.

11 Tim.

12 MR. ARNTZEN: Yes, thank you, Commissioner
13 Wagner. As you know, the City and the Port have had an
14 airport contract since 1991, and back in the day when the
15 City sold the airport to the Port, and while the contract
16 was meaningful for quite a few years afterwards, looking
17 at all of the changes that have happened out there,
18 especially in light of what's happened last night, we kind
19 of got looking at it and thinking that the contract is, I
20 don't want to say obsolete, but it really has lost a lot
21 of its effectiveness because of the changes that have
22 happened in the time that it's been in place.

23 Port staff working with City staff, we would
24 like to recommend that the Port Commission rescind the
25 airport contract, lock, stock and barrel. We took care of

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1 the reversionary clause about a year and a half ago. We
2 talked about taking out Clause 7, which had a pledge of
3 proceeds going to certain places. There are just several
4 things in that contract that really seem to not fit
5 anymore because of the passage of time and change of
6 circumstances, so we believe the best thing for you is to
7 rescind the contract in its entirety. And we've heard
8 from the City staff that they believe the document that's
9 in front of you is something that would be looked upon
10 favorably by the Kennewick City Council, so that would be
11 staff recommendation, for you to approve Resolution
12 2010-07, and then also sign the dissolution agreement that
13 you should have in front of you, and that would get,
14 basically just tear up the entire contract.

15 And then I think where we go from here is, as
16 we heard last night, loud and clear, that the community
17 wants to see continued efforts between the Port and the
18 City, and whether we can agree on some things informally
19 or whether we need to come up with a new contract or some
20 document to move us forward, that's something that we
21 would consider at a later time, but this is really the
22 first step of getting the old language out of the way.

23 And I see Mr. Ferguson here from the City. I
24 don't know if Kevin is prepared to speak, but we have it
25 on information that the document is something that the

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1 City will present. I believe it's March 16th.

2 MR. FERGUSON: Yes.

3 MR. ARNTZEN: I don't know if Kevin has
4 anything he would like to add at this point.

5 MR. FERGUSON: Just that the City manager,
6 Mr. Hammond, did review what Tim had sent over last week,
7 and I don't think there's been any changes since last
8 week, and he was saying that that would be something that
9 he would recommend to council on March 16th.

10 MR. ARNTZEN: Thank you, Kevin.

11 COMMISSIONER WAGNER: Okay. We need to
12 forward the motion on, we need to have it read first. Go
13 ahead.

14 COMMISSIONER HANSON: I'll make a motion
15 to approve Resolution 2010-07.

16 COMMISSIONER NOVAKOVICH: Second.

17 COMMISSIONER HANSON: What's that?

18 COMMISSIONER NOVAKOVICH: I'll second it.

19 COMMISSIONER HANSON: Okay.

20 COMMISSIONER WAGNER: That is the one that
21 says authorizing the Port President to sign the
22 dissolution agreement, which would carry out the revision
23 of the airport contract. It's been moved and seconded.

24 Any discussion?

25 COMMISSIONER HANSON: No.

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1 COMMISSIONER WAGNER: All in favor?

2 COMMISSIONER NOVAKOVICH: Aye.

3 COMMISSIONER HANSON: Aye.

4 COMMISSIONER WAGNER: Motion carried.

5 Item next, approval of the Friend of the Port
6 Award.

7 Tim, would that be your --

8 MR. ARNTZEN: Tana, do you want to give a
9 little lead-in and then we would recommend that
10 Commissioner Novakovich maybe carry the flag.

11 MS. BADER INGLIMA: As you know, in 2008
12 we had our first Friend of the Port Award that went to Bob
13 Hennig, who is Bob the Walker, who comes down here
14 regularly and has been very instrumental in keeping the
15 Clover Island clean and looking great and keeping an eye
16 on things down here for us, and we wanted to kind of
17 continue that, if we could identify, each year, a person
18 or organization that had stepped up and done above and
19 beyond for the good of the Port and this community.

20 And so we had a 2009 candidate that had we
21 chosen, but with the timing and all of that, we are
22 finally able to make that presentation, and with that, I
23 will let Skip take over.

24 COMMISSIONER NOVAKOVICH: Thank you. This
25 is a real pleasure for me to be able to do this. And

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1 every so often the Port has an opportunity to recognize
2 someone, as Tana said, that goes above and beyond anything
3 that's expected, even if they're paid to do something and
4 beyond what normal people would expect of someone. And
5 this year the Port is honored to recognize Barb Carter as
6 just that kind of person.

7 And today we're honoring Barb for her
8 commitment to enriching our community through the arts and
9 many other things. And going back a long ways, Barb
10 Carter is probably one of the main reasons that I'm
11 sitting here. But back in about '97, '98, I think I first
12 met Barb when we were doing a study and interviewing
13 people to come in and do a study on downtown Kennewick,
14 and that lady taught me just so much. And as a result of
15 what she did when she was working for the City and what
16 she's doing now, you can see the results on downtown
17 Kennewick, you can see how the public is coming to
18 appreciate the arts in the Tri-Cities and on Clover
19 Island, and recognizing that the arts do bring economic
20 development opportunities and various other economic
21 opportunities through the arts.

22 So, Barb, if you could come forward. What do
23 you think about that, huh?

24 MS. CARTER: Glad I came back from
25 Arizona.

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1 COMMISSIONER NOVAKOVICH: We're glad you
2 did too. We were just waiting for you to come back.
3 You've got to turn around so Teresa can see you.

4 So on behalf of the Port of Commissioners and
5 Staff, I'm very honored to present you with this award
6 that reads, "2009 Friend of the Port Award presented to
7 Barb Carter in recognition of your commitment to improving
8 Clover Island and enhancing the region's quality of life
9 through public art."

10 Congratulations, Barb.

11 MS. CARTER: Thank you.

12 MR. ARNTZEN: We're going to have a little
13 speech from Barb.

14 COMMISSIONER NOVAKOVICH: Yes, we are.
15 That's part of it.

16 MS. CARTER: I didn't write anything up.

17 COMMISSIONER WAGNER: You've rarely been
18 short of words, so --

19 MS. CARTER: Okay, Gene.

20 COMMISSIONER NOVAKOVICH: Would you like
21 to say anything?

22 MS. CARTER: I would. I really appreciate
23 this. Thank you very much. Art is really important to
24 me, as is Kennewick, and I'm just really pleased to see
25 all the improvements that have been made and support, and

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1 hopefully, we'll just keep on going on, going on. And
2 thanks again.

3 COMMISSIONER NOVAKOVICH: And we hope you
4 keep going on in helping us.

5 MS. CARTER: As long as I can walk.

6 COMMISSIONER WAGNER: For those of you who
7 don't know, the huge fish that's out there above the entry
8 desk, if you look up there above, you see that Barbara and
9 Don donated that, bought that and donated it to us three,
10 four years ago.

11 COMMISSIONER NOVAKOVICH: And the fish's
12 name is Ellie.

13 COMMISSIONER WAGNER: It has a plaque to
14 go with it.

15 Reports, comments and discussion items. Clover
16 Island update. Larry.

17 MR. PETERSON: Lighthouse Update Project,
18 the colored concrete in the plaza starts to be poured
19 later this week. The stairs are now complete on the
20 inside of the lighthouse. There's 85, 86 steps on the
21 spiral, takes you up to a 44-foot elevation of the
22 platform. The windows, the four windows in the
23 lighthouse, those are being installed later this week, and
24 the landscaping will start to go in the early part of next
25 week.

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1 Some of the plants have been put in place out
2 by the gateway, but there's some additional landscaping,
3 some of the area around the plaza has a substantial number
4 of trees, and the size of those trees is three and
5 four-inch caliber, so we're including in this project
6 trees that would provide shade from day one, not waiting
7 ten, fifteen years for a canopy to develop.

8 MR. ARNTZEN: Now, Larry, you will make
9 sure that those trees do not block the view because we
10 have at least one person in here that's interested in us
11 not blocking views.

12 MR. PETERSON: We've done many sight line
13 tests from a particular series of concerned Clover Island
14 residents. There will be a view of the base of the Blue
15 Bridge, which will not be interrupted, but that's a
16 constant that's included in the designs.

17 MS. LEGGETT: Is the lighthouse actually
18 working?

19 MR. PETERSON: The process, we're working
20 on that. The idea of commissioning the lighthouse with a
21 ceremony involving the Washington Lightkeepers
22 Association, they're quite excited about this because they
23 haven't had a lighthouse to commission in this state in 60
24 plus years, and Tana is working on the schedule of that.
25 We're holding off just a little bit as we have a firm

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1 deadline for completion as in the latter part of this
2 month, the 27th, 28th of March, so we want to have a
3 little bit of time to work the kinks out.

4 It may work quite nicely to have that event in
5 conjunction with the stern wheel that will be at Clover
6 Island on the 16th and 25th of April. And that's a, we
7 can put the light up there most anytime, but it's the pomp
8 and circumstance that goes with the process is what we're
9 trying to cue together.

10 COMMISSIONER WAGNER: Is that it, Larry?

11 MR. PETERSON: Yes, sir.

12 COMMISSIONER WAGNER: Clover Island fuel
13 sales. Dan.

14 MR. CRYER: Thank you, Commissioners. One
15 of my jobs is to do a semi-annual report of fuel sales to
16 the Department of Ecology and state parks. And I was very
17 pleased to find out that our fuel dock here on Clover
18 Island, we sold 16,400 gallons of fuel in 2008. In 2009,
19 we sold 25,800 gallons of fuel, which I think is just
20 astounding, and you know, an increase of 57 percent on
21 those sales. So I think what it means is that fuel is
22 affordable and our marina is fully, is full, it's fully
23 occupied, and people are out boating.

24 And the other thing is that we do make a
25 flowage fee of 20 cents a gallon, so it's an extra \$5,000

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1 or so to help us keep that dock maintained, so good news.

2 COMMISSIONER WAGNER: Good. Thank you.

3 Vista Field update, I don't know who to call.

4 MR. ARNTZEN: I think that's Tana this
5 time.

6 COMMISSIONER WAGNER: Go ahead, Tim.

7 MR. ARNTZEN: Sure. I just want to offer
8 a couple comments. Ed has provided us with some comments
9 here, and I wrote those down last night. Ed provided some
10 good comments. Basically monitoring the progress or lack
11 of progress, and hopefully we have progress that we can
12 measure and monitor. So I've written down Ed's comments
13 both from last night and today.

14 There were other people, both pro and con on
15 the issue that offered some valid thoughts. I jotted
16 those down, and that's something we will think on and
17 bring back to you because I really liked the meeting last
18 night because I felt that we got the ungarnished comments
19 of the community. So I, too, was pretty happy with the
20 way things went. I thought the Commission ran a very,
21 very orderly show. I think everybody that wanted to
22 testify got a chance to testify, so just a little recap of
23 last night, I thought it was very, very successful.

