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REGULAR COMMISSION BUSINESS MEETING  
PORT OF KENNEWICK

MARCH 23, 2010

PORT OF KENNEWICK COMMISSION CHAMBERS  
350 Clover Island Drive, Suite 200  
Kennewick, Washington

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(Pledge of Allegiance).

COMMISSIONER WAGNER: Thank you. Public comments at the outset of our meetings, and again at the very end of our meetings, we have -- we allow time for the public to comment, if they wish to. And I've already seen, I've already seen one hand fly up into the air.

Go ahead. Come up and give your name and address.

MR. SZYMONIAK: Stand here? Does it matter?

COMMISSIONER WAGNER: Yeah. That should be fine.

MR. SZYMONIAK: Okay. I just wanted to -- my name is Tom Szymoniak. I'm with a firm called WH Pacific, and we're new to the area. I've been here about five months. We're a planning, architect, engineering firm. And I just wanted to introduce myself to the commissioners.

And we've talked to -- a few times with Larry, and so we're anxious to be a part of the community. So thank you.

COMMISSIONER WAGNER: Thank you.

MR. ARNTZEN: If I could, if you would like to submit materials for us, we can get you on our professional services roster.

1 MR. SYMONIAK: We've already done that.

2 Did that several months ago when I first came here, so --

3 MR. ARNTZEN: Great. Thank you.

4 MR. SYMONIAK: We're on the roster. Thank  
5 you.

6 COMMISSIONER NOVAKOVICH: I did hear a  
7 presentation by this group earlier on the Columbia bridge  
8 crossing study. Very professional. Very professional  
9 presentation. So thank you.

10 MR. SZYMONIAK: Thanks.

11 COMMISSIONER WAGNER: And, Rod, did you --

12 MR. MINEKE: Yep. Just wanted to --

13 COMMISSIONER WAGNER: Your name, please,  
14 sir.

15 MR. MINEKE: Oh. Rod Mineke, Clover Island  
16 Yacht Club, right down the street. Anyway, I wanted to  
17 commend the commissioners for finally getting that Vista  
18 Field thing settled. I've been out of town for several  
19 months, and I haven't been at the meetings, but I wanted to  
20 commend you for taking that -- that was a long, hard study.

21 And also that -- now that the island, now that  
22 I'm back in town and I see all the improvements, I hope  
23 that we stay focused on completing the Master Plan for the  
24 island. I know that there's a lot of fires in the -- or  
25 irons in the fire, so just wanted to let you know. Thank

1 you.

2 COMMISSIONER WAGNER: Thank you, Rod.

3 Anyone else?

4 MR. ARNTZEN: I have a comment.

5 COMMISSIONER WAGNER: Go ahead.

6 MR. ARNTZEN: Well, I just wanted to let  
7 everyone know that it's a certain commissioner's birthday,  
8 and I think he's, what, 50 years old? Is that right?

9 COMMISSIONER WAGNER: Almost. Yeah.

10 MR. ARNTZEN: So I just wanted to say happy  
11 birthday to Commissioner Wagner.

12 (Applaud).

13 COMMISSIONER WAGNER: Yeah. They were  
14 taking odds back when I turned 60 if I was going to make  
15 70 --

16 MR. ARNTZEN: Well, we were, too. Do you  
17 want to know --

18 COMMISSIONER WAGNER: No, no. But I can  
19 probably guess.

20 All right. Approval of the warrant registers  
21 or the consent agenda. We've received a consent agenda for  
22 our perusal, and is there any comments or discussion on it?

23 MR. NOVAKOVICH: Mr. President, I move  
24 approval of the warrant registers and consent agenda.

25 COMMISSIONER HANSON: I'll second.

1 COMMISSIONER WAGNER: Any discussion? All  
2 in favor?

3 COMMISSIONER HANSON: Aye.

4 COMMISSIONER NOVAKOVICH: Aye.

5 COMMISSIONER WAGNER: Aye.

6 Planning workshop. 2010 work plan update.

7 Larry.

8 MR. PETERSON: Yes. Following the decision  
9 on the future of Vista Field and the fact that we have a  
10 new commissioner onboard, it seemed appropriate to go  
11 through the activities laid out for 2010 and the years  
12 beyond.

13 Typically this has been done every September in  
14 advance of the budgeting process. One of the key variables  
15 in the equation was the future of Vista Field when this  
16 process occurred last September. Now that that's been  
17 finalized, we have a booklet put together very similar to  
18 what we've done the last three or four Septembers that we'd  
19 like to run through the properties that we have at this  
20 time and some suggested tasks. Most of them are  
21 construction related.

22 On this time through, we've also thrown in one  
23 more component, not just what projects should we be working  
24 on, but also making some suggestions based upon input we've  
25 received over the last year on what some of our

1 philosophies might be on a particular property, whether it  
2 comes to holding them or selling them. And we'd like to  
3 run through that.

4 Previously we've done this in somewhat of an  
5 informal process. If someone from the community,  
6 development community, maybe has some comments, or I know  
7 Mr. Frost from the Kennewick Planning Commission is here.  
8 In the past, we received some input from them as  
9 appropriate, rather than waiting until the end. So it  
10 would be, you know, commissioner's choice whether or not  
11 you want to open as we go or just have staff run through  
12 project by project.

13 The other major change we've done, right up  
14 front, instead of buried in the back, we're asking the  
15 question on perspective vision. Now, this goes right in  
16 line with the comprehensive plan update that the Port is  
17 going through a process, we've put information out for  
18 consultants to help us update our comprehensive plan or our  
19 vision for the next 20 years of what activities the Port  
20 should be doing, what are the tasks that we can do in our  
21 district to help the economy, and to look at both our  
22 properties and our philosophy for the next 20 years.

23 Some of the key questions right up front -- and  
24 we, at this point, we have a legally sufficient  
25 comprehensive plan, but it provides very little guidance.

1 But based upon input from the public, reactions from the  
2 public, reactions from the media, most all of those being  
3 positive, what's been laid out year by year, and we've  
4 stuck to it the last three or four years, has functioned as  
5 a guide or vision for the future.

6 But some of the things that are on here, and  
7 Tim might want to touch on just a few of them. There's the  
8 basic nice wording, maximize economic efforts by obtaining  
9 strategic real property. That's a warm and fuzzy. What  
10 we're trying to do is buy the right properties; wait for  
11 the right development opportunities, whether that happens  
12 to be the Port constructing the building or the private  
13 sector; knowing when those opportunities are present; and  
14 making some decisions what would be best for the community  
15 with that piece of property.

16 In many cases, such as the Spaulding Business  
17 Park or Vista Field Industrial Area, the choice has been to  
18 sell the property when deemed appropriate and require  
19 construction of a certain building by a certain user within  
20 a specified time frame, typically 18 months.

21 The last several years we've seen anywhere from  
22 130 to 180,000 square feet of building built each and every  
23 year because of decisions made to sell land in the previous  
24 calendar year. So that's been -- we believe we've been  
25 fairly successful in utilizing our property, realizing our

1 property as our resource, and figuring whether the private  
2 sector or the public sector can make the most of that  
3 resource for the benefit of the tax payors.

4 Focus on waterfront development. We just heard  
5 comments, and we can see it's come up in the Island all the  
6 efforts that have occurred related to waterfront  
7 development. But for the last four or five years, it's  
8 been focused -- this building we're sitting in wasn't here  
9 five years ago. This was a mobile home and the bone yard  
10 for Metz Marina & Storage building.

11 I was just at a planning commission meeting and  
12 reminded the planning commission that -- they were showing  
13 an aerial photo for the Metz Plaza -- of how the shade  
14 structure would go in, and they show an improved parking  
15 lot and a plaza. And I had to remind them, that was a  
16 gravel lot five years ago and now we're talking a new yacht  
17 club building. I don't know if that was on anybody's radar  
18 screen five years ago.

19 Nicest marina in the northwest. Gateway,  
20 lighthouse, public improvements, boardwalk, utilities all  
21 rebuilt on the roadway to accommodate development, full  
22 build out on the island. Those are all things that have  
23 happened in the last five years. So focus on the  
24 waterfront development, the Port has definitely had that  
25 focus, and suggest that we would maintain that focus or

1 realize that vision.

2 Wine industry is growing in opportunity with  
3 the -- both the tourism and the industrial side of that on  
4 our land out in West Richland. We have leased to the Red  
5 Mountain Wine Estates and Randall Graham or Pacific Rim  
6 Winery constructed a 30,000-square-foot building and added  
7 another 27,000 square feet just last -- last year. There's  
8 a 57,000-square-foot winery on land that the Port owns and  
9 leases to the Red Mountain Wine Estates.

10 That's -- I believe the production he's trying  
11 to seek is 300,000 cases of Riesling wine out of that one  
12 facility. So we're in support of the industrial side. We  
13 also happen to have a cork manufacturer, I believe the only  
14 one north of the Napa Valley, located in our industrial  
15 development of the Port out on Oak Street.

16 As a Port, we believe that the potential for  
17 the growth of the wine industry and having the Tri-Cities  
18 being the center of the eastern Washington wine region  
19 is -- the potential is quite high, and we think there's  
20 some steps that need to be taken to help realize that. So  
21 we're throwing this out, is that that seems to be the  
22 direction we've been going the last several years. We're  
23 looking for confirmation, validation, or posing some  
24 question, is that the right path to continue on.

25 Redevelopment of Columbia Drive and Spaulding

1 Business Park. I believe the Spaulding Business Park's  
2 been quite successful. Now there's a four-story medical  
3 office building, close to 40,000 square feet under  
4 construction. There's been several additional buildings,  
5 two- and three-story buildings constructed that house  
6 medical professional offices.

7 We at the Port staff believe it was a  
8 successful project. The media seems to support that, in  
9 some of the articles that we've read locally. The  
10 governor's office also believes that to be the case. The  
11 Port received last -- or this spring a Governor's Award,  
12 one of five, for best development practices.

13 So based upon the success in the community,  
14 getting some land on the tax rolls, jobs occurring in that  
15 site, redevelopment that's helping spur the business park,  
16 and some accolades from the governor's office, we believe  
17 that we're on the right path. Should we continue? Is that  
18 acceptable?

19 Another one that I think we've been successful  
20 most recently, since the Port's added a staff person to go  
21 after grants, Tana Bader Inglima was successful in securing  
22 some grant dollars. We secured grants before she arrived,  
23 but we've been able to secure many more grants and larger  
24 dollars since she's been onboard. That's also included in  
25 the category of no-brainers. If we can chase other

1 people's money, that's something we would like to stay  
2 focused on.

3           And then the last one, Tim might want to touch  
4 on this, is to offset the operating -- close the operating  
5 gap, try to be -- well, minimize that gap between the  
6 overall expenses we have and the income that we receive off  
7 of our properties. As a Port, we have a thousand acres of  
8 land, 210,000 square feet of building, multiple tenants  
9 that need management, and I think there's 10 employees to  
10 accommodate all that.

11           That's been, in the past, that's been a stated  
12 goal, but -- and that is -- we're not asking you to choose  
13 between the other options above and forego that, but we're  
14 looking for this balance. If it was close the operating  
15 gaps at all costs, things like public artwork and  
16 lighthouse in the plaza, then we put a turnstile in our  
17 notes, the direct correlation between a revenue stream  
18 isn't there.

19           From a bigger perspective, public improvement,  
20 such as lighthouse and gateway, help the overall area and  
21 help redevelopment. So it's -- if a test is given to a  
22 particular project, does that exact project return dollars  
23 that are measurable in a simple balance sheet, some of the  
24 projects that we've done of late wouldn't meet that test.

25           Many of them would, as the yacht club building

1 returns, when fully leased, returns 140 to \$150,000 in  
2 revenue. Downstairs space from Ice Harbor returns a fair  
3 amount of revenue on a monthly basis. Some of the projects  
4 we did in the last five years don't return a very clear  
5 stream of revenue.

6 So it's a question of looking for a balance or  
7 suggesting there's a balance between clearly identified  
8 projects that generate revenue and those that are enhancing  
9 the community. Because it's -- we're looking for that  
10 balance and looking for some direction. I know Tim has  
11 some comments that he wants to throw in at this time.

12 MR. ARNTZEN: Sure. Larry, I think that's  
13 a very good description of the closing the gap discussion.  
14 And I guess what I would mention to you is another -- some  
15 notes I wrote down below that is the cost benefit analysis.

16 You remember Tammy presented that to you a  
17 couple meetings ago. We've always informally done that,  
18 but with her presentation we, you know, hope that that  
19 would be elevated a little bit and be in the forefront of  
20 everybody's minds. So I think close the operating gap,  
21 cost benefit analysis are two financial principles that go  
22 hand in glove, if you will.

23 And what I would ask you to do, as we ratchet  
24 through some of these projects coming up here, you kind of  
25 keep that tucked away in the back of your mind of which

1 ones do, which ones don't. And, you know, it would be  
2 really easy if there was a mathematical formula where we  
3 could show you how you balance this out, but we can't. And  
4 that's why you're elected by the people to use that  
5 judgment that's inside of you.

6 So that's what I would ask you to do, is keep  
7 kind of the balance between what projects should return  
8 economically and what projects by nature cannot do that and  
9 should not do that.

10 One thing I might throw out are some of the  
11 pathways on Clover Island. They cannot produce a financial  
12 return to you directly, but my view is that they should  
13 never be measured by that yardstick. They help bring  
14 things out here that otherwise wouldn't occur. So, like I  
15 say, I think Larry's done a pretty good job of throwing  
16 those two principles out for you.

17 COMMISSIONER HANSON: Is there a reason --  
18 shouldn't the Vista Field and the racetrack property be  
19 mentioned in here on some level?

20 MR. PETERSON: Yeah, I believe there was a  
21 version I looked at, and I think it was bullet number 1  
22 was, I think -- well, Vista Field, I'm surprised, the  
23 draft, I thought it was included. I think it had some  
24 wording that read "allow Vista Field to realize its  
25 economic and transportation potential."

1                   COMMISSIONER HANSON:  Something -- at least  
2  I think it needs to be a part of this, something along that  
3  line.

4                   MR. PETERSON:  At this time for the  
5  racetrack property, and we'll get back to a particular West  
6  Richland site, as we have secured a \$50,000 grant to be  
7  able to do the master planning on that, the exact -- to  
8  specify what that exact vision is --

9                   COMMISSIONER HANSON:  It's too early?

10                  MR. PETERSON:  Both the comprehensive  
11  scheme process will help us refine that and the site  
12  specific Master Plan will also help us refine that.  But I  
13  believe there was a version that did -- and we realize that  
14  was bullet point number 1, Vista Field, realize its  
15  economic and transportation potential.

16                  MR. ARNTZEN:  So we can add that in --

17                  MR. PETERSON:  Yes.

18                  COMMISSIONER NOVAKOVICH:  So that should be  
19  included in this list?

20                  MR. PETERSON:  Yes.

21                  MR. ARNTZEN:  And that's really what  
22  today's process is for, so we can kind of get things that  
23  weren't in there that should be and weed out some things  
24  and so forth, so that will be noted.  I guess I'm getting a  
25  consensus that we ought to have a bullet on Vista Field.

1 COMMISSIONER NOVAKOVICH: Uh-huh.

2 MR. ARNTZEN: The one thing I will say is,  
3 as you go through this document, you'll see extensive  
4 discussion on Vista Field. You know, just didn't make it  
5 up here on this summary, so to speak.

6 COMMISSIONER NOVAKOVICH: Larry, question  
7 on the last one, closing the gap, does that include looking  
8 at revenue-producing projects?

9 MR. PETERSON: Throughout this booklet, at  
10 each one of the projects that we list, we are putting a,  
11 right in bold, in bright green, whether it has a -- what we  
12 believe has a revenue-generating potential, so it does  
13 include that.

14 COMMISSIONER NOVAKOVICH: Okay. And then  
15 -- I'm sorry. Go ahead.

16 MR. PETERSON: Oh, we're trying to flag for  
17 the commission and for the public which ones that have a  
18 revenue-generating potential and which ones are the  
19 improvements that might be for the overall benefit of the  
20 community that are harder to trace a dollar return.

21 COMMISSIONER NOVAKOVICH: I'm really glad,  
22 Tim, you brought up what you said about sometimes  
23 improvements are made for the public benefit and you don't  
24 immediately see the return on the investment. That's so  
25 true.

1 I mean, I learned a lot of that, if you  
2 invest -- and a lot of that's true in downtown  
3 revitalization projects. A lot of times the public sector  
4 needs to make those improvements in order to have the  
5 private sector step up and make that investment. So  
6 totally understand what you're saying. Thank you for  
7 pointing that out.

8 MR. PETERSON: I'm going to quickly go  
9 through pages 4 and 5. This is just a brief rundown of the  
10 activities that occurred. And this is on a 15-month cycle.  
11 Usually we do this as a September to September of each  
12 year, but this is January of 2009 through basically March  
13 10th, when this booklet was put together.

14 Clover Island, half a million dollar grant was  
15 received. Yacht club building was completed. Parking lot,  
16 we replaced the parking lot completed. We re-shrubbed the  
17 riverfront site next to Cedars for potential lease and  
18 development. Ice Harbor now has outdoor seating that we  
19 all can enjoy, and it helps their business expand there  
20 during the summertime.

21 The boat launch dock has been replaced. That's  
22 something that just came in and went over the wintertime,  
23 and now boaters are realizing it's there, but very few saw  
24 it happen. Laid out some gateway projects at 95 percent  
25 complete. The Columbia Drive Mobile Home Park, I believe

1 the last mobile home was taken out, and now we're down to  
2 five or six camp trailers that are simply going to be drug  
3 away with a half-ton pickup truck.

4 Spaulding Business Park, land sale to the  
5 Tri-Cities Chaplaincy, who will be building a 12,000-  
6 square-foot, two-story office building for their 95  
7 employees. That sale is pending. Georgia Avenue  
8 improvements, the last commitment that we have to the City  
9 of Richland for improvements to the business park, that  
10 project's about 90 percent.

11 I already mentioned receiving an award from the  
12 governor on the Spaulding Business Park. The Arc of  
13 Tri-Cities had a ground-breaking -- that project's under  
14 construction. That was a land sale the commission made  
15 roughly two-and-a-half years ago and chose to give that  
16 firm additional time to raise their dollars so they could  
17 start construction of their building.

18 They showed patience, and now they're coming  
19 forth with a 13,000-square-foot facility that is a lead  
20 silver building, setting an example for the business park.  
21 West Richland, let's not forget a land sale to Black Heron  
22 Distillery and Port Works, one of the five or six  
23 distilleries in the state. That was a land sale just this  
24 last September. That building's under construction.

25 We've partnered with West Richland, did quite a

1 bit of work to help get the racetrack property in the urban  
2 growth boundary.

3 Vista Field, big, bold, as far as we could call  
4 out, the future of Vista Field was decided. That was  
5 something that's been on the work plan for two or three  
6 years. Decide the future. Well, now that's in a category  
7 of checked off. Decision was made on March 8th. We have  
8 some land under contract.

9 Don't forget the Verizon parcel, 10-acre site  
10 on Deschutes across from the Port's Vista Field Development  
11 Building that was acquired in 2009. Many activities  
12 related to Vista Field occurred.

13 Oak Street, there were a couple properties that  
14 were strategically acquired, one of those was then turned  
15 around and a sale made to the Ben Franklin Humane Society  
16 for their new facility. We had the property for just a  
17 short period of time. We found a user that could actually  
18 benefit from some of the improvements on site and made a  
19 few dollars in the overall deal.

20 South Ridge, we pulled eight-and-a-half acres  
21 out of the contract we have with South Ridge Village, LLC.  
22 Now there's eight-and-a-half acres under Port control  
23 that's not under contract, and we'll wait and see what  
24 opportunities arise once the KGH facility is built across  
25 the street from that site.

1           Those are some of the activities that occurred  
2 in that period of time, and we still have several things  
3 under the way. The lighthouse on gateway is finishing up,  
4 they were partially designed, and are going up in  
5 construction in 2010, utilizing the half million dollars of  
6 the ALEA funding.

7           We're working with the City on the  
8 bridge-to-bridge plan to make sure there's a document that  
9 allows the Port's intentions to be realized on the Columbia  
10 Drive area.

11           Today you'll see something modifying the  
12 covenants for the Spaulding Business Park to bring the  
13 focus down on the park to make sure it's fully built out as  
14 a medical and professional park. And some of those broader  
15 uses, such as warehousing and boat building, are taken off  
16 the map. That seems to be a small task, but that's really  
17 given assurance to all those who made investments and would  
18 contemplate investment in the business park on what the  
19 future of the park may be.

20           West Richland, master planning activities out  
21 in that area. Vista Field, there are quite a few tasks  
22 that are in process. And when we get to that particular  
23 Vista Field page, we'll talk about those.

24           And down the list, something in the "other"  
25 category that seems small, but comprehensive scheme of

1 development, this is 1955 document is what we have as our  
2 overall guide and vision, a series of resolutions passed  
3 through the years, which give authority with no clear  
4 direction. This is huge for the Port to chart our course  
5 for the next 20 years, involve public input and our  
6 development partners all working together to help us refine  
7 the direction we're going.

8 Based upon comments we received from both our  
9 partners in the public, we believe we're on the right  
10 course, and we're not anticipating any substantial  
11 suggestions and substantial change in course, but it helps  
12 to truly chart that course so that all that ask where's the  
13 Port going, we can then say, we have -- we have some  
14 information and we have a guide to point to.

15 Not looking to create a document that sits on  
16 the shelf and that's of no benefit. We go out of our way  
17 to make sure what we spend the taxpayer's money on has  
18 benefits. So it's not just a document that we go through  
19 an exercise. This will be our guide for the future.

20 MR. ARNTZEN: Larry, if I could cut in for  
21 just a second.

22 MR. PETERSON: Yes, sir.

23 MR. ARNTZEN: The comprehensive plan, it's  
24 a document, as Larry indicated, all ports are required by  
25 law to have. Some ports recently have done those at a cost

1 exceeding \$200,000. We have budgeted in with our proposal  
2 that just went out a cost of \$40,000.

3 One of the reasons why we get there is because  
4 of the work that my staff is doing. Larry has created a  
5 stack of documents that thick (indicating) that are going  
6 to go out to these planning firms so they will see some of  
7 the other studies that we've already done here.

8 Columbia Drive revitalization plan will be a  
9 component. If you choose to do a Vista Field update of the  
10 JUB Master Plan, that's a document that kind of gets in  
11 that stack. So what we're really doing here is we're  
12 getting -- you're kind of taking the heart of the  
13 watermelon, so to speak. You're getting the best \$40,000  
14 worth of work these firms could do.

15 It's still a lot of money, but you're not --  
16 you're peeling off 160,000 of other stuff that has been  
17 already produced here, and you're getting my staff time,  
18 package this up, and to be a sounding board back and forth  
19 with whichever consulting firm you pick. So I think it's a  
20 value.

21 And I think, when you go to your conference  
22 next fall, you should probably tell other ports the value  
23 that you've got from your comprehensive scheme. I think  
24 you'll probably be asked to be a speaker at one of those  
25 events and tell other ports how you got a comprehensive

1 scheme for \$40,000.

2 Also, the other thing is, it's a pretty good  
3 climate right now. The workload has shrunk. We have  
4 probably, what, 20 firms chasing this?

5 MR. PETERSON: At least.

6 MR. ARNTZEN: Where, in the past, you might  
7 have had two or three smaller firms coming at it. So we  
8 think that the bidding climate, so to speak, is good. And  
9 we think that we've peeled off a lot of work that we can do  
10 in-house. So I think those are documents that, while  
11 40,000 sounds like a lot of money to the public, and it is,  
12 it's a lot less than it could have been.

13 MR. PETERSON: Just to briefly run through,  
14 up on the screen's the map of the Port. The Port of  
15 Kennewick's a misnomer, as the Port of Kennewick is a 485-  
16 square-mile district encompassing the eastern third of  
17 Benton County.

18 The Port encompasses all the city of Kennewick,  
19 city of Richland lying south of the Yakima River, all of  
20 West Richland, and that portion of Benton City lying south  
21 of the Yakima River, along with about a third of  
22 unincorporated Benton County. The Red Mountain ABA is  
23 wholly within the district. And the Horse Heaven Hills  
24 ABA, a portion of that is within the Port's overall  
25 district.

1           As a Port, we have close to a thousand acres of  
2 land in eight to 12 locations, depending upon how you want  
3 to count a location, whether it's across the street, if it  
4 counts as one or two locations. But we have industrial  
5 land, we've thinned the hedges and trimmed things in the  
6 Oak Street area. We have redevelopment sites on Columbia  
7 Drive and Spaulding Business Park.