24 What I want to do now is talk a little bit,
25 kind of fast forward of where we go from last night. And

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1 to be honest with you, I have been pretty much one
2 dimensional on getting us through March 8th. And I know
3 my staff has been that way as well, so what we were really
4 focusing on for the last number of months was just simply
5 getting us to the point of where we could have that
6 meeting last night.

7 Now that we've got passed that, it's been just
8 a matter of hours, and I really don't have a whole lot
9 prepared but I know the community has spoken. And I think
10 every single person in that room indicated they were not
11 comfortable with the airport just staying like it is. So
12 now that the vote is cast, I think what we need to do is
13 start thinking very clearly and concisely on what it is
14 that we're going to bring forward to the community to move
15 that airport forward for the balance of 2010 and then
16 what's on the list for 2011 and so forth, again, all
17 heading towards what I think is quality development.

18 And I would, my own viewpoint is quality over
19 quantity. Rather than drawing up ten things that we can
20 get done this year, just as a haphazard response, I would
21 rather have three or four quality things that we can
22 present to you for 2010 and probably the same thing for
23 2011.

24 What those things are, at this point, I can't
25 quite say, but I will tell you that Dr. Cadwell has sent

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1 an e-mail with four or five things on there that we can
2 talk a little bit about here this session. And I think
3 it's going to be a matter of just asking any members of
4 the community what they think in the next series of Port
5 Commission meetings, and we'll probably get a pretty good
6 list on where to start. Like I said, Dr. Cadwell has
7 already given us the benefit of some of his thoughts on
8 this.

9 But what I want to do now is give you a little
10 Power Point presentation, and I want to warn the public
11 that you're going to find some things in there that will
12 probably make you scratch your head here, but I worked
13 until about 10 o'clock last night. I was a little bit
14 tired. I came to work feeling just a wee bit of
15 entitlement when I put this together, with Teresa's help,
16 so you're going to see some things that might make you
17 scratch your head.

18 At the top it's entitled "Implementation of the
19 Vista Field Decision." The first thing that I think we
20 need to really consider are interim development
21 guidelines, so if somebody drops a proposal on your desk
22 at this meeting or the next meeting, we would at least
23 have the mechanism in place, in short order, where we
24 could review whatever that proposal is and offer you
25 guidance on it.

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1 In other words, I don't want to go to everybody
2 and say we just want you to sit on your hands here for the
3 next six months while we kind of get ourselves in order
4 here, so we have to have some way of moving this forward
5 if we get a proposal, which I think we will probably be
6 within the next week or two.

7 The second one is I really think that we need
8 to update the JUB master plan. Earlier, the Commission
9 asked us to get ready to send in a request for grant
10 funding from the state to get this master plan underway if
11 the decision were to keep the airport open. So I can tell
12 you that that is in the works. The minute that the filing
13 period is open for those grant applications, we've got one
14 already written up, Dan has done a good job with it. It's
15 going to go in.

16 What I think could happen is that, once we know
17 that we have approval, and I think we will get approval,
18 is we think that we can get that master plan updated and
19 back out on the street, ready to go, ready to start
20 implementing within 90 days. So one and two kind of go
21 hand in glove, you need your interim development
22 guidelines that will pretty much mirror the existing 2006
23 plan, but then you need to update it and then those
24 updates I think would click into place and be the official
25 plan going forward.

1 Now, again, that plan, I think the airport user
2 should look at that plan and say that is a benefit to them
3 because it's going to be the road map of where we want to
4 go. And those guidelines will be brought forward with
5 public comment, so you can get all the airport users, the
6 City folks, everybody can get in there in short order and
7 offer some guidance with JUB as we come up with the master
8 plan.

9 The third step is to start to implement that
10 master plan. And like I say, it will guide the decisions
11 for the next decade or perhaps even beyond. Some of the
12 things that I think will be called out in that master plan
13 that have already been brought forward to us by the
14 community is we need a zone change. Right now the airport
15 is zoned, what, Larry, light industrial?

16 MR. PETERSON: Correct.

17 MR. ARNTZEN: And that requires virtually
18 every use out there to go through the conditional use
19 permit process. What we really need to do is get the
20 airport back to where it was at one point, which was a
21 public facility which allows for airport-related things to
22 be granted as a matter of course.

23 In other words, you walk up to the counter, you
24 apply for your permit at the City, and you get it that way
25 because it's zoned consistently, rather than having to go

1 through the more cumbersome and time-consuming conditional
2 use permit.

3 We also think some of it should be zoned mixed
4 use, for example, so you can have things in there that
5 might have more a little bit more commercial, retail
6 element that also are airport-dependent or related. And
7 those things, I think, would shake out as you do this
8 master plan.

9 Next is the FBO building and the FBO operator.
10 That's something that we used to have a good FBO operator
11 in there in the existing FBO building, so we need to take
12 a look at that one, and that's something we do in short
13 order. We start, Dan has got some of the guidelines out
14 here, request for proposals to find a new FBO operator.
15 These are documents that we've had in the past when we
16 went through the last process.

17 So I think we start to look at that right away.
18 But, again, you want to take some measured progress on
19 this. I don't know that we really want to accept the
20 first person that comes up and says I want to occupy that
21 building. I think what we want to do is get back to when
22 we had the Tuttle in there, by all standings who were
23 very, very good FBO operators, we would like to find
24 something of that caliber.

25 One of the other issues was do we rent the

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1 hangers. We have, I think, four vacancies in the existing
2 Vista hangers, and those vacancies were maintained there
3 at my direction because, not knowing what we were going to
4 do with the airport, I didn't want to have 20 tenants to
5 move out of there if your decision was to close the
6 airport, I'd rather than only have 16, so you have those
7 four hangers that could be rented if you so desire.

8 We are also looking at some design standards.
9 I don't know that anybody in the general public last night
10 really envisioned us putting more budget, budget metal
11 buildings in there right adjacent to the Vista
12 Entertainment District. I think there's ways to make some
13 of the proposed new hangers a little bit nicer that would
14 dovetail more readily with the City's view of the Vista
15 Entertainment District, which would be abutting up to our
16 airport.

17 And then the other thing is, you know, some of
18 the little things, like a courtesy car. We took the
19 courtesy car out of there because you no longer have an
20 FBO operator. I think there's a real good opportunity now
21 to get another courtesy car back in the airport. So
22 there's some major things and some minor things that we
23 need to look at.

24 So that's just kind of the main face plate for
25 the master plan.

21

1 COMMISSIONER HANSON: Tim, is there any
2 real reason we can't rent the hangers out tomorrow? What
3 would be stopping us? And also it sounds like you are
4 going out for an FBO operator.

5 MR. ARNTZEN: Well, at this point,
6 Commissioner Hanson, what I want to do is kind of throw
7 some of these issues up and see what the will of the
8 Commission might be. So I don't know, this was, basically
9 this was, I don't know, what, eight hours since the
10 meeting or whatever, and this was maybe 20 minutes of my
11 time just throwing some things up here.

12 What I really wanted to get out of the meeting
13 today was to just let the Commission and the community
14 know we're starting to think about these things. And we
15 would certainly react to whatever the direction from the
16 Commission was, but one thing that you might want to
17 consider is if, I believe the JUB master plan indicated
18 that we should tear down the Vista hangers and replace
19 them with new hangers. Is that correct, Dan?

20 MR. CRYER: Yes, we would need to do that
21 in order to get the aircraft clearances on that side of
22 the runway, taxiway, so the idea would be to remove them
23 and push them back towards the fence line.

24 COMMISSIONER NOVAKOVICH: What would
25 people that would want to rent the hangers now, because

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1 any income is better than no income, what would be the
2 negative part of renting the hangers now? If new hangers
3 were to be built, how long would it take to build the new
4 hangers because, obviously, the old ones would need to be
5 torn down and then what would those planes, where would
6 they go in the interim period?

7 MR. CRYER: I guess, our thinking has
8 always been that you would have new hangers developed in
9 place for folks to go before you remove the old ones.

10 COMMISSIONER HANSON: I would think so
11 too.

12 COMMISSIONER NOVAKOVICH: That's what I
13 was wondering, okay.

14 MR. ARNTZEN: Then again, I'm not entirely
15 sure of that. I guess my thought is that I would at least
16 like an opportunity to take a look with some of the folks
17 that have laid out the master plan for us as to what we
18 should do.

19 Again, it's at your discretion. If you want us
20 to start leasing them out tomorrow, we can certainly do
21 that.

22 COMMISSIONER HANSON: I think so, Tim.
23 I'm not inclined to wait three months down the road for
24 completion of the 2010 master plan to start moving on the
25 airport. This has been drug out for too many years as it

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1 is, and my vision of the 2010 master plan is we take the
2 2009, basically update it, you erase the date, put 2010 on
3 it and do the final touch up here and there, and go for
4 it.

5 COMMISSIONER NOVAKOVICH: What would
6 happen if somebody came in right now and says I want to
7 rent one of those hangers? I mean, would you tell them
8 that the plan is to tear them down and build new ones and
9 they may not have a space for awhile or what's the
10 process?

11 MR. ARNTZEN: No. No, if I could jump in,
12 the answer to that is we don't know. We don't know what
13 the policy is from the Port Commission. We were in a
14 holding pattern, as Dr. Cadwell indicated. We've been in
15 a holding pattern with that airport for quite sometime.
16 We didn't know what that policy was. There was no policy
17 coming down from the Commission, other than go along in
18 limp along mode at the airport to just kind of preserve
19 the status quo.

20 So we can certainly put people back in there
21 but, again, like I'm saying, what you might decide today
22 might impact what you could do a month, two months, three
23 months down the road.

24 COMMISSIONER NOVAKOVICH: What's the
25 income from the hangers?

24

1 MS. FINE: Let's see, Dan, do you recall,
2 about \$35,000?

3 MR. CRYER: Fully occupied, it's closer to
4 \$40,000, \$39,000, plus.

5 COMMISSIONER NOVAKOVICH: Per hanger?

6 MR. CRYER: Per hanger. Most of them are
7 \$163 a month.

8 COMMISSIONER NOVAKOVICH: And you've got
9 four.

10 MR. CRYER: Three empties.

11 MS. FINE: \$145 to \$160.

12 MR. CRYER: But any new longer would go
13 for \$163 on a new lease.

14 COMMISSIONER NOVAKOVICH: So you're
15 looking at less than \$500 a month income if you were to
16 rent the three hangers. And I guess my question would be,
17 what kind of ill will would you create by renting the
18 hangers to someone and then a decision were made to build
19 new ones and the old ones torn down and the interim they
20 didn't have anyplace to put their plane?

21 COMMISSIONER HANSON: I think we'll create
22 more ill will by not renting them and having people
23 realize there's empty hangers out there that could we
24 could be renting.

25 COMMISSIONER NOVAKOVICH: Is it possible

25

1 to talk to some people and just see what their opinion is?
2 I mean, I like the getting the public opinion, like last
3 night, I thought it was great, but possibly talk to some
4 of those aircraft owners that are interested in the
5 hangers and say, hey, here's a possibility, are you
6 interested or what would you think about it or where would
7 you go or how would -- I would hate to create anymore ill
8 will by doing something prior to having a set plan in
9 place knowing what direction we're going.