8           We have the Clover Island waterfront  
9 opportunity, we have the Vista Field airport, land in the  
10 South Ridge area for a commercial type development, land  
11 out in the West Richland area for activities yet to be  
12 fully defined, but the proximity of Red Mountain seems to  
13 suggest wine and tourism related activities on that site.  
14 That's just a brief overview of the Port of Kennewick's  
15 overall boundaries.

16           Next slide, please. What we're suggesting on  
17 Clover Island, and these aren't -- I don't know that many  
18 of these would be -- or I don't believe any of these are  
19 new and surprising. There are many properties that need  
20 projects or management ideas thrown out, on page number 8,  
21 to continue the shoreline enhancement.

22           And that involves seeking grant dollars to  
23 about a \$5 million task, so we're not suggesting that comes  
24 out of the general fund. That's just putting that dollar  
25 amount out there. Those are the type of dollars involved

1 in the overall shoreline enhancement project.

2 The lighthouse and gateway projects, those are  
3 funds that are already committed. That project's nearing  
4 completion.

5 Causeway West, this is a project that's already  
6 been grant funded. We would suggest we continue with the  
7 project that involves a half million dollars of someone  
8 else's money.

9 Design Plaza South and prep the earth,  
10 construction of phase one. This involves the idea of  
11 acquisition of a riverboat. And I'm going to surprise Tim  
12 and turn this over to him, so he can give you some of the  
13 background information.

14 MR. ARNTZEN: Well, thank you, Larry. This  
15 is one that we had in the budget. I think we had a  
16 consulting number of \$40,000 to do a design charade of what  
17 the Plaza South would look like, whether it would include  
18 amenities such as a riverboat, whether it would have a roof  
19 structure, whether it would have some kiosks.

20 And I have this as a separate agenda item a  
21 little bit further down, to show you some pictures of some  
22 of the things that we would be thinking about.

23 What we have in there is 250,000 for phase one  
24 of it, to actually get something built. And we think that  
25 it would be a fairly expensive project. To pull the whole

1 thing out, you'd probably have to go to bond funding, but  
2 you can do it in stages. And you notice it does have a  
3 little green R behind it. It is a revenue-producing  
4 project.

5 We think that it's a good project for a couple  
6 reasons. One is the fact that we've already touched upon,  
7 that it brings some revenue back into the Port. So it  
8 would be a good leveraging of your dollars. You would end  
9 up building some structures that you would lease out.  
10 You'd be in your role of a landlord, as you're pretty  
11 comfortable doing with this building, the yacht club  
12 building, numerous other opportunities.

13 The other reason why it's probably a pretty  
14 good thing to do right now in this economy is because, like  
15 it or not, we're in a slump here. It's finally caughten up  
16 to us in Tri-Cities. The commercial development arc is  
17 just almost at a standstill.

18 There's a few projects going ahead, but those  
19 projects probably had their funding in before we came into  
20 the slump. So I think one of the things that government  
21 can do pretty well, if it's managed correctly, is to do  
22 some of these projects that you otherwise find valuable,  
23 especially do them in a time of economic uncertainty here.

24 Your funding sources are independent of the  
25 commercial lending institutions, which have created some of

1 the, I guess, restrictions on the cash flow. So that is a  
2 project, I think, that would probably be the -- maybe the  
3 final public infusion of cash onto Clover Island. Then  
4 from that point, I think it's got to be the private sector  
5 that comes up to bat for the other two, two or three  
6 remaining parcels we have here.

7 So I think it's kind of a lynchpin for us to  
8 really reach the tipping point on the redevelopment of  
9 Clover Island.

10 MR. PETERSON: That project involves --  
11 we're planning many details to work out as how could a  
12 riverboat fit and how would we address some of the issues  
13 of parking, some of the upland improvements, and how do you  
14 tie those in.

15 But the idea of purchasing a riverboat that was  
16 used possibly for casino operations at some other location,  
17 not bring that operation here but bring the vessel here,  
18 requiring a floating space of 30 to 33 bucks a square foot,  
19 even when site improvements are made, gangway, power, shore  
20 improvements, \$100 a square foot all in place for possibly  
21 30,000 to 35,000 square feet of floating space, already ADA  
22 accessible, already fire sprinkler accessible, has  
23 potential.

24 Whether that's restaurant, meeting rooms,  
25 series of wine bars, possibly even some offices. They have

1 a location that had a small dinner theater. Haven't worked  
2 out the details, but \$100 a square foot and unique space  
3 down here on the water are quite interesting opportunities  
4 that we believe merit pursuing.

5 MR. ARNTZEN: Larry, what's the yacht club  
6 building cost?

7 MR. PETERSON: The yacht club building was  
8 about 210 a square foot. This building is 19 -- or in  
9 2006, it was about 205 a square foot.

10 COMMISSIONER NOVAKOVICH: When you're  
11 saying a hundred a square foot, that's ready to lease out  
12 to people?

13 MR. PETERSON: Correct. The boat itself  
14 works out at about 33 bucks, 33 to 35 bucks a square foot.  
15 That's generous allocations for shore side improvements,  
16 power, gangway, boardwalks, dealing with the parking issue,  
17 whether that happens to be on site or just off site with  
18 some form of shuttling folks to and from.

19 And the opportunity -- when these boats are  
20 crammed full of casino-type activities, they're rated at 12  
21 to 1800 people. The island can't, at this point,  
22 accommodate that, so it's not going to be fully realizing  
23 the seven to eight people -- seven -- a person in every  
24 seven or eight square feet. But the potential for two or  
25 three businesses, whether it's restaurant or several wine

1 bars and activity and vibrancy down on the waterfront is --  
2 it appears that the sky may be the limit on that type of  
3 use.

4 And again, at \$100 a square foot in place,  
5 enhanced, painted, dressed up, that's very attractive.

6 COMMISSIONER NOVAKOVICH: I think that  
7 that's -- Clover Island's kind of becoming a destination  
8 point. I mean, I'm hearing people talk about that  
9 everywhere, and including the Vista Field thing right now,  
10 too. "Clover Island, gee, I was just there. Wow, that's  
11 really cool. I really like what the Port's doing."

12 This would really just kind of put the cap on  
13 it. And I think if the public sector were to become  
14 involved -- or the private sector, excuse me, this is going  
15 to be a driving influence, I think, to bring them on the  
16 island to make those investments. So I think this is a  
17 wonderful income-producing opportunity.

18 COMMISSIONER HANSON: Does your price  
19 include remediation cost? What kind of permitting?  
20 Because if you're going to have that kind of shade, I know  
21 we're going to be in for trouble.

22 MR. PETERSON: We've looked briefly at the  
23 permitting potential. The overall structure itself, we've  
24 looked at one that was 62 wide by, I think, 202 feet long.  
25 So about 12 -- gosh, six times 200. Gosh, I'm at a lost.

1 20,000 square feet or so, 22,000 square feet of shade.

2 We took a look at what we had to do for the  
3 marina for overall mitigation. Also, the further we move  
4 up into the basin, the less the permitting agencies talk  
5 about having to mitigate for the salmon. The -- even the  
6 permitting agencies will start to agree, as we work our way  
7 closer and closer to the boat line, the likelihood of  
8 salmon being in the area drop as we move farther away, move  
9 our way up the basin.

10 We did factor in that swack of \$100 a square  
11 feet doesn't include some dollars for off-site mitigation.

12 Next project on the list would be, and this was  
13 included in funding, and it was on the list for last year,  
14 but enhance the existing Cedars parking lot. Effectively  
15 replace it. Very similar in design for what's done on the  
16 replacement parking lot to the west of this building and  
17 the parking lot constructed in conjunction with this  
18 building.

19 The Cedars parking lot is a candidate for -- a  
20 candidate in need of enhancement. There are several  
21 drainage problems on that site, and just fixing a pothole  
22 doesn't lead to the drainage issue. And there are some  
23 problems from an environmental perspective.

24 There are several curb cuts, water just drains  
25 from the bank and runs down into the Columbia River. The

1 agencies look at that as oils and antifreeze from vehicles  
2 entering the Columbia River. So their willingness to look  
3 at that project is -- they're quite willing to look at that  
4 project favorably.

5 This is a new item on the list, boat launch  
6 parking lot and restaurant. This is a site called out in  
7 the Master Plan. The end of the boat launch. It was  
8 called out in the Master Plan as the boat yard. Haul out  
9 yard, four bays to work on vessels, and nothing but that  
10 activity.

11 The Port, when the master planning was being  
12 created, gave to the City of Kennewick \$150,000 for  
13 improvements to the Columbia Park west boat launch,  
14 thinking that that was the investment, that was the site  
15 for the boaters that would be potentially displaced at some  
16 point in the future from using Clover Island. The dollars  
17 have been spent at Columbia Park -- to the Columbia Park  
18 east.

19 Right at the base of the Blue Bridge now is a  
20 six-lane boat launch there. That would be a place to go,  
21 not have a gravel parking lot to use infrequently, Memorial  
22 Day, Labor Day, and Fourth of July, but that would be the  
23 best use of that site.

24 The Master Plan suggests that the ramp remain  
25 open. There is no upland parking. It is solely for a

1 haul-out facility. Talking with our operator of the  
2 equipment, Mr. Kubie, moving the loaded vessel down the  
3 roadway and through the gateway into some near shore site,  
4 that there is potential for that. Properly done and  
5 screened, that opportunity for haul-out facility could  
6 occur off site.

7 The other idea is possibly one additional bay  
8 could be -- one bay could be constructed in this parking  
9 lot, and the majority of the 10,000 remaining square feet  
10 could be used for boat parking and boat/trailer, pick-up  
11 parking, so there's 10, 12 spaces for the public to use.  
12 It would be on a first come, first serve basis.

13 There would be a point where the two-acre site  
14 on the north side of the island is developed and that  
15 gravel parking lot is no longer available. But to think  
16 we're going to take all the parking away from the people  
17 that use that ramp, that was a decision when the Master  
18 Plan was created that maybe worked on paper, but as we get  
19 closer to implementing, we're now -- we're flagging that as  
20 a concern, the idea of taking away all upland parking on  
21 the island for boat trailers.

22 The other idea is a bathroom facility located  
23 at this site. We have a bathroom in the Metz Plaza at the  
24 east end of the island, but with the improvements made to  
25 the -- public improvements such as the lighthouse and with

1 the launch in this location, seems like a quite logical  
2 point to have public facilities at both ends of the island.

3 That's a \$150,000 proposal, and we can't put a  
4 little R behind it. There may be some people that park  
5 there and they're involved in a bass tournament. We're not  
6 going to get in and say that is a revenue-generating  
7 project. This is a public enhancement to the public's  
8 island. So that's one on the list.

9 And this is new. We don't like to surprise the  
10 commission, but this is something that's -- we're throwing  
11 it out there for your consideration to see if it gets any  
12 traction or if it --

13 COMMISSIONER NOVAKOVICH: Have you searched  
14 any potential funding for that?

15 MR. PETERSON: I believe Tana's looked into  
16 that. The shoreline enhancement work on the east side of  
17 the causeway is tied in with the bathroom and the boat  
18 facilities. That is a candidate for grant funding. And  
19 maybe Tana can speak just briefly to that.

20 MS. BADER INGLIMA: The ALEA project, the  
21 acquired funds enhancement account that we wrote for the  
22 west end improvements that will be taking place later this  
23 summer, that's also a candidate. They will fund rest room  
24 facilities that are allowing the public access to enhanced  
25 aquatic lands.

1                   And so if we can tie that into some additional  
2 shoreline improvements, I can write a grant for that as a  
3 package, if that's something that we're looking at wanting  
4 to do, if the commissioners are interested in adding that.

5                   COMMISSIONER NOVAKOVICH: Thank you.

6                   MR. PETERSON: Since that's a new one,  
7 could we -- is it appropriate to ask for direction, Tim?

8                   MR. ARNTZEN: Well, yeah.

9                   MR. PETERSON: Is it appropriate to spring  
10 it on them and then ask the commission to -- what's your  
11 first reaction to it?

12                  MR. ARNTZEN: Well, I think that is a  
13 question that should be posed to the commission, but let me  
14 give you my thoughts on this. This document needs to be a  
15 living document. And if your staff can go out a week prior  
16 and scout up something else that we think we need to bring  
17 to you, I would like to have the ability to do that.

18                  That's why on your agenda you always have the  
19 non-scheduled items, we think of two or three things. So  
20 we have kind of taken some encouragement from the Port  
21 commission to say, "Bring us everything you've got, even if  
22 it doesn't fit into any of these already identified little  
23 pigeon holes, and we will tell you as commissioners if we  
24 think it's appropriate."

25                  So that's why we're springing this on you. You

1 might see a couple other new items in here. We'll try to  
2 identify those, as well. But I think it does make sense to  
3 at least get these in front of you. That's the first  
4 thought.

5 The second thought is I believe we do have some  
6 internal funding from some other projects on Clover Island  
7 that could have been juggled or massaged around a little  
8 bit, so we think that that 150 could be there independent  
9 of grant funding. However, I think grant funding is  
10 probably the primary source of funding for a project such  
11 as this because, A, it has a high probability of being  
12 funded, and, B, it's a non-revenue project. So I think  
13 it's a perfect candidate for grant funding.

14 My own sales pitch on it is you're starting to  
15 have some problems out there on the island when you walk  
16 around and see things that look really great, and then you  
17 step two or three feet further off there into the gravel  
18 and there's sections of eroded bank and things like that.

19 So in a sense, you're a victim of your own  
20 success. When you make things look nicer, the things that  
21 aren't so nice tend to stand out more. So it's probably  
22 something that I think is worthy of some consideration,  
23 especially summer's coming on and we're going to have more  
24 and more people out here using the facilities.

25 COMMISSIONER NOVAKOVICH: Well, Larry, if

1 you wanted just an opinion, I don't know about the  
2 consensus of the other two commissioners, but to me, I can  
3 see two things going on here. One is I would be fully  
4 supportive of that, if we have the funding for it and don't  
5 have to upset some other projects.

6 The second thing is, Tim's talked about this  
7 document being a living document, and I really appreciate  
8 that because I think it has to be. I think especially in  
9 these economic times, you need to look at the resources  
10 that you have and pick on those projects that you can do  
11 with the resources you have or, if other resources become  
12 available, put those resources to use as soon as possible.

13 COMMISSIONER HANSON: Tim, how long would  
14 it be to secure grants for that?

15 MS. BADER INGLIMA: The next round of ALEA  
16 funding is due May 1st. And so that's part of the reason  
17 we wanted to get this out to on the list, because I do need  
18 to write the grants and get them submitted.

19 COMMISSIONER HANSON: So you have a pretty  
20 good idea --

21 MS. BADER INGLIMA: We submit the grant by  
22 May 1st, then we go over and make presentations in June,  
23 called back for final review in August. So in August or  
24 September, we'll have an idea of which grants are ranked,  
25 according to their preference.

1                   COMMISSIONER HANSON: And this is one of  
2 those cases, though, if we go ahead and build it, we're not  
3 going to get on the grant cycle after the fact?

4                   MS. BADER INGLIMA: Yes, yes. It's  
5 something -- this grant is available every two years. And  
6 so if we can leverage our funding, I think it's worth at  
7 least trying to go after the grant. It would be a grant  
8 that they would make available --

9                   COMMISSIONER HANSON: So it would be mixed  
10 in construction?

11                  MS. BADER INGLIMA: -- construction  
12 funding.

13                  MR. ARNTZEN: Yeah. Maybe fall at the  
14 very, very earliest. One other thing, though, this could  
15 potentially save you 250,000. That was the original  
16 estimate of the haul-out. Is that correct, Larry?

17                  MR. PETERSON: It's worked its way up to  
18 300, yes.

19                  MR. ARNTZEN: So potentially this 150 could  
20 offset 300,000, so there could be a net savings of 150.  
21 There's also some other development in the works that I  
22 just learned about yesterday afternoon. And I'm not trying  
23 to be vague about this, but because it concerns a private  
24 party and entity, I'm not at liberty to divulge that.

25                               But there are some negotiations where this

1 also -- this project could have another, I think, another  
2 benefit to it as maybe some cost sharing, cost splitting  
3 between folks that are already on Clover Island. So maybe  
4 what we do is we kind of flag this one for further  
5 consideration.

6 I've written grant funding with a question mark  
7 in my margin, realizing that grant funding might be the  
8 primary source for this one, and then what I'd like to do  
9 is come back to you in a couple weeks when we can bring out  
10 further information. Basically I'm in negotiations that  
11 could maybe make this a joint win-win situation for a  
12 couple parties.

13 COMMISSIONER NOVAKOVICH: I think that  
14 would be good, as long as we don't miss whatever  
15 deadlines --

16 MR. ARNTZEN: Yeah. I think that I've got  
17 enough to go on that we can, you know, I can get a  
18 consensus from you folks here, I think we can go ahead and  
19 crank up the grant funding mechanism. And it's very rare  
20 that you get a grant and you have to think of a way to turn  
21 it down.

22 I mean, if we get the grant funding, I'm sure  
23 that we can put it to use. But I think we can go ahead and  
24 apply for the grant funding, I can continue to try to  
25 refine this item and bring it back to you, and I think you

1 might find that it's even more of an attractive idea in a  
2 couple weeks or months from now.

3 COMMISSIONER WAGNER: I really like the  
4 thought of doing that. And that keeps us from having to go  
5 back in and start back over at the start --

6 MR. ARNTZEN: Okay.

7 COMMISSIONER WAGNER: -- at the early  
8 steps.

9 MR. ARNTZEN: And one thing, since I've got  
10 the floor for a second, I know Larry's got a lot of ground  
11 to cover, but what I would like to suggest is that maybe as  
12 we conclude staff's presentation on each property, maybe we  
13 stop and take a breather, and then we can see if there's  
14 questions from the commission and, Commissioner Wagner, if  
15 you'd like to call on members of the audience.

16 But I just think it's going to be too  
17 compressed if we try to get through the whole thing and  
18 then say, "Are there any questions?" You might have  
19 forgotten -- the public might have forgotten some things  
20 that they'd like to --

21 COMMISSIONER NOVAKOVICH: Good point.

22 COMMISSIONER WAGNER: Yeah. I'm finding  
23 stuff on the way by. Okay.

24 MR. PETERSON: Couple more items on here.  
25 They deal more with the property management plan. Pursuing

1 the Corps -- removing the Corps' restrictions on the corner  
2 piece. We acquired that from the Corps of Engineers back  
3 in 2005, the site where our old office was built.

4 Actually, we built our building in 1969 and expanded it in  
5 '87 on Corps-owned land. They didn't even realize that  
6 until we did a survey in 2002, and we had to buy it from  
7 them.

8 There's restrictions related to residential  
9 activity having to be approved by the Corps of Engineers of  
10 the Walla Walla office. We're going through a process  
11 called the Motor-to-Water Resources Development Act,  
12 Congressional acts, where they can go in and strike out  
13 some of these requirements and eliminate some of these  
14 conditions.

15 And Tana has put forth the paperwork and is  
16 working the political channels to make sure that's in the  
17 -- doing all we can to make sure that's in the next worded  
18 document to eliminate the restriction. But until that  
19 restriction is removed, it might appear attractive to a  
20 developer, but as they get closer to it, they're going to  
21 find out that that corner piece has an encumbrance with --  
22 Port and industrial type activities are what the  
23 requirements allow, not mixed use projects.

24 Many of the things that we fought for to make  
25 sure we're including shoreline regulations can't be

1 realized because that Corps' restrictions were suggested.  
2 And that one stays off the table until we get that Corps'  
3 restriction removed. But we do have a piece of property to  
4 start marketing to the private sector, and that's the piece  
5 between Cedars' restaurant back to the notch.

6 We have our shoreline plans drawn up to control  
7 the private sector; here's what our expectation are, we're  
8 at 98 percent staged with an overall permitting. That's a  
9 piece that we can bring to the private sector, discuss from  
10 staying the entire island on hold, but we're not ready for  
11 the corner piece. Those are --

12 COMMISSIONER HANSON: What about these two  
13 pieces right out here?

14 MR. PETERSON: The piece between the  
15 parking lot and the yacht club?

16 COMMISSIONER HANSON: Yeah.

17 MR. PETERSON: That's an idea, that's for  
18 the Plaza South. The thoughts included that it would  
19 effectively be -- the Port would be developer of the south  
20 half of the island; yacht club and office building, the  
21 Plaza South, public amenities, this building, and the mixed  
22 use with Ice Harbor downstairs. And the private sector --  
23 hotel, restaurant, notch parcel, eventually corner  
24 parcel -- would be the developers of the north side of the  
25 island.

1                   So if the nod is given to the Plaza South and  
2 the work towards the public amenities there, the kiosks and  
3 the riverboat, then that's also indicating that that's not  
4 a parcel for the private sector.

5                   COMMISSIONER NOVAKOVICH: But we're going  
6 to wait until later in the agenda to really discuss the  
7 Plaza South, right? Is that what you were thinking?

8                   MR. ARNTZEN: Well, that might be  
9 appropriate. Yeah, I guess it's kind of an interesting  
10 situation, because we have this related item on here.

11                   One thing I will tell you is that if you say go  
12 ahead and take a look at this Plaza South, it's not a  
13 decision that you can't reverse. You can say, "Well, wait  
14 a second, we've decided we don't, you know, we don't want  
15 to go ahead and implement it."

16                   The other thing is, as we get into looking at  
17 the Plaza South, we can suggest to you how much or how  
18 little of that parcel's actually utilized. There is a  
19 possibility that with our development of the Plaza South,  
20 it still leaves enough property in there that could be  
21 developed for a small private project on that site.  
22 However, we just don't know what is the best thing to be  
23 recommending to you at this time.

24                   Again, seeing the lack of interest in  
25 developing the island, I guess, to me right now it sounds

1 like maybe we ought to take a look at developing as much of  
2 the south side, with this Plaza South building and  
3 potentially some buildings that could be leased out to the  
4 private sector, because the private sector really hasn't  
5 been beating down our door. In fact, we haven't had a lead  
6 on Clover Island in quite some time.

7 MR. PETERSON: One of the things that could  
8 come out of the Plaza South design is also once the design  
9 is created that the commission finds acceptable, the  
10 public/private partnership, there may be components where  
11 the Port's involved with some of the public amenities and  
12 the private sector could find a way that there's a --  
13 there's a return for both parties, whether it's a land  
14 lease for the Port and development opportunity for the  
15 private sector.

16 But our concern would be just to put it out and  
17 say we have an acre and a half of land, who wants to lease  
18 and develop on it, a potential to utilize a public plaza  
19 that's called out in the Master Plan that has the center of  
20 the island and the opportunity possibly for this riverboat  
21 or other water activity could be lost. The developer may  
22 look at it and see it is a buildable site for commercial  
23 uses on the ground floor.

24 COMMISSIONER HANSON: I thought the Master  
25 Plan called for that all to be privately developed on that

1 site, other than, like you say, that little plaza in  
2 between.

3 MR. PETERSON: The Master Plan suggests two  
4 buildings on that site west of where the plaza would be.  
5 The Master Plan also makes some suggestions on building  
6 placement that we're finding difficult to fully realize all  
7 its potential.

8 The corner piece Master Plan seems to be  
9 working. And the idea on Plaza South isn't to forego all  
10 things called out in the Master Plan, but to look at take  
11 it above and beyond what was suggested in the Master Plan.  
12 There'd still be buildings -- building or buildings on this  
13 Plaza South site. It just may not be as the Master Plan  
14 suggested, office on the ground floor and condos on floors  
15 two and three.

16 If we can bring something to the commission and  
17 the commission can bring to the public something far better  
18 than the Master Plan, I'd hope the plan wouldn't be used to  
19 penalize us.

20 COMMISSIONER WAGNER: Anything further?

21 MR. PETERSON: Does that grocery list of  
22 suggested tasks in policies and properties seem acceptable?

23 COMMISSIONER NOVAKOVICH: I think so.

24 COMMISSIONER WAGNER: I think, yeah. Yeah.

25 COMMISSIONER HANSON: Want to call and see

1 if there's any comments?

2 COMMISSIONER WAGNER: Yeah. Did anybody  
3 care to comment or -- Cal?

4 MR. COIE: Can you hear me all right? Cal  
5 Coie, City of Kennewick.

6 The area there between the yacht club and where  
7 you have the boathouses that you have, that you're talking  
8 about, the south now, is there any plans -- I look at that,  
9 you have a full marina now and you have a waiting list now  
10 in the marina, is my understanding.

11 Do you have any plans, then, for more moorage,  
12 since that is revenue-bearing and the ports throughout the  
13 state of Washington traditionally have moorages and expand,  
14 like Everett, Edmonds, and whatnot. And it's an ideal  
15 position to have.