10 I agree with Dave that, Commissioner Hanson, to
11 see that there's some activity there and there is some
12 income coming, but it's almost like I hate to see any ill
13 will created among people that would potentially rent on a
14 long-term basis a new hanger.

15 MR. ARNTZEN: Well, my thought is I don't
16 know that you really have to make a decision at this
17 meeting. You could ask us to bring it back to you two
18 weeks from now, giving yourselves a chance to think about
19 it, or you could simply just say, we would like to get
20 those things leased and we could do that.

21 You know, I'm not for or against either
22 proposal. I'm not for renting them out right away or I
23 don't have real strong feelings that we should not rent
24 them out. All I'm saying is the dust has just settled off
25 the meeting last night and I think you may want to give

26

1 yourself a week or two to think about some of these
2 issues. I think that's really what my presentation
3 tonight or this afternoon was to do, is to try to flag
4 some of these issues that are just starting to arise.

5 COMMISSIONER HANSON: I would sure
6 recommend that we go out for FBO proposals and rent the
7 hangers, but we can readdress them in a couple weeks if we
8 want to.

9 COMMISSIONER WAGNER: Is there a
10 possibility that they could -- obviously, they're not
11 going to build those hangers right where these hangers
12 are.

13 COMMISSIONER HANSON: At the airport.

14 COMMISSIONER WAGNER: Could they start
15 building hangers, and as they build them, take the senior
16 tenant, or however you want to do it, out of the old ones
17 and they could be building, disassembling the old ones at
18 the same time.

19 COMMISSIONER HANSON: I didn't envision
20 them removing the old ones very soon.

21 COMMISSIONER WAGNER: Well, one of the
22 things I heard is we wanted to clear the taxiway so that
23 --

24 MR. ARNTZEN: Well, I guess my response
25 would be, I don't know, I don't know what the answer is.

27

1 COMMISSIONER WAGNER: I think it sounds
2 like we don't either, obviously, and we probably need at
3 least a two-week buffer period where we might get some of
4 these things brought to staff and worked on and give them
5 some ideas, and then let them come back to us with some
6 ideas.

7 MR. ARNTZEN: If I could, what I sense
8 that the public is alarmed about is that there's going to
9 be this long period of, gosh, we made a decision, what
10 more do you want. My view is that we're going to have a
11 couple things in 2010, measurable things that you can
12 drive out there and see that will be happening, so I don't
13 envision this long period of nothing happening.

14 And then I think in 2010, you're probably going
15 to have a couple other things that will really be
16 happening. And I would also envision that Dr. Cadwell
17 will probably be building one of those things, if not in
18 2010, in 2011, and as we heard last night, there might be
19 some other things that come up.

20 So I guess I don't think the public should,
21 after hearing the mandate of last night, I don't think the
22 public is willing to tolerate a long period of inactivity,
23 but in my mind, I don't know how prudent it is to start
24 making decisions as of effective this meeting to start
25 doing X, Y, and Z. You might be able to do that two weeks

1 from now or you might put yourself on some sort of a
2 timeframe, but I just think what the public is really
3 very, very concerned about is a period of inactivity out
4 there.

5 So I don't know, realistically, I don't know
6 that you measure the time delay from 9 o'clock last night
7 until 2:30 today and say my, gosh, Port, you're already
8 wasting time. I just don't know how fast we could act on
9 this. We've got lighthouse projects, we've got many, many
10 other things, and we don't have the luxury of just
11 stopping everything and saying, okay, now I want to make a
12 decision just like this on renting a hanger.

13 I want to get the first FBO guy that walks up
14 to put in there because what you could do is either make a
15 very, very good choice and say this thing really worked
16 out or you could say, oh, my gosh, how did we get here?
17 Tim, can you remind me again how we got ourselves in this
18 fix. And I think if we put artificial timelines on us of
19 having to get something done in a matter of days or weeks,
20 I think you can increase the odds for having something
21 happen and you say, how did we get here. Can you please
22 remind me how we got here. Almost like haste makes waste.

23 COMMISSIONER NOVAKOVICH: Is there any
24 issue for going out for solicitation of an FBO operator
25 right now? Are there any negatives to that involved at

29

1 all?

2 MR. ARNTZEN: Well, again, I don't want to
3 sound like I'm delaying things, but you have a building
4 out there that could probably make \$20,000 -- I don't know
5 if, I guess I don't know how to go forward. I'll do
6 whatever you want me to do with this thing and as fast as
7 you want me to do it.

8 COMMISSIONER NOVAKOVICH: Is two weeks a
9 realistic timeframe to come back with possibilities of
10 what we could do realistically, without spending an awful
11 lot of Port finances and resources, just kind of a list of
12 what's possible?

13 MR. ARNTZEN: I think what we've got here
14 is kind of a list of the issues, and if you're ready to
15 vote on the list of issues right now, then I could save
16 you two weeks' time. We can, it's not on the agenda, but
17 I mean, we can save a lot of time if we just say we want
18 to put people back in the hangers and go and get the FBO
19 in place. I mean, again, I don't have any heartbreak over
20 the ultimate decisions you make. I just want the process
21 to be correct. So we can get somebody back in the FBO
22 probably very quickly.

23 COMMISSIONER HANSON: Let's take the
24 hangers as an issue. They're a month to month lease,
25 granted it's only \$500 a month, but that's \$500 we didn't

30

1 have otherwise, and it would be full. I think people
2 would be going into them, full knowing that there's a
3 possibility of having new hangers in there in two years,
4 whatever, 18 months, I don't know how long it takes to
5 build hangers.

6 COMMISSIONER WAGNER: Nor do I.

7 COMMISSIONER HANSON: By the time it gets
8 through the bidding process, and per the 2006 plan,
9 they're not even, they're on the opposite side of the
10 airport.

11 COMMISSIONER NOVAKOVICH: Is there a
12 waiting list?

13 MR. CRYER: Yes.

14 COMMISSIONER NOVAKOVICH: There is,
15 because I had two people come up to me last night saying
16 they would like to rent hangers.

17 COMMISSIONER WAGNER: That's not our job,
18 but I just think what we're trying to do is start
19 construction tomorrow and I don't think we're anywhere
20 near ready for it, first of all. The two are, two
21 separate projects and you're going to take staff time to
22 start, if you've got to have bids out for somebody to
23 build hangers next week, somebody is going to spend a lot
24 of time during the regular working hours and off working
25 hours getting stuff ready to even hire or ask for a

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1 contractor to come in that quick, and then we may end up
2 with something that we don't want a year and a half from
3 now.

4 COMMISSIONER HANSON: We're not talking
5 about building hangers, we're talking about renting
6 existing ones. This Port isn't, that's not even on the
7 plate, as far as I know, of us building hangers.

8 COMMISSIONER WAGNER: I thought that's
9 what we were discussing, building new hangers and new
10 replacing --

11 COMMISSIONER NOVAKOVICH: I think before
12 we do any building or anything, you know, I think renting
13 the existing facilities, the hangers and the FBO are one
14 issue. I think going forward with building anything new,
15 we need to take a look at that plan, the 2006 plan updated
16 to today's standard and what people want. But as far as
17 renting out any of the facilities right now, my only
18 concern would be, are we going to create any ill will with
19 the people that we put in there if the plan comes back and
20 says, as the 2006 plan says, demolish those hangers and
21 build other ones. Are they going to not want to come
22 back.

23 MR. CLAYHOLD: I think you folks missing a
24 point here. You're going to have, if you this schedule
25 this properly, you're going to have the T hangers ready

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1 for the people that are in the old hangers to move to, so
2 you're going to either move or get rid of the old hangers.
3 Those old hangers are going to stay there until you've got
4 the T hangers, the new ones are in place. The old hangers
5 do not in any way conflict with the new hangers, and a
6 good business decision is simply let them sit until you
7 get the T hangers ready for tenants to move into.

8 COMMISSIONER NOVAKOVICH: I didn't realize
9 that.

10 MR. CLAYHOLD: And that frees up for your
11 ability to rent those empty hangers right today.

12 MS. FINE: The only thing with the new
13 hangers would be new construction project, new buildings
14 normally rent for a higher rent amount than older
15 buildings, so that might be something the Commission might
16 want to consider. In doing the marina, we've been doing
17 rent increases to get it up to market, and we might want
18 to look at how tenants would feel about this, they'd be
19 moving from the \$163 to a higher amount of rent as well.

20 COMMISSIONER WAGNER: That would give
21 staff time to do some investigation into what hanger rates
22 are at other places.

23 MR. ARNTZEN: Why don't we do this. See
24 if maybe there's some interest in getting the hangers
25 rented. Get people put in the existing hangers now, that

1 would at least get one issue off the table, but I would at
2 least like to flag it for these people, that in my
3 viewpoint, they in no way, shape or form should they come
4 back on us and say, gosh, now I want you to offer us some
5 compensation for displacing us. I mean, if we really want
6 to put some people in there, that is a probably a pretty
7 minor decision that we can make and get people in there.

8 I guess my concern is that every time we make
9 one decision, then why even do the master plan, we can
10 just go according to the 2006 master plan that we have
11 right now and then we don't need to put in the grant
12 application, we can just operate according to the 2006
13 master plan as written. That one would be pretty easy to
14 implement.

15 But what I thought I heard the Commission say
16 previously was to update the master plan, to put in a
17 grant for it, and it's kind of tough when we get some
18 conflicting directions of put in the grant to update the
19 master plan when that master plan is going to be a road
20 map of where you would go to develop, and then it almost
21 sound like now you might be electing to not go for the
22 master plan update and implement according to the existing
23 master plan we have.

24 I think if you're wanting to make a choice of
25 implementing, notwithstanding any master plan, then we

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1 don't have master plans and we can just do as we see fit
2 as we go forward. So I guess what I'm saying is, which
3 master plan are we going to be implementing according to.

4 COMMISSIONER HANSON: My envision of the
5 2010 master plan was taking the 2006 one and making it
6 compatible so we could submit it for FAA grants. That's
7 how I envision the difference being. We can't take the
8 master plan we have and submit it for FAA grants. It's
9 not, it doesn't meet that criteria.

10 I don't foresee much changes in building,
11 location, fence lines or anything else, is the way I
12 envision it.

13 MR. ARNTZEN: I'm here at the will of the
14 Commission. Whatever you guys would like us to implement,
15 just give us direction and we'll go with that.

16 COMMISSIONER WAGNER: Just a thought.

17 MR. FROST: Just a thought. It seems like
18 we're kind of broadening the discussion. As far as, if
19 you have empty hangers, isn't it possible to explain to
20 the potential renters, these are the conditions that you
21 would have to rent under, this may go away, whatever all
22 of those conditions are that Skip was concerned about, and
23 these people are mature adults, they can say, yeah, that
24 sounds like a good deal, I'll take the hanger or, no, I
25 won't.

35

1 If nobody wants to rent the hangers under those
2 conditions, leave them vacant; if they do, you're going to
3 make some money.

4 COMMISSIONER NOVAKOVICH: I would tend to
5 agree with that. I would tend to agree that if people are
6 willing to rent those hangers under those conditions and,
7 Tim, you pointed it out and, Tammy, you did too, if new
8 hangers were built, the rate for renting those hangers is
9 most likely going to be higher than what it is in the old
10 ones. And if that was carefully explained and there's no
11 buy-out to moving people and we're not obligated in any
12 way, once whatever master plan comes forward, then I would
13 be all for going ahead with those people that are willing
14 to do it under those conditions as to rent that.

15 But also getting back to the master plan, I
16 think that it does need to be updated and we did talk
17 about that several months ago, and I think that that's
18 something we need to go forward with. We've got a grant
19 ready to go forward, and I think that that seems to me
20 that we need a road map. We don't want to have some
21 haphazard development.

22 I think one of the first things up there was
23 some interim design standards or something, and I think
24 that's great. I think we need to have some kind of
25 standards before anybody moves any dirt. We don't want to

1 end up with something that's haphazard. And I guess Barb,
2 you know as well as I do, we'll go back to Columbia Drive.
3 You know, there's been no master plan at Columbia Drive
4 and look what you got, you've got haphazard development.
5 I'd hate to see that happen, especially after the public
6 said last night that they would like to see this become an
7 airport we can all be proud of.

8 MR. ARNTZEN: Well, if we go back, Tana, I
9 think if we can go back one slide please, the point number
10 one, the interim development guidelines, I think we can
11 have those in place within 30 days. And what those might
12 turn out to be is a statement of policy from the Port
13 that, for the interim, we are readopting, if you will, or
14 reaffirming the 2006 master plan, so then any development
15 you have that is consistent with the 2006 plan is
16 essentially preapproved.

17 I'm just a little bit reluctant of, in the
18 planning business, you have to have some form of standards
19 out there so you can say yes or no, based on the
20 standards. So the interim guidelines I think would get us
21 to where we need to be to address some of these proposals
22 that might come in within the next weeks, like I say.
23 That's something I think we could do right away, and then
24 I think what we really need to find out is whether you
25 really want to go forward with the updated master plan

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1 because that will take sometime, if you're hoping to get
2 in it front of the state.

3 And, really, I think what you could do is you
4 could essentially agree to tear up your grant application
5 and go with the 2006 master plan, if that's where your
6 comfort level is.

7 COMMISSIONER NOVAKOVICH: I would hate to
8 see that happen.

9 COMMISSIONER HANSON: We need one every
10 five years, for any grant application, and don't they have
11 to be every five years, something like that?

12 MR. CRYER: Five years would be a very
13 good cycle if we want to pursue the FAA.

14 COMMISSIONER HANSON: That's what I
15 understood, and right now we have one that is not
16 compatible with FAA.

17 MR. CRYER: It's not geared towards what
18 the Port would need to do to not only have an acceptable
19 master plan but to gear its own airport development
20 towards FAA standards at any area that we would need to,
21 so part of the scope of work would be to address that
22 subject, which has never been addressed, really, in our
23 master plans before.

24 COMMISSIONER HANSON: All right.

25 COMMISSIONER NOVAKOVICH: I guess, Tim,

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1 are you looking for, just some kind of comment from the
2 Commission or are you looking for a formal motion?

3 MR. ARNTZEN: No, actually, what I was
4 looking for is to kind of vent these issues with you. I
5 didn't really envision getting into this level of detail
6 in the discussion.

7 Maybe what we could do is come back in two
8 weeks from now with some more thought on these, but in the
9 meantime, realizing that it would be pretty minimal on our
10 part to just go ahead and rent the hangers we've got.
11 We're only talking about four hangers, so I'm kind of
12 seeing a movement to want to do that. That part, I think,
13 we can do administratively, but maybe some of these other
14 things, let me walk through the rest of the list, and we
15 find out what it is to be more appropriate to come back at
16 the policy level.

17 COMMISSIONER NOVAKOVICH: Can we go back
18 that that first slide, I have one question.

19 MR. ARNTZEN: Sure.

20 COMMISSIONER NOVAKOVICH: Would those
21 timeframes run concurrently, would the 30 days be part of
22 the 90?

23 MR. ARNTZEN: Starting with number one, I
24 think the 30-day timeframe, this is just me thinking off
25 the top of my head 20 minutes before lunch today. I think

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1 my staff could work on that and certainly come back to you
2 within two Commission meetings, 30 days from now, with
3 what we would propose those interim development guidelines
4 would be. I think they would probably realistically, and
5 looking at Larry here, probably quite realistically
6 parallel the 2006 JUB plan, with maybe some obvious things
7 corrected. Was that what your thoughts would be?

8 MR. PETERSON: Yes, and I would think a
9 proposal would also include some suggestion on an interim
10 design standard to assure that we would have some quality
11 development, particularly for those that might be sited on
12 the north side of the runway close to the convention
13 center. We would hope to have something to the commission
14 as working on a formal design standard to make sure
15 anything built in 2010 set the tone for further
16 development, further quality development in the airport.

17 COMMISSIONER NOVAKOVICH: I guess, then,
18 from what I'm hearing, it sounds like we can agree, I
19 hope, on the fact that those interim development
20 guidelines are a good thing for staff to work on right
21 now. It would be a good thing to rent -- is it three or
22 four hangers?

23 MR. CRYER: Three of the old Vista hangers
24 and then, of course, the FBO hanger, which I think we
25 would hold back for public use or operator.

40

1 COMMISSIONER NOVAKOVICH: Okay, well, I
2 think, then, the second thing would be to go ahead and
3 rent those three hangers with very careful wording in some
4 kind of a contract that they understand that they may be
5 relocated at some time and there is the potential that
6 their lease rate would increase. And I think, then, that
7 as soon as the opportunity is ready to submit the grant
8 application, that that should happen.

9 So I think those three things possibly in that
10 order or in concurrence with each other would make the
11 most sense.

12 COMMISSIONER HANSON: RFP for the FBO
13 operator. It sounds like they've already got that
14 drafted.

15 MR. ARNTZEN: We've got a draft of it
16 here. This is for what we used a couple years ago. It
17 could probably pretty well be dusted off and put back out
18 there, if that's what you want to do. And, again, policy
19 choice is completely up to you. Again, it's almost like
20 the smaller hangers but maybe at a larger magnitude. If
21 you put the FBO operator in, that is a business, a going
22 concern, then I think it is more critical to have a second
23 FBO building built up, ready to go turnkey, while that
24 person moves from the old FBO building into new FBO
25 building.

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1 COMMISSIONER NOVAKOVICH: What did we have
2 to pay Tuttle to relocate?

3 MR. ARNTZEN: I think it was a \$75,000
4 buyout.

5 COMMISSIONER NOVAKOVICH: I'd hate to see
6 us in having to do something like that, but if, as Don
7 said, if a new FBO building were part of the plans, then
8 it could be built in such a way that the FBO operator,
9 again, as with the hangers, understood what would happen
10 and could just move from one to the other. I don't see
11 any problem, then, with going ahead with the FBO building
12 either.

13 COMMISSIONER HANSON: The FBO, I believe,
14 2006 plan, is not at the same location, it's the immediate
15 proximity, but you could build the other one and still
16 maintain this one, if I remember correctly.

17 MR. CRYER: The FBO building in the 2006
18 plan was, the footprint that's on there was assuming that
19 we had gone through the remodel back in 2005 when we
20 rejected all of those bids, so it's the same footprint but
21 it's a slightly different building and parking lot, so
22 forth.

23 COMMISSIONER HANSON: It is at the same
24 location?

25 MR. CRYER: Same location.

1 COMMISSIONER HANSON: I thought it was a
2 little further north.

3 MR. PETERSON: The 2002 master plan had
4 the FBO much closer to the Bank of Whitman and the
5 orthopedic center, almost to the location where some of
6 the T hangers are called out now.

7 COMMISSIONER HANSON: But it might be
8 still possible to just to move it a few hundred feet
9 north, basically the same location, and not lose anything.

10 COMMISSIONER NOVAKOVICH: If we had the
11 master plan updated, couldn't that be part of the update
12 and that's why that would be essential.

13 COMMISSIONER HANSON: So I tend to agree
14 with you, we could look at the FBO operator and RFP and
15 rent the hangers out and be the first step.

16 MR. CLAYHOLD: It's critical to get an FBO
17 in operation out there, if you want to airport to thrive
18 and grow.

19 COMMISSIONER NOVAKOVICH: I agree with
20 you, Don, I just hate to see us go this Tuttle thing that
21 was before my time, throwing good money after bad kind of
22 thing. But if it could happen that way and if we can
23 create a new FBO, if that's what the wishes are and the
24 master plan says so in another location so they could just
25 swap locations, and if that operator understands that,

1 then it makes sense.

2 MR. ARNTZEN: I guess I am, I guess I'm a
3 little puzzled with the FBO point here. Do you want us to
4 put out the RFP, put them in the existing building? I
5 guess I missed that point of it.

6 COMMISSIONER HANSON: Yes.

7 COMMISSIONER NOVAKOVICH: I think what I'm
8 understanding is, yes, if they can, if the person that you
9 interview for that understands what may happen in the
10 future, depending on how the revised master plan comes
11 out, and they're willing to cooperate with that and not
12 put the Port in any libelous situation.

13 COMMISSIONER HANSON: Right now, we have
14 no commitment or no solid commitment on building an FBO
15 building, whether we do it or private or whatever else, so
16 to our knowledge right now, that one could be there for
17 three, four, five years.

18 MR. ARNTZEN: Let's move onto the next
19 slide and see how far we can get on the program here, keep
20 going.

21 Design standards, I think that it would
22 probably be appropriate to consider design standards for
23 whatever building is out there, unless you're comfortable
24 with the metal hangers that typically have gone in there.
25 I think, from the City's perspective, and don't want to

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1 put words in Kevin's mouth or anybody's mouth, I think one
2 of the underwritten thoughts here was that because the
3 proximity of the airport to the Vista Entertainment
4 District, that we would try to make things at the airport
5 look as consistent with the entertainment district as
6 possible.

7 And maybe there could be a buffer of the things
8 that are fronting on, closer on the north side of the
9 runway might have a little bit different, higher design
10 standard than some of the interior things but, again, this
11 is something that I can't just pull right out of the air
12 what the design standards would be. I guess what I'm
13 throwing up here is a recommendation that we pursue some
14 design standards. I know we've done some preliminary work
15 on it, but if you are comfortable with kind of the way
16 things have been developing out there at the metal
17 buildings, then we don't need to get to this step.

18 COMMISSIONER WAGNER: Absolutely not.

19 MR. CLAYHOLD: I think everybody agrees on
20 that issue. You do need some revised standards.

21 MR. ARNTZEN: Next. I told you I was
22 going to have a little fun with you. Most airports have a
23 tower.

24 COMMISSIONER HANSON: We've got a
25 lighthouse.

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1 MR. ARNTZEN: I had to throw this one in
2 because here's your top of the line tower, and now here's
3 the budget tower. That could go anywhere.