16 We have no more moorages in the Tri-City area,  
17 or room for moorages. Richland's yacht club's going to go  
18 one more spot, but -- upriver from their existing dock, but  
19 we just have no more inlets and whatnot like that that is  
20 perfect for moorage. So my question is kind of what -- if  
21 this south thing goes, is that going to take away and will  
22 we have enough parking for a future there?

23 Thank you.

24 COMMISSIONER WAGNER: The problem with that  
25 would be getting permitted to put shade on the water,

1 wouldn't it?

2 COMMISSIONER HANSON: It's no different  
3 than a steamboat.

4 MR. ARNTZEN: If I could take a shot at  
5 this one. I think there is plenty of geographical  
6 opportunity for this, if you know what I mean. There's  
7 plenty of distance in there. What do we have, Larry, six,  
8 seven hundred feet?

9 MR. PETERSON: No. 575 feet between the  
10 transient float and what would be a fair sized fairway for  
11 the yacht club of what could be considered open space. And  
12 this paddle wheeler or riverboat that has a -- what's the  
13 right word, a beam of --

14 MR. ARNTZEN: It's a 48-foot beam.

15 MR. PETERSON: A width of 48 to 50 feet.  
16 So there's potential for whether that's expansion of the  
17 yacht club docks or the additional docks, whether it's  
18 installed by the Port or the private sector.

19 To be honest, at one point we had some  
20 additional docks drawn in there. We've just completed two  
21 years ago a \$90 million marina project. There is -- there  
22 are other marinas in the area that are looking to make  
23 improvements, time to introduce additional slips. That's  
24 where the policy questions come in.

25 And I do not believe that the riverboat

1 excludes that potential. It may reduce by one row of slips  
2 that potential, but it's not a choice of the riverboat or  
3 something else, it's the riverboat and.

4 MR. ARNTZEN: Right. And I guess from my  
5 perspective, at the staff level I don't think we've taken a  
6 real serious look at putting in more Port-owned moorages.  
7 I think we've talked about it, but always like a gee whiz,  
8 you know, type of situation.

9 We've also thought about the opportunity of  
10 space being there in the event that the yacht club ever  
11 wanted to expand. So I think you've got it there. It's  
12 kind of like a bank account, you've got it there, but at  
13 least from the staff perspective, I don't think we brought  
14 any recommendations to the Port commission that we would be  
15 doing additional marina construction.

16 I will tell you this, that that marina project  
17 was a major, major project. It took everything we had, and  
18 it was a very substantial project. So if you'd ever want  
19 to look at something like that, I wouldn't say that it's  
20 not doable, I would just say that it's something that we  
21 really have to get our minds around.

22 I would suggest that with all of the other  
23 things you have in your work plan, that maybe, you know --  
24 let me put it this way. You don't see it in your work  
25 plan. I think that was by design.

1 COMMISSIONER WAGNER: Anything more?

2 MR. ARNTZEN: I think that covers it for  
3 Clover Island. Probably have --

4 MR. PETERSON: We're going to have -- over  
5 on Vista Field probably is going to take the most time.

6 MR. ARNTZEN: Okay.

7 MR. PETERSON: Columbia Drive. We've hit  
8 some of the high points here. Some of the suggestions are  
9 to continue with the mobile home park and moving out some  
10 of the last -- helping encourage those last few units to  
11 move out.

12 And there are a few dollars' worth that are  
13 probably needed, whether that's trimming some trees,  
14 cleaning up some of the junk that's left over, and we need  
15 to put some gates across. We have two openings that are  
16 ungated. When that park is empty, that is potential  
17 grounds for inappropriate activity and dumping, and so  
18 we're proposing putting in some metal gates similar, if not  
19 identical in design to the ones that are existing.

20 There are three openings currently. One of  
21 them does have gates, but that -- there's some dollars  
22 associated with that.

23 From a policy perspective, there's two things.  
24 One that's stated and one that's not here. One we're  
25 suggesting, from a policy standpoint, is hold the

1 properties until the bridge-to-bridge plan is complete and  
2 then look at the -- what the redevelopment opportunities  
3 are.

4 One thing that you don't see that's listed  
5 here, but by accident, it's also a policy, I'm not  
6 suggesting we go in and put a lot of money to go in and  
7 clean these various sites up until we know what's come of  
8 the bridge-to-bridge plan to start enhancing these sites  
9 and knocking down the remaining buildings so all can see  
10 Duffy's pond, and all we do is enhance the values.

11 Let's see what come of those bridge-to-bridge  
12 plans. And we won't tip our hands to, you know, will we be  
13 buying or won't be buying the property. That is a  
14 candidate for executive session in real estate standpoint,  
15 but this time I guess I'd go on the record and say I'd  
16 recommend we hold off on activities until we see what comes  
17 out of the bridge-to-bridge plan and what kind of  
18 commitment the City's willing to make.

19 Because it's too big of a project to undertake  
20 on our own and continue to buy properties until we know  
21 what could happen down there and what resources the various  
22 parties can bring to bear, it may not be a wise investment.

23 That's both policy that's stated, and then  
24 there's not to be forgotten to include those, what are we  
25 going to do about the properties that now become under our

1 ownership. The Durfee's Machine Shop, that becomes ours.  
2 We purchased it, but he has to be vacated out of that by  
3 December 31st. And there's a few other properties that he  
4 owns on Columbia Drive that have to be vacated as of  
5 December 31st.

6 And the Beaver's Furniture building site has to  
7 be vacated as of June 30. It wasn't that we forgot to  
8 think of it, it's -- we're not suggesting that you put  
9 money into those sites until we know what the grand plan  
10 for bridge-to-bridge areas is.

11 We're also suggesting -- there's not a whole  
12 lot of dollars associated with it, but stay engaged in the  
13 bridge-to-bridge process to make sure -- to do our  
14 darnedest to make sure we have a plan that works for the  
15 Port and the public.

16 COMMISSIONER NOVAKOVICH: I think I'd agree  
17 with you, Larry.

18 COMMISSIONER WAGNER: Uh-huh.

19 MR. ARNTZEN: One other point I'd like to  
20 raise, I think we covered it last meeting, but I want to  
21 make sure that I'm clear on that, is we've had a couple  
22 requests for reuse of some of the existing buildings there.  
23 And we had an opinion letter from the Arculus firm that did  
24 our Columbia Drive Master Plan, indicating that that would  
25 probably be an inappropriate use and that it would

1 discourage us from leasing the buildings on an interim  
2 basis.

3 I just wanted to make sure I was clear on that,  
4 because we do have at least one small business that asked  
5 about that. So I want to be clear in what my response to  
6 them would be. And I believe the response would be that  
7 we're not interested in interim leasing the buildings, if  
8 that use makes it inconsistent with the Arculus plan.

9 COMMISSIONER NOVAKOVICH: That's what I  
10 remember, and I think we even decided not to spend the  
11 money to rehab those buildings, too.

12 MR. ARNTZEN: Correct.

13 COMMISSIONER NOVAKOVICH: And use that  
14 money elsewhere.

15 COMMISSIONER HANSON: When is this plan  
16 supposed to be completed?

17 MR. ARNTZEN: Well, we have completed what  
18 we set out to do on the phase one Arculus plan. What we're  
19 discovering now, couple things, one is I was not prepared  
20 for the community buy-in and acceptance of your Arculus  
21 plan. I think it took me by surprise.

22 Two is now with the bridge-to-bridge planning  
23 efforts, we see a continued role for the Port to be at the  
24 table. And, three, to be very blunt with you, I see -- I  
25 see a more difficult process in front of us of getting our

1 plan to mesh with the City's plan.

2 I think the City's taking a very, very  
3 different viewpoint of this than we have, and I think it's  
4 going to be more difficult, but perhaps more meaningful, to  
5 stay engaged with this. It's going to cost you some more  
6 money. The City's, in my opinion, going on a different  
7 path with this, and it could create some difficulties for  
8 us with our plans.

9 So we may have to get to a phase 2 of this just  
10 simply to be defensive -- you know, kind of a defensive  
11 maneuver to protect what we've accomplished in our phase  
12 one plan.

13 COMMISSIONER HANSON: What do you perceive  
14 as a completion of all these plans, so we can make some  
15 decisions?

16 MR. ARNTZEN: Time-wise or process-wise?

17 COMMISSIONER HANSON: Time-wise.

18 MR. PETERSON: Bridge-to-bridge plan on the  
19 City schedule, and Mr. Frost could correct me, I believe  
20 it's going to the planning commission in June and city  
21 council in July.

22 COMMISSIONER HANSON: So August or  
23 September, then, we can revisit this?

24 MR. PETERSON: There may be legal  
25 requirements to wait 60 days to pull that into their

1 overall comprehensive plan, but this is a -- the public  
2 process, public hearing input happens in June and July in  
3 front of these appointed, elected bodies. And then  
4 September, October time frame, the ink is dried on the  
5 document. Is that --

6 MR. FROST: That's my understanding.

7 MR. ARNTZEN: However, if you have an  
8 inconsistent -- if you have two inconsistent products, then  
9 I'm not sure how you correct that. So I think it's  
10 important that we stay involved with this.

11 You'll hear a little bit more discussion on the  
12 schedule where I have another thought that I'd like you to  
13 consider at that time, as new information has come up. But  
14 I will tell you, it's been a real upstream swim on this  
15 thing, from my perspective, on trying to get our plan to  
16 become consistent with the City's plan. I think they're  
17 looking at it from a vastly different planning mechanism.

18 COMMISSIONER NOVAKOVICH: It's been  
19 really -- I was going to report under commissioner reports,  
20 but maybe this is more appropriate to do this here. It's  
21 been extremely difficult dealing with Mr. Beckwith and the  
22 City of Kennewick on this to show them, you know, the  
23 Port's already done some of this stuff and how does it  
24 blend in.

25 And I think that you probably brought it out as

1 clear as it can be, we can't have two plans. We finally  
2 were able to meet with -- can I talk about this now?

3 MR. ARNTZEN: Sure.

4 COMMISSIONER NOVAKOVICH: It's finally okay  
5 to meet with them last, I believe, Tuesday or Wednesday,  
6 and we met with several people from the City and several  
7 people from Beckwith, with Mr. Beckwith pretty much taking  
8 the lead. And Steve Mallory was there, I believe, and Tim  
9 and I and the City's head of planning and their new interim  
10 planning director that was hired and a couple people from  
11 Beckwith.

12 And for the first 55 minutes, I would say, it  
13 was Mr. Beckwith grilling Tim and the Arculus people, Steve  
14 Mallory, on nonsensical stuff. And just how can you do  
15 this, why can you do that. I mean, it was so silly that it  
16 was stuff that we could have turned around and asked them  
17 just as well.

18 But he was very adamant, very firm, and  
19 wouldn't give any ground to the point of where right  
20 about -- we started at 11, right about five to 12, Tim  
21 finally called a spade and spade and said, "I don't know  
22 what we're doing here." He says, "This is really a waste  
23 of time. All we're doing is talking in circles. You're  
24 grilling us, we don't have these answers. We've offered to  
25 give you the information you're asking. You didn't want

1 it, and now you're asking for it."

2 And Steve said, from Arculus, he had it right  
3 there. They finally agreed they wanted it. And after  
4 about another 20 minutes, we finally agreed that maybe if  
5 the Port sent some recommendations and requests to the City  
6 to at least consider what we've already done and fold this  
7 in and a few other things, that they would take a look at  
8 it.

9 They asked for that, and I believe the next day  
10 a letter went over requesting some things, so --

11 MR. ARNTZEN: That's correct.

12 COMMISSIONER NOVAKOVICH: -- Tim, you can  
13 fill in the blanks, but I'll tell you, sitting there was  
14 extremely frustrating.

15 MR. PETERSON: Well, I guess my editorial  
16 on the bridge-to-bridge planning process, there are some  
17 uses that are being suggested in the City's bridge-to-  
18 bridge plan being conducted by Beckwith we're finding it's  
19 tough to fit with what the Port's called out in our Arculus  
20 plan.

21 But the other one that's even a bigger concern  
22 to me is if the Port looks at this, they need to be bold  
23 and we need to be active. There need to be bold steps  
24 taken to initiate and continue redevelopment of Columbia  
25 Drive area. And the City is, our perspective, my

1 perspective, is taking a very passive position.

2 This is not an area which will take care of  
3 itself. Some bold steps need to be taken by the public  
4 sector to get the redevelopment to occur, to roll it down  
5 in this area. That's going to be one of our bigger  
6 concerns.