4 COMMISSIONER WAGNER: That's right, and
5 get the building built, you just move it.

6 MR. ARNTZEN: There you go. Now we're
7 getting kind of back to the serious point here. Not that
8 we would propose residential hangers, this is something
9 Dan picked up from his travels to north Idaho for a
10 conference. These are where you have residential and then
11 you have hangers below. I don't think that's really in
12 the mix for what we're proposing, but when I saw those
13 pictures, I wanted to throw that out to show you.

14 That is probably the high water mark of what
15 things could look like near airports, not that we would go
16 there with it, but I just wanted to have a little bit of
17 fun with you and let you see some of the things that are
18 being proposed at other places.

19 COMMISSIONER WAGNER: Sun River has got
20 that typical type of thing, seven, eight places around.

21 MR. ARNTZEN: So apparently -- go back,
22 Tana -- apparently if you could afford that little jet
23 down below, you can afford the house that's up above.

24 COMMISSIONER WAGNER: Only pilots can
25 afford that.

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1 MR. ARNTZEN: Just some more design
2 standard examples.

3 Okay, the other thing that I wanted to just
4 throw out for you, one thing I think this Port has been
5 successful in doing is when we build a project for a
6 specific purpose, like the marina, when you add in some
7 public amenities, you get the public buying into the
8 project a lot more.

9 What we have here with the boardwalk and the
10 fire pit out there and the benches and the trees and so
11 forth, the Metz Plaza is a place where somebody that
12 doesn't have a \$200,000 boat can still feel that they are
13 an owner in the project and they are an owner because this
14 project, the marina, was built with taxpayer dollars.

15 But if you can build something in there, small
16 a small amenity that allows the general public to enjoy
17 it, I think you're better off. We've had a lot of success
18 as a Port doing that. If we were to build something at
19 the airport, I think you could build in some public use
20 areas. One of the things we've been hearing is, gosh,
21 you've got an airport right across from the convention
22 center. Well, if we built in some of these amenities for
23 people going to conventions, some of which might have
24 flown into can also go to this area to recreate and kind
25 of take a break and so forth.

1 So it could be some simple things that would
2 build into the project anyway, but just make some areas
3 accessible and owned by the public at large.

4 The one thing that's always caught my eye is
5 when you reach a quality airport, there's usually some
6 feature or element that shows that you've arrived there.
7 The picture on the top right-hand, I believe, was provided
8 by Marji, didn't you provide us with that one?

9 And I guess that's an engine assembly off of a
10 historic plane. You can see it's just put up on little
11 pedestal at some airport, and then down below, the lower
12 left hand are some World War II vintage aircraft made out
13 of iron, scrap iron at an airport.

14 So whatever it is, you can see some of the
15 things could be relatively simple. Some of them could be
16 ranging from an old jet fighter that you get from the bone
17 yard somewhere and put up as a gateway feature. Oddly
18 enough, we had one pilot come up last night that does
19 aircraft and auto restoration. He volunteered his efforts
20 to find us a boneyard plane. We would purchase the plane,
21 but he would volunteer all of the work to get it up so
22 it's presentable.

23 So a lot of little ideas, and I think one thing
24 that our Port has done a very, very good job of is if
25 we're taking on a project, we always take it on and make

1 it look like it really fits in with what the community
2 wants.

3 So, again, this is just one of the elements
4 here that's a little bit of fun that I wanted to throw out
5 at you guys.

6 And then that's alternative one, we can see
7 alternative two. We know Don would like that one.

8 MR. CLAYHOLD: The fellow that designed
9 that lived in Longview, Washington.

10 MR. ARNTZEN: Really. I think we have
11 other alternatives as well. That's it in flight.

12 MR. CLAYHOLD: His name was Walt Taylor.

13 MR. ARNTZEN: We had the Flintstones'
14 mobile that was Ogee's favorite, but we took it out for
15 the sake of time. There you have it.

16 I appreciate the spirited discussion on this
17 thing. I can see that the airport is very, very important
18 to a lot of people. I've got some guidance here. What I
19 think we can do is, my notes indicate we'll get the
20 hangers rented and we'll put a notation in there that
21 we're not going to be paying anybody to terminate leases
22 at those hangers if we have to get the people out of
23 there.

24 We will come back to you with the other things.
25 We'll take a look and get your RFP for the FBO operation

1 with a statement in there that there won't be any
2 liability on the part of the Port if that FBO is
3 terminated to relocate.

4 COMMISSIONER NOVAKOVICH: I think one
5 thing is, I would like to say, is we've got an excellent,
6 excellent staff at the Port of Kennewick and I think
7 they're all dedicated to making things the best they
8 possibly can. And I think that we shouldn't proceed in a
9 hurried manner that we can look back on at some time and
10 say, geez, I wish we had waited just a little bit and
11 planned this a little bit better.

12 I can't see any problem with renting out these
13 facilities right now, but I just hate to see something
14 happen out there that is either going to cost us money
15 because we're going to have to redo it or it just doesn't
16 fit with the overall scheme of things.

17 In some instances, even if it takes a little
18 bit longer to accomplish that, I think our goal is to, I
19 guess, redevelop the finest little airport that can
20 possibly happen. If that means in some instances taking a
21 little more time to make sure that that happens correctly,
22 as we did with the public process -- I think, I was all
23 for having that vote right away -- because I think the
24 fact that we waited made this turn out a little bit
25 better.

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1 So I hope, Tim, that we've given you some clear
2 direction and not frustrated you even more. But I think
3 this idea that we've come up with kind of by consensus is
4 a really good idea right now.

5 MR. ARNTZEN: I appreciate those comments.
6 And the one thing I've learned is that the manager
7 implements the policy of the Port Commission, so all I'm
8 really asking for is some of the thoughts on the policy,
9 which I've jotted down, and we want to just implement this
10 thing. We want to turn it out well, just like you do, but
11 it's very, very clear that we implement the policy that
12 you folks put forward, so I appreciate your comments.

13 COMMISSIONER WAGNER: Is that all for
14 Vista Field then?

15 MR. ARNTZEN: That's it.

16 COMMISSIONER WAGNER: I'm sorry, Ed.

17 MR. FROST: Just one comment. The idea of
18 the residential thing, that isn't so crazy. I hope when
19 you do your plan that you actually think about that
20 because, in the bigger picture of the Vista Entertainment
21 District, that was going to be a multiple, a mixed zoning
22 with some residential in there originally.

23 COMMISSIONER WAGNER: Carl brought some
24 stuff down way back in --

25 MR. FROST: So don't dismiss that as

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1 craziness. It might have some potential.

2 MR. CLAYHOLD: The one things that you've
3 got to be careful of, the FAA recently has come down hard
4 on what they call through the fence operations, such as
5 that.

6 COMMISSIONER NOVAKOVICH: When we were in
7 Seattle for that Port training, I brought that question up
8 because I thought this was a great idea, and the mayor at
9 the time of West Richland said if they could develop the
10 Lewis and Clark Ranch, that's what he would like to see
11 happen out there. But they said for some, and I can't
12 remember the reason why, but they said you can't do it.
13 And I don't, you might know, Don.

14 MR. CLAYHOLD: Well, there's a lot of
15 folks in the aviation industry that are very frustrated
16 with the FAA that they're taking a hard position like that
17 that they are but, nevertheless, they haven't backed up
18 from that and that is their position.

19 It's been done, there are airports around that
20 do have through the fence operations, and the best one
21 that I could think of is Independence, Oregon where
22 there's, there must be 300 family houses with hangers that
23 taxi right through the fence and use that little airport
24 down there and it's a state-owned airport.

25 COMMISSIONER HANSON: Sequim.

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1 COMMISSIONER WAGNER: Marji?

2 MS. LEGGETT: I have just a couple
3 comments. One is that, from Tim's comment about the
4 viewing area or the little walkaround, whatever you called
5 the area there, I think that's a really, really good idea.
6 But because the airport is kind of a unique facility, I
7 would want to be sure that when you do the design, when
8 you redo your master plan and you incorporate that viewing
9 or casualness area in there, make it so that it's a
10 viewing area where people can actually sit and watch
11 airplanes because that's something that people love to do.

12 And I know when I was just working on getting
13 my license and before they had all of those doctors
14 buildings built up there, I would just park along I think
15 it's Young Street up there, park up on the hill up there
16 and you can watch down the whole runway and see airplanes
17 land, and its exciting to watch that kind of thing. So
18 take advantage of your facility when you do that little
19 viewing area.

20 And I also, you guys have a great marina here,
21 and I know you put a lot of work into it. I would like to
22 see the airport just be equal to your marina so that you
23 both have two really great facilities that you can be
24 proud of.

25 MR. CLAYHOLD: Along that line, don't

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1 forget that that has a Navy history out there, so when
2 you're putting airplanes out there up on a pole, you might
3 want to keep in mind the Naval historical significance.

4 COMMISSIONER WAGNER: Moving forward,
5 Columbia Drive update, Mr. Arntzen.

6 MR. ARNTZEN: Yes, thank you. Recently we
7 had two inquiries from the private sector on using some of
8 the buildings we have on the properties we've purchased on
9 Columbia Drive. And as you recall, we had Arculus under
10 contract to come up with a conceptual plan for us which,
11 by the way, and I think you know this was met with wide
12 public acceptance, if not acclaim. I think the Herald
13 Editorial Board even talked about how nice things turned
14 out.

15 So when we got those two proposals, I wanted to
16 talk to Chris and Steve Mallory and talk to them about
17 what they thought of those proposals of reusing some of
18 those buildings. Obviously, it was the Port's intention
19 was to try to put small businesses in buildings if we have
20 the vacancies. But what we came up with was we had them
21 give us a brief letter opinion on that, and they feel that
22 reuse of the buildings, if we have to refurnish them,
23 clearly cuts against the grain on what we were trying to
24 do because they feel that those buildings are basically
25 substandard buildings, and even if they could be reused,

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1 they're in the wrong place. They would probably thwart
2 the mid-term and long-term success of that project.

3 So with respect to the Cable Greens property,
4 the recommendation is that that building, we just don't
5 even try to put somebody in there. There's safety issues
6 with it, it's just a building that probably needs to go
7 away. We were also looking at putting about \$500,000 in
8 the building that's across from Zip's Hamburgers, it's an
9 8,200-square foot building. And their recommendation
10 there, as well, was to not upgrade that building because
11 you put that kind of money in it and then it's just in the
12 wrong place.

13 There's no way to make that conceptual plan
14 work with that building because it runs longways from the
15 street to the pond and it completely bisects the property.
16 So, and I know Chris is here in case he wants to add
17 anything, but that was very helpful for us because we took
18 a look at trying to put businesses in there, with your
19 approval, but it just looked like it was cutting against
20 the grain very, very severely on that on the conceptual
21 plan.

22 So I don't know, Chris, if you have anything
23 else you would like to add to that.

24 MR. CHRIS: I would say my passion has
25 always been in design, and like Tim had said, that

1 building, in its current location, really does bisect that
2 site. It really limits your capacity and your
3 capabilities of doing anything as a totality of the rest
4 of the acreage that's there. It really hampers what
5 you're capable of doing in the future.