7 We can probably get the maps squared away. But  
8 it's the -- when it comes to the implementation side, if  
9 they're not, in the City, going to be pulling all the tools  
10 out of the toolbox and taking some bold steps, additional  
11 investment at Columbia Drive at this time may not be  
12 warranted.

13 COMMISSIONER NOVAKOVICH: And some of the  
14 excuses that Mr. Beckwith made referring to various legal  
15 things, having to do with tools in the toolbox kind of  
16 thing, we found out later were completely untrue. And it  
17 was -- it was just really, really frustrating. Very, very  
18 frustrating.

19 In fact, you could say that what I think the  
20 City is trying to say is okay, so we looked at this plan in  
21 2002, we looked at the Arculus plan that the Port has, you  
22 know, wow, that's neat, but let's just throw those away.  
23 And here's what we want, and we're going to let the market  
24 drive it, which is really what's happened on Columbia Drive  
25 since it was founded.

1                   The whole idea was, you know, let's have some  
2 guidelines on what we do to this place because it's  
3 riverfront property. You know, it's valuable, it's an  
4 entrance to the city, it's probably some of the most  
5 valuable property that there is. But their view is, let's  
6 let the market drive it as it has for the last hundred  
7 years. Makes no sense.

8                   MR. PETERSON: Policy suggestion would be  
9 hold the project until the bridge-to-bridge process is  
10 complete. That's been somewhat of a tough one, as we've  
11 had some questions on it, is the piece of property  
12 available, what piece?

13                   And we want to make sure that we can run the  
14 table, rather than just maybe make one shot and sell off  
15 half the mobile home park and sell the frontage on Duffy's  
16 Pond. That would be the suggested policy.

17                   COMMISSIONER NOVAKOVICH: That makes sense.

18                   COMMISSIONER WAGNER: I agree.

19                   MR. PETERSON: All right. We're going to  
20 to go pretty quick through Spaulding Business Park. That's  
21 been fairly successful. We have some projects that are  
22 already under contract, already contracted for a little  
23 less than \$100,000 and we're looking to revise the street  
24 lights in that area.

25                   The bids on that project came far below our

1 budget. The street lights had problems ever since they  
2 went in. The City's looking at establishing a standard in  
3 the Y -- excuse me, island view area and possibly the Port  
4 was to change up the 19 existing fixtures. That would be  
5 the standard for the overall island view area.

6 I believe the tenants could testify the lights  
7 break, they fall off. It's an interesting design, but from  
8 a functioning standpoint, it just doesn't work.

9 Our suggestion, from a property management  
10 standpoint, would be continue marketing the properties that  
11 are available. At this point it's a five-and-a-half-acre  
12 freeway front and approximately two-and-a-half to  
13 three-acre interior piece.

14 COMMISSIONER NOVAKOVICH: Just a question  
15 on Spaulding, nothing to do with this, but what's Dr.  
16 Keyshore (phonetic) doing? Or where that's at or --

17 MR. PETERSON: His project's on the  
18 intersection, what's -- oh, there's the street names --  
19 Fowler and Spaulding Avenue. It's a three-and-three-  
20 quarter-acre site. He's building a 40,000-square-foot  
21 building. 10,000-square-foot footprint, a four-story, a  
22 lot of brick and glass on the structure. Steel has been  
23 delivered to the site at this point in time.

24 COMMISSIONER NOVAKOVICH: So he's gone  
25 through all his permitting confusion stuff, and that's all

1 taken care of?

2 MR. PETERSON: Yes.

3 COMMISSIONER NOVAKOVICH: Okay. Thank you.

4 MR. PETERSON: And he has employed  
5 architects, and the site plan's been reviewed, and there's  
6 landscaping. And the design meets covenants, and the  
7 building appears very attractive. Shot that through a  
8 couple of existing tenants. Beyond looking at the  
9 covenants, we think it's what coming to the neighborhood,  
10 it's received positive comments.

11 COMMISSIONER NOVAKOVICH: Okay. Thank you  
12 very much.

13 MR. PETERSON: West Richland. This has  
14 several potential revenue-generating sites. The spending  
15 money on a roadway, that opens up the two additional  
16 parcels identified in blue as the one-acre site with Black  
17 Heron Distillery, and then we have two additional  
18 properties, both one acre, in behind.

19 We're designing right now and constructing in  
20 April and early May a roadway to serve both the Black Heron  
21 Distillery and the two additional parcels. That was a  
22 commitment that was made to the City of West Richland, to  
23 slice up the dirt and sell the one acre to Joel Tefft, to  
24 Black Heron Distillery. And we had a requirement we had to  
25 put in the structure. That's -- those are dollars that's

1 enhanced the remaining pieces.

2 Suggestion on -- from a management standpoint  
3 would be to consider or market selling off that interior  
4 piece, sell or lease, and hold the back one-acre parcel as  
5 a future site for developing a revenue-generating building  
6 similar to the development buildings out on Oak Street.  
7 Possibly very close to the kind of development, 12,000-  
8 square-foot, four-bay building.

9 Could be used for a variety of activities,  
10 whether it's warehousing or something associated with the  
11 wine industry, being a little sensitive to the area and  
12 looking at putting in an attractive facade. And not just  
13 on the front, but on all four sides of the building being  
14 attractive.

15 That's the idea. Hold the back piece for a  
16 future development, revenue-generating building in West  
17 Richland and market the interior piece.

18 Racetrack property, 92 acres, received an EDA  
19 grant. And the suggestion would be to hold that piece  
20 until the planning process is complete on that. That's  
21 again, figure out what we want on that site and then find  
22 out where -- what and where the Port may fit in and where  
23 the private sector could step in, rather than sell off a  
24 10- or 20-acre parcel now to maybe generate some dollars.

25 Also, the urban growth boundary amendments are

1     underway.  And the city limits and the utilities that are  
2     adjacent to the site, with substantial utilities stuck to  
3     the site with city limit urban growth boundary  
4     right-of-way.  Once that boundary is modified and the  
5     property is within the city limits, value increases and  
6     opportunities increase.

7                   COMMISSIONER HANSON:  Where is that at?  It  
8     was challenged.

9                   MR. PETERSON:  It was challenged, the City  
10    resubmitted information.  Benton County has to go through a  
11    public hearing process and then resubmit to the growth  
12    hearings board in June.  So if -- time frame would be -- we  
13    have --

14                   COMMISSIONER HANSON:  July.

15                   MR. PETERSON:  -- the answer in July.  The  
16    answer may be -- it's being kicked back, it's being  
17    reconsidered, but the next decision point is late June,  
18    early July of 2010.

19                   And that would be the suggestion, to hold that  
20    property.  It does have substantial water rights.  There's  
21    potential of those water rights to either benefit our  
22    development part of the city of West Richland to help them  
23    with their municipal system or possibly transfer some of  
24    those rights up to Red Mountain and enhance the value of  
25    Red Mountain.

1                   What KID does with water movement up there  
2 affects that Port's decision. And I see Joetta Rupert from  
3 KID here, so she may have just something to add when it  
4 comes to the question or comment on Red Mountain ideas,

5                   MS. RUPERT: We're very excited about the  
6 Port having that property there. We have property at the  
7 Red Mountain area, as well, that we're holding until we  
8 have some further studies done. We're also awaiting the  
9 West Richland Comp Plan amendment decision, so we're  
10 anxiously looking forward to something breaking loose this  
11 year. And we're working diligently to get that water up to  
12 Red Mountain, as well.

13                  MR. ARNTZEN: Commissioners, I want to make  
14 sure that you have all the information in front of you that  
15 you need. I think it's fairly significant regarding the  
16 two little parcels up behind Black Heron. Again, I want to  
17 emphasize that we would hold the -- is it the rear parcel,  
18 Larry, that you want us to hold?

19                  MR. PETERSON: Yes. That would be the  
20 suggestion.

21                  MR. ARNTZEN: And we'd market the middle  
22 one. So I want you to be fully aware of that. And then  
23 over on the racetrack property, I think the proposal  
24 contained in this document is that you hold the entirety of  
25 the site.

1 I will tell you that there will be some  
2 discussions coming from your development partners in West  
3 Richland to maybe do some things other than that. I don't  
4 think they're really honed in yet on what it is they want  
5 to ask of us, but I can tell you that we've been having a  
6 lot of discussions with them. Commissioner Novakovich, you  
7 were part of some of those discussions.

8 So I just want to caution you that while we  
9 think this is a very good plan to go forward, I think  
10 you'll be receiving some input from the city of West  
11 Richland as far as maybe some different opportunities.

12 So I guess we need to make sure that we  
13 understand, from a policy point of view, how we would  
14 respond to that. Would we as staff members say, "This is  
15 what's in our plan, and you can sure visit us in September  
16 when we tweak this plan again to maybe get some different  
17 things on the table," or do we say, "Well, we'll sit down  
18 with you and see what specifics you have"?

19 COMMISSIONER NOVAKOVICH: I think, as you  
20 said before, that this has to be a living document. I  
21 think policy-wise we state right now that we do exactly as  
22 staff recommends, but if anything comes forward  
23 unsolicited, that we take a look at it at the time.

24 MR. PETERSON: I guess a comment on the  
25 comp scheme process. We have two things. We have a site-

1 specific Master Plan that's been funded through EDA,  
2 Economic Development Administration. It gets down to the  
3 ground level and talks about what suggestions, being  
4 infrastructure, building sites. And the comp scheme is  
5 more of a 20,000-foot level on philosophies.

6 But not only would it help the Port formalize  
7 our philosophy going forward the next 20 years, but it's  
8 also going to help/force our development partners to lay  
9 out their five or six projects. And then we can say, "We  
10 can't do them all, we need to prioritize what's important."  
11 And we can find common ground that we can, as a Port  
12 district, help our development partners with.

13 But it can't be all things, all projects to --  
14 for entities. So it's going to help us and it's going to  
15 help our partners refine our tasks for the next 10 to 20  
16 years.

17 COMMISSIONER HANSON: When is the study  
18 going to be done on that parcel on grant funding?

19 MR. PETERSON: We have not started that  
20 process.

21 COMMISSIONER HANSON: But it's in the mill,  
22 or we've got grant funding to do it?

23 MR. PETERSON: It's about a six-month time  
24 frame. We'd like to roll that out in June and get that  
25 completed December, January of 2011.

1                   COMMISSIONER HANSON:  At that time, it  
2                   would probably highlight parcels in there that are --  
3                   probably could be on the market, any big chunks or anything  
4                   like that, too.

5                   MR. PETERSON:  And we would also know what  
6                   we're marketing.  It would help us, I guess, going down  
7                   that path, we would know what we were marketing.  We could  
8                   also tell these prospective buyers and developers what  
9                   their neighbor would be and how it fits in, versus just  
10                  selling a 10- or 20-acre parcel.  And they may be bonded  
11                  wine warehouse, it may be hay storage.  We want to, again,  
12                  be able to run the table, not just make one shot.

13                  COMMISSIONER NOVAKOVICH:  Then I think I  
14                  retract my statement and just say that hold those  
15                  properties until we know exactly what we're doing with  
16                  them.  And wait 'til that client comes forward, so we can  
17                  do this whole thing correctly, make a decision properly.  
18                  Is that good?

19                  COMMISSIONER WAGNER:  Yeah.

20                  MR. ARNTZEN:  Thank you.

21                  MR. PETERSON:  Although it's in the book,  
22                  the information that Tim put together related to Vista  
23                  Field, we have several suggestions in here, but there's the  
24                  suggestion that the -- update 2006 Master Plan.  I believe  
25                  that's a resolution for your consideration a little later

1 in the meeting, to at least authorize application for those  
2 grant dollars.

3 But there are executive directions put  
4 together, the kind of a yes and no questions of key  
5 components, and maybe it's time to run through.

6 MR. ARNTZEN: You know, why don't we do  
7 this. This is, if we could, with your permission, we have,  
8 under item 7, the Vista Field Interim Action Plan. Perhaps  
9 we could move that up on the agenda now, and we could go  
10 through that.

11 I think most of the materials contained in this  
12 larger document, the Interim Action Plan, are contained in  
13 the suggested work plan that you have in front of you. So  
14 if we could do it that way, I'd like to just run through  
15 this quickly. And I can hit most of the bullets, and then  
16 maybe Larry can pick up the bullets that are in your bound  
17 document that we missed.