6 COMMISSIONER NOVAKOVICH: I guess,
7 consistent with my comments on the airport, I would hate
8 to see us spend money on something that's wrong, and so I
9 probably would have to agree with your assessment that it
10 doesn't make any sense to use either one of the two,
11 especially if it's going to take that kind of investment
12 and is the wrong investment in the wrong place.

13 COMMISSIONER HANSON: Do you see it
14 possible, if someone comes through the door that doesn't
15 take any modifications, consider renting it out then?

16 MR. ARNTZEN: I think so. That would be
17 the next step. , I think what I had to do is cross this
18 bridge with you, are you okay with not putting that kind
19 of money into it and refurnishing it, and it sounds like
20 you are. And then I think I'll work with Dan to see what
21 type of tenant we could get. But I do want to caution you
22 that we did have one tenant in there that, didn't believe
23 this was possible, but made the area look a lot worse than
24 it already does, so we want to be careful not to put
25 another tenant in like that. They were throwing junk in

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1 the pond and had junk cars up there.

2 So we will probably take a look at that and
3 maybe bring you a proposal back for a lease if that does
4 present itself, but right now I don't think we have
5 anything on the table.

6 The other thing was after all of that, we
7 didn't get paid. We want to be really careful because
8 what you're looking at there is you're looking at the
9 folks who need the ultra, ultra cheap rent, unfortunately.
10 That's still the inquiries we have been getting on that
11 building over time.

12 So I guess what I'm taking away from this is
13 not to put the money into the building across from Zip's,
14 look at maybe bringing back a proposal to lease it, if it
15 is kind of a no-harm situation to the neighborhood and to
16 our property and if we could make some revenue, and then
17 with respect to the Cable Greens property, just not even
18 consider leasing that because of all of the above, plus
19 some safety hazards. Does that --

20 COMMISSIONER NOVAKOVICH: That makes
21 sense.

22 MR. ARNTZEN: -- seem to sum it up?

23 COMMISSIONER HANSON: Perhaps, talking
24 about that little old tin building, we should probably
25 take that, just remove it.

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1 MR. ARNTZEN: Yeah, I don't know if we
2 have that on our demolition list, but if not, it will be
3 added to the list.

4 Okay, good, that is all we had on Columbia
5 Drive.

6 COMMISSIONER WAGNER: About the only thing
7 could have done there is sent that guy a check too.

8 MR. ARNTZEN: Well, we could still do
9 that. You were the policymaker.

10 COMMISSIONER WAGNER: Commissioner
11 reports. Do you want to start?

12 COMMISSIONER HANSON: Well, I don't really
13 have anything, other than I think I want to thank you for
14 such a good job you did last night, leading that.

15 COMMISSIONER NOVAKOVICH: Right, thank
16 you, Gene.

17 COMMISSIONER WAGNER: Still falls back on
18 the ability of our staff. I'm telling you, you would be
19 surprised how easy they make it.

20 COMMISSIONER HANSON: You kept everybody
21 right in line.

22 COMMISSIONER WAGNER: Yeah, it was a good
23 crowd, you know. We've got the apologize for some of the
24 things we said about Don.

25 MR. CLAYHOLD: I'm still angry you cut me

1 off before I was finished.

2 COMMISSIONER WAGNER: I knew that. I felt
3 it was worth it.

4 COMMISSIONER NOVAKOVICH: You didn't get
5 an emphatic no as one of the --

6 COMMISSIONER WAGNER: I imagine I'll hear
7 about that one. He's probably already went off and
8 reported to the boss.

9 Okay, Commissioner Novakovich.

10 COMMISSIONER NOVAKOVICH: Nothing to
11 report, other than to thank staff again for just a
12 marvelous job for everything you've done. And, Barb, to
13 let you know, I forgot to mention that there are two
14 plaques. You have one, the other one will go right up
15 there on the wall in the back coming into the Commission
16 chambers.

17 COMMISSIONER WAGNER: That's it. I have
18 nothing.

19 Unscheduled items.

20 COMMISSIONER HANSON: How about meeting
21 reports?

22 COMMISSIONER WAGNER: Oh, meeting reports.
23 I'm sorry.

24 COMMISSIONER HANSON: I've got a request
25 here on the 17th, I think Skip and myself decided we would

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1 take the Tri-City Regional Chamber Meeting, try to flip
2 flop it, if you could take the one on the 17th.

3 COMMISSIONER NOVAKOVICH: Sure.

4 COMMISSIONER HANSON: That would be.
5 Appreciate it. I won't be in town. And go prepared with
6 just a little 30-second statement of what we're doing.

7 COMMISSIONER NOVAKOVICH: Okay.

8 COMMISSIONER HANSON: Maybe have staff
9 come up with something or whatever.

10 COMMISSIONER NOVAKOVICH: Tana, can you --

11 MS. INGLIMA: Yes.

12 COMMISSIONER WAGNER: Do you have any
13 meeting reports?

14 COMMISSIONER NOVAKOVICH: Other than last
15 night the West Richland Chamber, which is always a lot of
16 fun to go to, Tana is on their Board of Directors I think
17 on their Executive Committee, and it's just fun. And the
18 West Richland is just excited about being able to partner
19 with the Port of Kennewick on various economic development
20 opportunities.

21 COMMISSIONER WAGNER: Great people to work
22 with. The only thing I really have is we had our board
23 meeting for the Visitor Convention Bureau, and they have
24 exhibited some problems, in or Tridec, with the membership
25 because of the economy, that their members are not

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1 renewing, a lot of members are taking a hiatus or stepping
2 away.

3 COMMISSIONER HANSON: I wonder why.

4 COMMISSIONER WAGNER: I don't know. The
5 topic of conversation, and there's several people mention
6 that other organizations that they belong to are in the
7 same boat, so that was it.

8 Non-scheduled items, now I get to say it.

9 Mr. Arntzen.

10 MR. ARNTZEN: Thank you. I don't know
11 about the protocol for this Port Commission Meeting, but I
12 was -- Craig, do I have a right to ask Commissioner Wagner
13 a question about one of the reports he just gave?

14 MR. WALKER: Three minutes.

15 MR. ARNTZEN: Commissioner Wagner, you
16 also brought me some materials from Tridec, and I think
17 you showed me that they have \$2 million in the bank?

18 COMMISSIONER WAGNER: Yes.

19 MR. ARNTZEN: Okay.

20 COMMISSIONER WAGNER: It was \$1.98
21 something.

22 COMMISSIONER HANSON: I believe they sold
23 their building or, if not, they've got an offer on it.

24 MR. WALKER: It sold. Contract sale.

25 MR. ARNTZEN: That wouldn't have been the

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1 source of the funding. I think that was carryover funding
2 that they had from just basically accumulated revenues and
3 so forth.

4 MR. WALKER: That's been the balance
5 that's been running for a long time.

6 MR. ARNTZEN: Thank you for that
7 opportunity. And I think I've saved some of my time that
8 maybe I can use at a later meeting?

9 COMMISSIONER NOVAKOVICH: No.

10 MR. ARNTZEN: Non-schedule. We have in
11 front of us a Bridge to Bridge letter. Remember you asked
12 me to write a letter to the City of Kennewick, asking for
13 a joint meeting with the electeds to discuss the Bridge to
14 Bridge plan, and so far we haven't heard any response from
15 that.

16 I guess I just want to ask you your thoughts if
17 you want me to continue to pursue that. I think as we, as
18 time goes by, I guess it's getting less and less important
19 for you to have that meeting with them because we'll have
20 all of their work done. So I guess I'm just wondering,
21 with the --

22 COMMISSIONER HANSON: Let it take its
23 course.

24 MR. ARNTZEN: What you have then is they
25 will adopt their Bridge to Bridge plan that may have had

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1 very little input from the Port in it, so I guess you
2 might have to say, well, that's their plan, here's our
3 plan, and sobeit. I mean, I was hoping for a greater
4 integration of the plan, but it just hasn't appeared to
5 work that way.

6 COMMISSIONER NOVAKOVICH: It seems that if
7 they're not going to respond to your letter, it's not
8 going to make a whole lot of difference, and so I would
9 agree.

10 MR. ARNTZEN: Okay. Next, I have an
11 e-mail from Chris Watkins. She is the CEO of the Visitor
12 and Convention Bureau. And it says, it's sent to me, a
13 date of March 1. She said I visited the island this
14 weekend and love all the Port's improvements, the new
15 lighthouse and the artwork. The weather was so beautiful
16 that I even walked along your beautiful trail and
17 thoroughly enjoyed the experience.

18 Port staff are really building a legacy that we
19 can all be proud of and it certainly makes the convention
20 bureau's job easier. Thank you, Chris Watkins.

21 So I just wanted to pass this along to you,
22 that it was nice to see folks out enjoying the island, and
23 believe it or not, that is the end of my --

24 COMMISSIONER WAGNER: That was pretty
25 short.

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1 MR. ARNTZEN: Sorry.

2 MR. PETERSON: Just a brief reminder, next
3 commission meeting, the look at the work plan for the
4 remainder of 2010 is typically done each fall, but that's
5 the schedule we're putting together, some booklets similar
6 to what was done, the last three or four falls, look at
7 the coming calendar year's activities, but with a new
8 Commissioner on board and we want a chance to run through
9 some of those properties.

10 That's just a reminder, that's going to be a
11 majority of the next commission meeting, but I hope to be
12 brief as it was last night.

13 COMMISSIONER NOVAKOVICH: Actually, Larry,
14 I heard lots of comments on that one.

15 COMMISSIONER HANSON: See when you're
16 brief, how much kudos you get?

17 MR. PETERSON: That's the other
18 non-schedule, the reason I was brief is I had an
19 opportunity yesterday, 16 people came from, I can't
20 remember the name of retirement inn in Richland, they had
21 lunch at Ice Harbor, and I gave the first lighthouse
22 tour/speech.

23 They didn't actually get out of their vehicle,
24 the site wasn't complete, but I got to ramble on for 20,
25 25 minutes, so I think I got it out of my system. But

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1 that is our first --

2 COMMISSIONER HANSON: Now we've got to
3 give him a tour --

4 MR. PETERSON: Over 16 visitors that came
5 to the island and all spent \$8 to \$12 at Ice Harbor and
6 gave them a very, a nice boost to their lunch business,
7 and they came out here because of that lighthouse project
8 that the Port has completed.

9 MR. ARNTZEN: The only reason why he had
10 the wrap up is he had to get back and watch the People's
11 Court.

12 COMMISSIONER WAGNER: We've got to get
13 going here before I lose complete control. Where are we
14 at? Unscheduled items.