18 Would that be appropriate?

19 COMMISSIONER WAGNER: I think that would be  
20 fine.

21 MR. ARNTZEN: Do we have this sheet up here  
22 somewhere, Teresa? Teresa's going to try and get to this.  
23 And I apologize that we didn't give Teresa notice that we  
24 may ask to do this. If we can get to it, then you can  
25 follow along with me.

1                   And I guess I feel a little bit better about  
2 where we're going with Vista Field today than I did two  
3 weeks ago. So I think we've had a chance to kind of look  
4 at some of this and see that we -- you know, it would --  
5 what I think the public wants is to see some action taking  
6 place at Vista Field, but to see it done in such a way that  
7 it's thoughtful development, rather than just haphazard  
8 action out there.

9                   Just to get this page here. Yeah. Here we go.  
10 And you can see what I've done on this document is kind of  
11 give you a little box where you agree, disagree. And  
12 whether you actually use that in your copies that have been  
13 provided to you over the weekend or whether we want to just  
14 run through it now, I think we can make some headway here.

15                   Let me start at item 1A, and this is the --  
16 item 1, I think, is the nuts and bolts of this thing.  
17 First thing that we'd ask you to weigh in on is the fact  
18 that if we get any proposals turned in on development  
19 opportunities from the private sector at Vista Field, I  
20 think we need to know what document, you know, what  
21 regulations we judge that proposal according to.

22                   What I would suggest, the document is the  
23 adopted 2006 JUB Master Plan. That's what we have in place  
24 now, that's our planning document, that's our legally  
25 accepted document. So if you have a proposal turned in for

1 -- actually, go back. I think we had it on the first one  
2 there. Oh, okay. She has an older version of it up there.

3 But anyway, I don't know that you need this  
4 overhead here to kind of help you with these decisions.  
5 What we would do is we would propose that any proposal that  
6 comes in is judged according to your accepted 2006 Master  
7 Plan. Okay.

8 And then the first amendment that we would  
9 request to that is some airport development guidelines. So  
10 what the building standards would look like. And that was  
11 provided to you in your packet of materials and draft  
12 design guidelines.

13 It's not anything you have to approve today,  
14 but I'd like to get the authority from you to send those  
15 out to the community and the airport users, the community  
16 members and city members, to take a look at the development  
17 guidelines as to what these buildings would look like.

18 COMMISSIONER NOVAKOVICH: You want comments  
19 on each one of these as we go through?

20 MR. ARNTZEN: Please.

21 COMMISSIONER NOVAKOVICH: Okay. Well, I  
22 guess I would agree with A and B.

23 COMMISSIONER HANSON: B, I talked to Tim  
24 this morning about, and I thought that the concept was  
25 great, but I thought there -- a little detailed for some

1 aspects of where we're trying to specify thickness of  
2 concrete and this type of thing.

3 I think that's more of an architectural than us  
4 putting our stamp on it. But those are the only comments  
5 that I had. The concept was fine.

6 MR. ARNTZEN: Okay. And Teresa is still  
7 trying to get that sheet up there, but -- so basically,  
8 then, what I'm hearing is we'll go ahead and use the  
9 accepted -- there, she's got it. We use the accepted JUB  
10 Master Plan for our interim yardstick, if you will, to  
11 measure any proposals that come in, and we immediately  
12 solicit these airport design standards to the community.

13 I think the people that would be very, very  
14 interested in these would be the people that are going to  
15 be proposing to build things out there. So we'll get these  
16 documents out, give it a reasonable chance to circulate in  
17 the community, and bring you comments.

18 Then we'll move down to item C. Per direction  
19 provided at the last commission meeting, we have now  
20 essentially got all of Vista's hangers leased. So Dan's in  
21 the process of getting that done, but that was a pretty  
22 easy task. We had a waiting list, so I think we can just  
23 check that off your list, the Vista hangers.

24 COMMISSIONER WAGNER: We agree with that.

25 MR. ARNTZEN: Good. Thank you. I thought

1 it was clear from the last meeting, so I guess I didn't  
2 have to ask for a second opinion on that one.

3 We're now down on item D. This bullet says the  
4 Port staff will immediately solicit proposals for FBO  
5 operations, utilizing the current FBO and using the FBO  
6 documents that we had when we brought Mr. Tuttle in.

7 Now, since that time, I think this has spurred  
8 some discussion. One of the other options could be to have  
9 JUB take a look at this as one of the many things that they  
10 will help us look at when we're doing the minor tweaking to  
11 the 2006 Master Plan.

12 COMMISSIONER NOVAKOVICH: I'd like to see  
13 JUB do that because I'd like to see a feasibility study  
14 done on, one, remodeling that current building. Does that  
15 make sense? You know, what's the cost benefit of that?

16 Because when I read through this thing, it  
17 sounds like, or at least from what I'm hearing, it sounds  
18 like it may take us \$20,000 a year to operate that  
19 building, and we may get \$475 a month. So to me, that  
20 sounds like a pretty losing proposal right now. Especially  
21 if JUB can come up with some better ways of doing things in  
22 a short time frame.

23 You know, I'd also like to -- I didn't see  
24 where it was in the JUB thing, but I guess looking at the  
25 FBO, because I think it's pretty critical, from listening

1 to the pilots and stuff, that the FBO be there as soon as  
2 possible, but be successful and be viable for long term.  
3 So maybe a whole study of that building, what would it cost  
4 to demolish it, what would it cost to build a new one, what  
5 would the new one look like, what would the uses be.

6 I think Tim showed us last time that there was  
7 a lot of public amenities associated with it. How can we  
8 turn that thing into an income-producing property besides  
9 just the FBO use? And I would like to see JUB consider  
10 that when they do their updated 2006 plan.

11 MR. ARNTZEN: As a matter of procedure,  
12 that will be coming to you next on the agenda in the  
13 resolution here in a few minutes, once we get done with our  
14 planning workshop. So if you wanted to do that, I could  
15 ask Dan whether or not that is in the scope of work --

16 COMMISSIONER NOVAKOVICH: Okay.

17 MR. ARNTZEN: -- that JUB will be  
18 proposing. If it's not, we can certainly amend that scope  
19 of work. So procedurally that's how I would suggest we  
20 handle that one.

21 COMMISSIONER NOVAKOVICH: Okay.

22 MR. ARNTZEN: To just comment on the merits  
23 of it, it is a little bit unclear to staff right now at  
24 this very moment of how we would make a good recommendation  
25 to you on what we should do with the FBO.

1            Couple things you can do, you could put  
2 somebody in, say, Mr. Muster's hanger across the way that  
3 we purchased a year ago. You could do that. One of the  
4 problems would be most of the FBO activity has always been  
5 centered on the opposite side of the runway, the one I like  
6 to call the north side of the runway.

7            You have your fueling system there, you have  
8 your tiedowns. But you could move the FBO all the way over  
9 to the south side, either as a permanent or a temporary  
10 basis. One option you have.

11           The other option would be to put somebody in  
12 the current FBO building that's on the north side of the  
13 runway. And that's the one, Commissioner Novakovich, you  
14 were talking about that has some problems with insulation  
15 and some other things. But you could immediately put  
16 someone in that building.

17           Another option you would have with that one is  
18 maybe not putting somebody in it right away, dusting off  
19 the old plans we had, where we had Terry Thornhill look at  
20 where we dump about \$600,000 into that building and upgrade  
21 it. So there's various things you can do.

22           And then I guess another one is maybe the  
23 building is torn down and a new one is either built on that  
24 same footprint or somewhere nearby. Now, to be honest with  
25 you, I don't really have a recommendation for you on any of

1 those alternatives. There could even be other alternatives  
2 with it.

3 So I suppose if we were thinking of either  
4 tabling this item or asking JUB to add that to their task  
5 or to take a quick look at it in, say, a maximum of 90  
6 days, those would probably be helpful suggestions for us  
7 because I really don't have anything to tell you right now,  
8 other than I will implement whatever policy you come up  
9 with, with respect to that building.

10 Now, one school of thought might be, well, here  
11 they go again, dragging their feet, but I think the other  
12 school of thought is it might provide us with a better  
13 range of alternatives if we took a deep breath and took a  
14 look at this thing.

15 One of the alternatives might even be to  
16 eventually get a new FBO building in there, which I think  
17 would make the airport users quite happy. It would  
18 probably make the city quite happy if you took something  
19 old down and built something new that better fit with the  
20 entertainment district.

21 So on this one, I'm going to have to -- I guess  
22 I'm going have to vote present, but I guess I don't get the  
23 luxury of voting, but I do think it would be bad for me to  
24 advise you right now at this present meeting on which of  
25 those options you should do, other than maybe tabling it or

1 asking JUB to put it in their scope of work.

2 COMMISSIONER WAGNER: I think I'd like to  
3 have JUB put it in their scope of work so that we can take  
4 a look at some different alternatives and not just blindly  
5 say, "Tear it down and build a new one."

6 COMMISSIONER HANSON: Oh, I would agree  
7 with you, but I'd like to see somebody in there, too. I  
8 guess what I would like to do is table it to the next  
9 meeting so we can do a little more research and see what  
10 other possibilities may be out there.

11 COMMISSIONER WAGNER: Yeah, is there  
12 anybody that figures that it's it not suitable right now,  
13 that a temporary FBO could go in there and use it while  
14 we're --

15 COMMISSIONER HANSON: I think it's just  
16 fine.

17 MR. ARNTZEN: We think you could put a  
18 temporary FBO in there. However, my personal reservation  
19 with that, and I think I stated it a little bit at the last  
20 meeting, is if you put somebody in temporarily, they're  
21 going to have an expectation of some assistance with being  
22 relocated. And you know that you had to break out your  
23 checkbook previously to that.

24 I do have a little bit of a concern that if you  
25 put somebody in there, that getting them out, whether it's

1 temporarily to put them in a new building, or permanently  
2 because you've decided something different, might be a bit  
3 problematic, regardless of what language you put in any  
4 contract. So I think that --

5 COMMISSIONER WAGNER: It's going to take --  
6 excuse me.

7 MR. ARNTZEN: Go ahead.

8 COMMISSIONER WAGNER: If it's going to take  
9 several months or so for JUB to come back with alternate  
10 proposals, I could see this renting it out for six months  
11 or better, rather than having an empty lot there.

12 COMMISSIONER HANSON: I can too.

13 COMMISSIONER WAGNER: I don't like that  
14 idea. I think the pilots deserve and need an FBO.

15 MR. ARNTZEN: I -- yes, but then I don't  
16 think you can bring a temporary FBO in there in a matter of  
17 months or for a matter of months. I don't think that's  
18 feasible. What you might find is if you put somebody in  
19 there even temporarily, that that person might stay there  
20 three to five years, you now how things kind of move on.

21 If that's acceptable to the Port commission and  
22 the public, I think that's something that staff could  
23 implement.

24 COMMISSIONER HANSON: Why don't we consider  
25 doing a three-year contract or four-year contract and maybe

1 leave it there. But I'd still recommend that we just hold  
2 it until the next meeting to see what fleshes out between  
3 now and then.

4 MR. ARNTZEN: Well, there is -- I think  
5 that's a good point. Because we have had innuendo, if you  
6 will, from private developers that they may bring proposals  
7 forward. I haven't seen any come directly in. So I think  
8 one thing that I would recommend over making a decision  
9 right now on that building is the at least tabling of it to  
10 give us at least two weeks to find out if there's any  
11 private sector party that would come in.

12 I mean, what would happen if you made a  
13 decision right now, let's fill the FBO building, and you  
14 have another private developer that said, "Gosh, I wish you  
15 wouldn't have done that, I was prepared to come in and  
16 build an FBO and operate it myself."

17 I don't know that that's the case, but I -- I  
18 guess the one thing that maybe wouldn't be my number one  
19 alternative for you to consider is making a decision today  
20 on what to do with the FBO situation.

21 COMMISSIONER WAGNER: No, I never meant to  
22 infer that we should try and go out tomorrow and hire  
23 somebody to come in there. But what I was thinking is if  
24 we can get them in there, if we can get JUB's proposals,  
25 get them working on those, and then have a month or two

1 maybe yet before we get somebody in there on a temporary  
2 basis. It could be a three-year lease or five-year lease,  
3 or whatever we can -- after we've determined what we think  
4 would be the way to go.