15 MR. ARNTZEN: I'm done.

16 COMMISSIONER WAGNER: That was it.

17 MR. ARNTZEN: We're complete.

18 COMMISSIONER WAGNER: Staff meeting
19 reports.

20 MS. INGLIMA: I attended a Washington
21 Public Ports Association Planning Meeting for the
22 centennial planning in Olympia, and then also a Grant
23 Workshop put on by RC, Recreation and Conservation Office.
24 They require people who are going to be applying for
25 grants each year to attend their workshop, so I did that,

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1 and then also attended the West Richland Chamber luncheon.

2 MR. ARNTZEN: I attended the EDA Grants
3 meeting with Tana and Art Tackett, and Tammy and I had a
4 meeting with the bond underwriting firm. Commissioner
5 Novakovich joined us. I gave a little presentation on
6 KONA Radio regarding the Vista Field hearing, and this was
7 a couple days before the hearing. And I met with
8 Commissioner Leo Bowman on projects of joint importance
9 between the Port and Benton County.

10 I attended the Kennewick Man and Woman of the
11 Year Dinner. We gave a presentation yesterday, we being
12 Tana and myself, regarding Clover Island and Rivershore
13 Redevelopment to the Horse Heaven Kiwanas Club. I tell
14 you, that club, there's 20 some odd people in that club,
15 they prepare. I was peppered with questions for it seemed
16 like 45 minutes, very good questions, but those folks have
17 really got a good grip at rivershore development and
18 downtown, so if you ever get in front of Horse Heaven
19 Kiwanas, be prepared.

20 And then, last but not least, I attended a
21 meeting, a dinner meeting with the new District Governor
22 of the Lyons Club, Kay Metz, and he picked me up here at
23 the Port at 4:45. We drove up to Lind, and I was in
24 attendance when he gave his performance in front of the
25 Lind Lyons Club. Kay did a very good job, and I was very

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1 impressed with the fact that Kay gets on the road and I
2 think he's got a his ten meetings, 45, 50 clubs throughout
3 his district, and I can't believe the guy travels that
4 much.

5 But the reason why I'm giving this little
6 speech here is because Kay and his family have been such a
7 fixture on Clover Island for the last 50 years, and it's
8 actually fun to get out of the road with Kay. That's five
9 hours of my life that I will never forget.

10 COMMISSIONER HANSON: That's interesting.
11 I hear from the other side, I happen to know the president
12 of the Lyons Club and, I don't know, northwest or
13 whatever, used to be a commissioner at Grant P.U.D., Mike
14 McCormick, so I run into him all the time, and I hear, he
15 keeps talking about Kay from the other side.

16 MR. ARNTZEN: Craig?

17 MR. WALKER: Nothing.

18 MR. PETERSON: Just one meeting to report
19 on. Last Thursday, March 4th, the Benton/Franklin County
20 Council of Government Engineers from city and counties get
21 together. The bids are still coming in quite favorable in
22 terms of prices, the contractors still seem to be hungry.
23 And as a follow-up on some allocation on some estimate
24 dollars, that looks to be coming through, some lobbying
25 efforts and decisions made by Port Commission,

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1 commissioner representing, \$2.9 million of the \$3 and a
2 half million allocated to Benton County is being spent
3 within our Port District, whether that's a Richland
4 project, West Richland project -- but it's interesting to
5 note that all of these projects submitted, the ones that
6 got, the majority of the ones that got funded were within
7 our Port District.

8 So although we weren't elite on those we were
9 in support of our partners in Richland, West Richland and
10 Kennewick in that brought home close to \$3 million that
11 could have gone to outside of Port District yet within
12 Benton County, so a win for the Port of Kennewick in our
13 development.

14 MS. FINE: I had the bond meeting through
15 the bonding agencies, and also one of the bankers here in
16 Tri-Cities regarding future financing and also attended a
17 two and a half day seminar in Yakima regarding financial
18 events, financial planning, and state auditing standards.

19 MR. CRYER: I guess the only meeting I
20 would report is I was asked to give a tour of the airport
21 and FBO building and so forth to City Council Members
22 Britan and Brown, so we did that on Sunday.

23 COMMISSIONER WAGNER: And that would be
24 it. Public comment.

25 Oh, my gosh. Don, you start.

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1 MR. CLAYHOLD: Mr. President, I want to
2 preface this by saying I'm not trying to open up the Vista
3 Field discussion anymore, so just set that aside. I just
4 want to get clarified in my mind about what you've decided
5 today. It's my understanding you're going to move ahead
6 with renting the empty hangers, you're going to move ahead
7 with getting an FBO operator, and you're going to move
8 ahead with seeking grant money for the update of the
9 master plan.

10 COMMISSIONER WAGNER: As you heard today,
11 yeah.

12 MR. CLAYHOLD: Great. Thank you.

13 COMMISSIONER WAGNER: Mike.

14 MR. WHITE: Mike White of Kennewick again.
15 First, I wasn't sure whether I should speak up when you
16 were talking about Vista, but I decided to wait because
17 there was a scheduled period at the end.

18 Commissioner Novakovich brought up something, I
19 forget the phrase he used, but something about upsetting
20 the people because of renting or not renting hangers
21 because they might have to move in or out. If the
22 commissioners are not aware of it, you should know that
23 the local aircraft owners know and have known for sometime
24 that there are empty hangers at Vista Field that are
25 intentionally, have not been rented and that alone upsets

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1 them, and now that you have made the decision we're going
2 to go with the airport, I think it would be behoove you to
3 go ahead and make those available, with the understandings
4 that you talked about.

5 Another issue on amenities, kind of in
6 conjunction with what Marji said, if you could all work
7 into a walkaround path around the airport, perhaps grass
8 or paved, with perhaps the occasional benches where one
9 could stop and watch the airplanes and maybe watch their
10 dogs. And a good example of this, although on a bigger
11 scale, is the Arlington airport has a path around the
12 whole airport, and I know people that say they really like
13 to go there and walk around the airport and walk their
14 dogs and watch the airplanes, so that would be a good
15 thing to work in.

16 And, finally, one other thing that I got that I
17 got to mention to a couple people last night, and this
18 ties in with Clover Island. You have your lighthouse here
19 that's approaching completion, and I want you to know that
20 it has in fact been used as a navigation aid. Sunday my
21 wife, Kathi, and I flew down to Joseph, and on the way
22 back, at 3000 feet over Kennewick, Kathi looked out the
23 right window and said, hey, look, there's the lighthouse,
24 so we have a ground reference point, so I wanted you to
25 know that it is functioning.

1 COMMISSIONER WAGNER: Now, Ed.

2 MR. FROST: Yes, sir. I know everybody is
3 tired and wants to go home, but I'm real concerned about
4 the Bridge to Bridge thing. If the Port does not actively
5 participate in that plan, we're going to be, we're going
6 to end up just where we were before. There's going to be
7 the Port's version of what it ought to look like and the
8 City's version of what it ought to look like, and neither
9 one of them is going to go anywhere.

10 I realize that the Port may be offended because
11 the City hasn't responded, but I ask you to redouble your
12 efforts because I mentioned to the consultant at the
13 meeting at Clover Island that I was very concerned that
14 their plan was not congruent with the Port's plan for the
15 area that both of them encompass.

16 The consultant made another presentation to the
17 Kennewick Planning Commission a couple of weeks ago. They
18 still are not congruent. I said the same thing to him
19 there, that you've got two publicly paid for plans on some
20 of the same geography within the same year that are
21 different plans. Now we all know that it's going to be
22 really difficult to implement that plan, no matter how
23 good it is, because it's big and it's long and it's going
24 to be expensive, but I can tell you, if the public figures
25 out that there are two plans for different things in the

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1 same area that they both paid for, the chance of any
2 success is going to be slim and none.

3 We've got to get those so, at least in this
4 area that the Port is concerned about, the plan that the
5 Port has and the plan that the City has are about the
6 same, and they are not right now. I've brought that to
7 the attention of this consultant twice, once in public and
8 once in planning commission. But if you guys don't step
9 to the plate and become real active participants in this
10 thing, that plan is going to get done and stuck on the
11 shelf in Kennewick, just like the last plan was, and we're
12 not going to get anywhere.

13 COMMISSIONER HANSON: I think you had two
14 commissioners that said the same thing at a meeting that
15 was held at Clover Island.

16 COMMISSIONER NOVAKOVICH: Also, Ed, we've
17 tried and tried and tried, Tim and I have, to get together
18 with that consultant and we can't get anywhere.

19 MR. FROST: Oh, is that right?

20 COMMISSIONER NOVAKOVICH: Absolutely.

21 MR. FROST: The consultant is paid by the
22 City of Kennewick, and I just ask you that give one more
23 shot at doing it. Maybe, Skip, you guys all know a lot of
24 those guys on the council, you know, Parish and those
25 guys, call them up and just say, hey, can't we get this

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1 thing so we can sit down together. Because that thing is
2 getting ready to where they go into the implementation
3 phase, and if the Port isn't a major partner in this thing
4 with a congruent plan for this area, I think you're going
5 to have a lot of trouble convincing the public that they
6 ought to get excited about this thing and support it when
7 they've got two plans that call for different things.

8 COMMISSIONER NOVAKOVICH: I couldn't agree
9 with you more. If we could get any kind of cooperation,
10 but we can't even get a response to sit down. I mean, we
11 can try again, but I don't know how many times we've
12 tried.

13 MR. ARNTZEN: Commissioner Wagner, if I
14 could offer a thought. I feel that, in the past, the Port
15 has perhaps been criticized of being too adamant sometimes
16 of making our wishes known to the City, and I know that I
17 have felt that sometimes it's not always well received
18 when I go up on behalf of the Port Commission and say we
19 would really like you to help us with Shoreline
20 regulations or properties at Columbia Drive or something,
21 and there's that balance in there, in my mind, of how hard
22 do we push because I am sensitive to the fact that
23 sometimes the public feels that, gosh, why can't you guys
24 just get along.

25 So then when we take the path of, gosh, let's

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1 try not to push too, too hard on this one, then I guess we
2 see it the other way, so I'm trying to find that critical
3 balance. But Commissioner Novakovich is right, that
4 we've, I feel that on our part, we've made many overtures
5 of can we meet at such and such a date. We always want to
6 have a commissioner in attendance to lend the credence of
7 having an elected attend these meetings, not just staff
8 members, but we want to have an elected there with us.

9 It's been very difficult to get those meetings,
10 and the response, in my mind, hasn't been, oh, gosh, we'll
11 slow the process down for a little bit so we can get
12 everybody together, it's been sorry, Tim, if you can't be
13 there with your commissioner, the show goes on and you
14 know, we're going to treat you just as anybody else.

15 I don't think we're elevated to a development
16 partner in the minds of the Beckwood team. So I have
17 felt, personally, that we've been fairly adamant in trying
18 to advance our level of participation, but I think it's
19 kind of been thwarted and I don't know how hard to push,
20 Ed, because then we get criticized for wanting to kind of
21 steal the show.

22 So I do feel a lot like Commissioner
23 Novakovich, if the City's plan is going ahead primarily
24 without Port input, and it's not for lack of us asking, on
25 our part. And I do, I sense your concerns. Let me just

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1 go ahead and put that on the record. I sense your
2 concerns that you're going to have two plans out there and
3 you can't implement them together because they're not
4 consistent. I do share those concerns, and I think that
5 at least one of the plans is probably going to get put on
6 the shelf because of that. There's just not a really good
7 tying of these two plans.

8 MR. FROST: Tim, you hit the nail on the
9 head. My concern is that they're not saying we need to
10 slow this thing down and be sure we've got at least that
11 piece that is a Port and City concern congruent. They're
12 not talking about that. They're just talking about, we're
13 going, and that's my concern.

14 And I guess I've said enough, but it is very
15 frustrating, and I tell you, it's going to be difficult to
16 implement this stuff, telling the public there are two
17 publicly financed plans that suggest two different things
18 with the same piece of property.

19 COMMISSIONER HANSON: Tim, maybe Skip and
20 myself should make a couple phone calls.

21 MR. ARNTZEN: I think that's appropriate.
22 Certainly, staff members would really break protocol to
23 call elected, so I think electeds to electeds is certainly
24 something that could be done.

25 One other thing that I think we do pretty well

1 here is you see that staff brings up a lot of things early
2 and often to the Port Commission. Here's my thoughts on
3 the airport and we've kind of got that thing tried and
4 true, the rough edges knocked off, pretty early on.

5 I like the fact that you have dialogue between
6 your staff and the commission early on on these things, so
7 if you see something getting kind of getting off track you
8 can put it back on. I don't know that the electeds at the
9 city of Kennewick have really had much, if any, chance to
10 shape where the Bridge to Bridge thing is at this point.
11 I don't know that they've heard about this. I don't know
12 that the electeds know that there might be a disconnect.

13 MR. FROST: I don't know that they do
14 either.

15 The other thing that's happened is there's been
16 some major changes in Kennewick in their staffing. From
17 the Planning Commission standpoint, the Planning
18 Commission is the area that has looked at this thing most
19 closely. Kevin used to be a liaison with the City
20 manager. Kevin, they've changed duties, so Kevin doesn't
21 do that, and the primary planner for the City of
22 Kennewick's last day is tomorrow, and she's the one that's
23 been in the thing from day one.

24 COMMISSIONER NOVAKOVICH: Actually we had
25 a meeting with Onaisa and Jeff and tried to explain things

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1 to him. It didn't go anywhere beyond that. We've tried
2 to set up a meeting with their consultant and with Arculus
3 to try to, so we could get the two consultants together
4 and try to explain things. That didn't go anywhere.

5 I know that some of the consult people
6 understand the Bridge to Bridge process. Onaisa certainly
7 does because she's been involved in it since 2002. I
8 would be happy to make some phone calls, but I just, I
9 mean, we've just been running into closed doors.

10 MS. COIE: As a taxpayer of this area,
11 both entities, I am really upset with the City of
12 Kennewick the way they are acting on this issue. I'm very
13 aware of what they're doing and I'm not the only one.

14 And with the situation with our economy right
15 now, why are we doing two plans, I mean, without talking
16 to each other. Do they as the City of Kennewick have the
17 wrong person working on that? If he can't meet with you,
18 then there is something wrong. There is something wrong.
19 It is up to them, as our employees, in a way, that they go
20 back and forth. They're very, very wrong. I can't, I
21 mean, I'm not saying you're wrong or anything else, but I
22 agree, I don't understand why they cannot talk to you. I
23 understand that they haven't even hardly looked at the old
24 plan, and that is wrong. We spent a lot of tax money on
25 that. They are wasting our tax money.

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1 COMMISSIONER NOVAKOVICH: Mary, you're
2 absolutely correct.

3 MS. COIE: I'm sorry, but it's very
4 frustrating, and I think the reason some people lost their
5 jobs is because of this situation, not just this one, but
6 other things. I just, they are not communicating or doing
7 their job as our representatives. There is no reason that
8 person cannot meet with you.

9 COMMISSIONER NOVAKOVICH: Ed and I worked
10 on that plan, and I think some Port staff and Onaisa
11 actually worked on it in 2002, and I've said this before
12 in the meeting, but when I took it to the City Manager to
13 have it presented to the consultant, he would not even
14 take it to them.

15 MS. COIE: That is wrong.

16 COMMISSIONER NOVAKOVICH: And that was a
17 plan that was worth, at that time, about a quarter of a
18 million dollars that the City only put in about \$35,000
19 and the rest of it was either donated funds, the Port put
20 in some money, transit did, but the balance of it was just
21 donated funds and volunteers that came together to give
22 the City a gift of a quarter million dollars, and it
23 wouldn't even go to consultant.

24 MS. COIE: It's all been wasted and you
25 know the public is not happy with the situation.

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1 COMMISSIONER NOVAKOVICH: Neither am I.

2 MR. ARNTZEN: I guess, direction moving
3 forward, we have contacts of individual Port elected
4 officials with City of Kennewick elected officials?

5 COMMISSIONER NOVAKOVICH: Sound right.

6 MR. ARNTZEN: Maybe you could share your
7 findings with me and try to get this thing back on track
8 because I do, I hear the comments that Ed and Mary have
9 offered up, and it does, it almost breaks my heart, and,
10 Skip, I know you're the same way, we get in there and we
11 try to offer some comments to these meetings, and it's
12 just a shame that we can't, we all work with the
13 taxpayers, we all get paid off of their efforts, you know,
14 that we can't work something out to get this going.

15 Because I think what we've done is, I'm very
16 proud of the work that we've done here, Arculus and so
17 forth, as you know the public has been very accepting of
18 that, and I think it would be nice if we could try to
19 advance some of the ideas that we've come up with in our
20 conceptual plan. But it's really, really difficult when
21 you really don't get the opportunity to offer your
22 thoughts.

23 COMMISSIONER HANSON: We'll give it a try.

24 COMMISSIONER WAGNER: Now public comment,
25 anything more?

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1 CAL: Just on the sideline of kind of, off
2 remark, those chairs at the P.U.D. had last night for a
3 long meeting like we're having all the time here were very
4 nice.

5 COMMISSIONER HANSON: Thank him.

6 COMMISSIONER WAGNER: Anything else?

7 MR. PAUL: Chris Paul, Pasco. I don't
8 usually make any comments, but last night the thing that
9 came up in the Vista Field that I really wanted to hear,
10 and I saw it today in the presentation Tim gave, was not
11 that we encourage development around Vista Field, but that
12 we enhance and embrace Vista Field and that can be done
13 through design and I think that the images we saw that Tim
14 presented today really did that, not in just art but in
15 the building design as well, that we really embrace the
16 field and encourage development that does that in terms of
17 the design standard, and it can be done and it can look
18 really beautiful.

19 COMMISSIONER WAGNER: Thank you.

20 Mr. Spencer, anything?

21 MR. SPENCER: I've been attending the
22 Bridge to Bridge Task Force Meetings as well and I heard
23 Tim and Larry's comments to them. It's been an
24 interesting process. We were on two teams through the
25 interview process and we weren't selected, which was good.

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1 I thought that the Beckwood team has done a pretty good
2 job, with the exception of the Port properties there. You
3 know, I mean, you can't make the public come out to the
4 open houses and the workshops and things that they had,
5 but I thought that the process that they've done has
6 invited plenty of opportunities for people to give
7 comments and whatnot.

8 I did miss the last one, I was out of town for
9 other work, so I didn't get to hear some of the most
10 recent as they progressed toward the implementation phases
11 of it though. So it's a curious thing, I guess, I don't
12 know what else to say about that. But I agree with Ed. I
13 think that with two public entities working on planning
14 for the same area, I mean, I'm a planner, that's what my
15 education is in. If somebody says, we've already paid for
16 this part here, you incorporate that in, that doesn't seem
17 like that would be that difficult.

18 So anyway that's a bit of my perspective at
19 having attended that. I kept my seat last night, but it
20 was refreshing to see the comments that were there with
21 respect to Vista Field. I'll share a little piece of
22 information with you. Because I primarily do
23 transportation work, traffic studies and things, and we
24 were asked to do some site civil work for KGH that wanted
25 to do a medical office building out in the Vista Field

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1 area, and they were told they needed to do a traffic study
2 for this 50,000-square foot office building and
3 specifically look at potential improvements to four
4 intersections, two of them on Columbia Center Boulevard.

5 And not that I don't want to do the work, but I
6 said, why, why do we have to study Columbia Center
7 Boulevard for this, don't you have a bigger plan? You
8 have council members that want to close the airport, what
9 kind of traffic implications would that have on Columbia
10 Center Boulevard if you wanted to evaluate this relatively
11 small building.

12 And, anyway, they came back to me a few days
13 later and said you've got a good point. So we lost some
14 work there, but I thought it was money that KGH didn't
15 need to spend on traffic work if the City was really
16 wanting to pursue a much higher intensity of development
17 in the Vista Field area and you've got a roadway network,
18 and as far as major arterials, you've got Kellogg, Canal
19 Drive and Columbia Center Boulevard and the railroad on
20 the south side, and so from a professional perspective, I
21 thought it would be interesting to know if you really
22 developed all of those acres out, how big do all of those
23 roads need to be and what's that cost. And I don't think
24 that's the Port's responsibility to know, but if I was on
25 the City's side, I would have questioned that a little

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1 bit.

2 Now whether, I mean, there was really no
3 opportunity, I don't think, to study that aspect of it.

4 COMMISSIONER HANSON: That's interesting.

5 MR. SPENCER: To study that aspect of it.
6 Just from my perspective, I think that would have been the
7 interesting thing to have known that I don't think they
8 ever looked at.

9 COMMISSIONER HANSON: Is that it?

10 COMMISSIONER WAGNER: I guess that's it.

11 We're adjourned.

12 (3:45 p.m.)

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1 STATE OF WASHINGTON)
)
2 County of Benton)

3

4 I, Patricia E. Bute, do hereby certify that at
5 the time and place heretofore mentioned in the caption of
6 the above-entitled matter, I was a Certified Shorthand
7 Reporter and Notary Public for Washington; that at said
8 time and place I reported in stenotype all testimony
9 adduced and proceedings had in the foregoing matter; that
10 thereafter my notes were reduced to typewriting and that
11 the foregoing transcript consisting of 83 typewritten
12 pages is a true and correct transcript of all such
13 testimony adduced and proceedings had and of the whole
14 thereof.

15 I further certify that I am herewith securely
16 sealing the said original deposition transcript and
17 promptly delivering the same to

18 Witness my hand at Kennewick, Washington, on
19 this _____ day of _____, 2010.

20

21 _____
22 Patricia E. Bute
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My commission expires: 2-29-12

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PORT OF KENNEWICK

MARCH 9, 2010 MINUTES

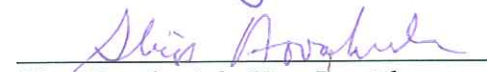
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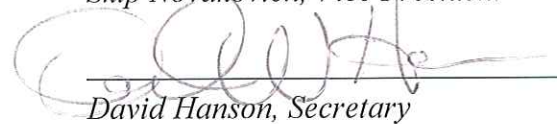
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