5 COMMISSIONER NOVAKOVICH: I have a  
6 financial concern. What's it cost to operate that  
7 building? Because I see from the Tuttle lease --

8 MS. FINE: It's been pretty expensive. I  
9 think one of the years the utilities were about 15 to 17  
10 grand.

11 COMMISSIONER NOVAKOVICH: Just -- and we're  
12 responsible for the utilities according to our Tuttle  
13 lease.

14 MS. FINE: Well, we did on the last one,  
15 but it would be really hard to pass it off on a new one.

16 COMMISSIONER NOVAKOVICH: And Tuttle was  
17 paying like 475 a month?

18 MS. FINE: I think it was 450.

19 MR. CRYER: I think it got up to 475. One  
20 of the issues with the utilities, is it's not separately  
21 metered for the multiple tenants.

22 COMMISSIONER WAGNER: Right.

23 MR. CRYER: And, of course, the building is  
24 not energy efficient. And I would also like to mention  
25 that making determinations about the FBO location and needs

1 is a part of the scope of work we're going to look at later  
2 for this Master Plan.

3 So there's two issues. One is, where is it,  
4 and the other is, you know, is it adequate for the use.  
5 And you might recall that one of the problems that Mr.  
6 Tuttle had was that the hanger space was insufficient for  
7 his business to grow. But -- so this is to be considered  
8 in the Master Plan update if we don't address it earlier  
9 with JUB.

10 COMMISSIONER NOVAKOVICH: See, leasing it  
11 out, I don't know, I just go back to leasing it out for 475  
12 a month and taking a \$10,000-a-year loss on it just on the  
13 utilities alone just doesn't make a lot of sense.

14 COMMISSIONER HANSON: Well, it broke even  
15 when we had the whole thing leased out, didn't it,  
16 basically?

17 MS. FINE: But it was mainly because we had  
18 the Tri-City Group --

19 COMMISSIONER HANSON: But we have the  
20 square footage that we could lease out if we -- if we had  
21 someone in there for three years, we could possibly, I'm  
22 not saying we could, but we could lease out the remainder  
23 of it, too. But --

24 COMMISSIONER NOVAKOVICH: I guess waiting  
25 for a couple weeks and seeing what other alternatives are

1 there. Is there a possibility of JUB just looking at the  
2 FBO issue separate from the rest of it, and then folding it  
3 into the 2006 plan so we could get that part of it done  
4 sooner?

5 MR. ARNTZEN: I guess I'd defer to Mr.  
6 Cryer. Do you know their workload and so forth?

7 MR. CRYER: Well, we're in the process of  
8 getting a task order with them for more general work  
9 outside the Master Plan. I don't know that they could have  
10 something for you in two weeks, but we could task them with  
11 that and get them working as soon as possible.

12 MR. ARNTZEN: What would happen if we -- if  
13 we brought them onboard, give me the -- well, I probably  
14 have the authority already to do it under my delegation of  
15 authority. Let me bring JUB on on a separate contract,  
16 probably not more than a few thousand dollars, give them a  
17 deadline of 30 days. We come back in 30 days and bring you  
18 everything we've got, and you'll make your decision in 30  
19 days based on the best available evidence.

20 Does that seem workable?

21 COMMISSIONER NOVAKOVICH: Just regarding  
22 the FBO.

23 COMMISSIONER WAGNER: Yeah, that's what I  
24 was going to say.

25 MR. ARNTZEN: Just regarding the FBO.

1 Because then I think you do owe it to yourselves and the  
2 public to make a decision. I think 30 days is probably a  
3 reasonable time that we can make some compromise here, we  
4 can get JUB working right away on this.

5 COMMISSIONER HANSON: Actually, if you look  
6 at our next commission meeting, it's almost four weeks, is  
7 that right? April 13th?

8 COMMISSIONER WAGNER: Probably about right.

9 COMMISSIONER HANSON: So it's -- apparently  
10 it's a long run between commission meetings. They may be  
11 able to get back to us.

12 COMMISSIONER WAGNER: Three or four weeks.

13 MR. ARNTZEN: The other thing is that I  
14 don't think we have received any proposals. Maybe what we  
15 could do is kind of put out an informal request for  
16 proposals. So hopefully we would have at least some  
17 indication of who might be interested in this interim time,  
18 as well.

19 I mean, I don't want to be -- it's one thing to  
20 try in an open meeting to brainstorm here, sometimes it can  
21 lead to disastrous results, but what I'm trying to do is  
22 create some situation here that gives a compromise to, I  
23 guess, both sides of this argument.

24 COMMISSIONER WAGNER: Tammy, do you --

25 MS. FINE: I was just going to ask a

1 question if you guys were to going to incorporate in the  
2 plan that kind of a cost benefit analysis on the  
3 alternatives that Tim mentioned, whether we leave the FBO  
4 as-is, does it make financial sense there, or tear it down  
5 and rebuild or do the improvements as called out in the  
6 Master Plan.

7 COMMISSIONER NOVAKOVICH: I would like to  
8 see that.

9 COMMISSIONER WAGNER: I would too.

10 MS. FINE: Then we can figure out how much  
11 it costs versus the revenue on each one of those scenarios.

12 MR. ARNTZEN: Okay. I guess what I'm  
13 operating under, then, is somewhat of a consensus that  
14 you'll give me 30 days to bring all this back in, in a  
15 contract with JUB.

16 COMMISSIONER HANSON: Well, 30 days or an  
17 update at the next meeting. That's three weeks. That's  
18 not quite -- it's 21 days, isn't it?

19 COMMISSIONER WAGNER: Well, let's do 30  
20 days. We could make you or break you.

21 MR. ARNTZEN: I could just sure give you an  
22 update as to where we are in this process. We should be  
23 roughly halfway through.

24 COMMISSIONER WAGNER: Right.

25 MR. ARNTZEN: The other thing I might

1 suggest, and I apologize if I sound like I'm trying to run  
2 the meeting, but I know you have some pilot airport users  
3 in the room that may want to offer their thoughts on this  
4 level of discussion.

5 COMMISSIONER NOVAKOVICH: I think that  
6 would be good.

7 COMMISSIONER WAGNER: I don't think we're  
8 going to have any trouble.

9 MR. CLAYHOLD: I'm Don Clayhold of  
10 Kennewick. And I said when I came to this meeting that I  
11 was going to stay silent.

12 I just wanted to say that I really appreciate  
13 Tim's efforts here in trying to sort this out. These are  
14 things that personally I hadn't considered, probably very  
15 few of us here did, too, of the complications of trying to  
16 get an FBO in there at the same time that you're either  
17 going to redo the building or you're going to build a new  
18 one. And I would say my perspective is take the time and  
19 do it right.

20 COMMISSIONER WAGNER: Thank you.

21 COMMISSIONER NOVAKOVICH: Thank you.

22 COMMISSIONER WAGNER: That's good. I like  
23 hearing that.

24 COMMISSIONER NOVAKOVICH: I think we heard  
25 loud and clear at that meeting on Monday and afterwards

1 from the community exactly that, Don. They wanted it done  
2 right. So thank you.

3 COMMISSIONER WAGNER: Anyone else have a  
4 point to make? Marjy Leggett?

5 MS. LEGGETT: This is just -- I'm Marjy  
6 Leggett. Something else to put in to consider, and maybe  
7 you have already, too, but if you do construction or  
8 remodeling or whatever on that FBO, you need to consider  
9 the access to the fuel tanks. Because construction and  
10 everything else, trucks and things around there are going  
11 to limit the access to that.

12 So, you know, what are you going to do with  
13 those fuel tanks in the process. So it's just something to  
14 think about too.

15 COMMISSIONER WAGNER: That's the kind of  
16 thing that JUB should be able to come up with.

17 COMMISSIONER NOVAKOVICH: Exactly.

18 COMMISSIONER WAGNER: We can use a  
19 temporary fuel tank or tanker, I'm sorry, and -- but that's  
20 the things that they get the big bucks for.

21 MR. ARNTZEN: Okay.

22 COMMISSIONER WAGNER: So I think you know  
23 where we're --

24 MR. ARNTZEN: Thank you. I've got guidance  
25 on item D.

1                   We're now moving to item E, immediately submit  
2 a zone change request to the City of Kennewick requesting  
3 that zoning called out in the 2006 Master Plan. Airport  
4 would be zoned public facility, I believe it is, and an  
5 area on the west side or north side would be zoned mixed  
6 use.

7                   Again, not to try to slow the process down, but  
8 we have a couple questions with exactly what parcels or  
9 what portions of parcels would be zoned appropriately. We  
10 also have a question as to whether the current mixed use  
11 zoning ordinance that Kennewick had would be appropriate.  
12 I think Larry, just in passing, thinks that it might.

13                   But, again, if you can see yourself to folding  
14 this one into the Master Plan update, this might be very  
15 appropriate because then we can come back with parcel-  
16 specific requests of the City. And I think the City, by  
17 all indications, has been realizing this one was going to  
18 come their way, and I don't think there would be any major  
19 objection from the City.

20                   I've had a discussion with Mr. Hammond, I think  
21 it's something that the City was anticipating. So I think  
22 that's probably best folded into your Master Plan update.

23                   COMMISSIONER NOVAKOVICH: I would agree  
24 with that.

25                   COMMISSIONER HANSON: I agree it's the best

1 to fold it in, Tim. But on the other hand, I don't want to  
2 stymy anybody that comes through and wants to build T  
3 hangers. And does that mean that a conditional use permit  
4 for 90 days, or are they allowed where it's zoned now?

5 MR. PETERSON: We had Steve DiJulio with  
6 Foster Pepper Company in April of 2008 -- was it 2008 or  
7 2009? -- made a presentation on the legal status of Vista  
8 Field.

9 And by a series of connected dots, one can work  
10 around to the point where you can go to city hall and get a  
11 building permit. It's not as simple as looking right in  
12 the category and seeing that airports are permitted in the  
13 current zoning district. With some legal assistance and  
14 some understanding of city hall, which I believe we now  
15 have, we believe we could get building permits to implement  
16 buildings called out of the 2006 Master Plan.

17 Rezoning simply to the boundaries called up in  
18 the 2006 Master Plan would leave some concepts that we've  
19 seen quite recently, it'd leave them outside the right  
20 zoning. And I think we need to ask the question in that,  
21 through the planning -- through the update process, to  
22 identify who's thinking about what type of improvements  
23 related to aviation out there. The current 2006 plan maybe  
24 leaves some really good aviation ideas outside the fence.

25 COMMISSIONER HANSON: Well, if the existing

1 zone is adequate and we can get some T hangers built, then  
2 we can wait for the comp plan. But if not, I would sure  
3 press for the zone change.

4 MR. PETERSON: I want to qualify that. The  
5 attorney from a high-powered land use law firm indicated  
6 that if the dots are connected, you can get a building  
7 permit. I'm not saying the City of Kennewick reads it that  
8 way, but, you know, professional land use attorneys say  
9 there is a way to getting a building permit under the  
10 current zoning.

11 It's convoluted, and what we're going to be  
12 asking in the near future to clear that up. At this point  
13 in time, we don't know which properties to include in that  
14 request.

15 COMMISSIONER HANSON: Which lawyer?  
16 Conditional use or zone change?

17 MR. PETERSON: They're about the same type.  
18 This is really a candidate we -- in the -- per the land use  
19 attorney, Steve DiJulio, the zoning that's in place would  
20 allow the City to write a building permit for hangers, not  
21 even having to go through a rezone process.

22 COMMISSIONER HANSON: Well, maybe we can  
23 press that issue if needed.

24 MR. ARNTZEN: Well, I think we will have  
25 to. I'm anticipating that we will have at least one

1 proposal coming from the private sector on, at a minimum, T  
2 hangers. So I think whether we set about to change this  
3 zoning or not, I think your proposal is going to come in  
4 first, and I think that will have to be run through under  
5 your current zoning anyway.

6 So I don't know that we could get the zoning  
7 changed, even if we started today, in time for this  
8 proposal. So I think we'll have to find out where the  
9 rubber meets the road, so to speak. We'll run it up to  
10 city hall. We believe we have the legal authority to get  
11 that permit pushed through.

12 What I would suggest is that we don't leave  
13 this private party hanging. If we need to bring in counsel  
14 or a land use attorney, that we bring that in to facilitate  
15 an otherwise valid proposal.

16 COMMISSIONER HANSON: Okay.

17 COMMISSIONER NOVAKOVICH: I think that's a  
18 great idea.

19 COMMISSIONER WAGNER: I do, too.

20 MR. ARNTZEN: Okay. We are now on item F,  
21 moving the fence. You see that it says a funding source  
22 with a blank line. I didn't know the cost of that at the  
23 time I produced this document. I do know that number, and  
24 I don't know the funding source. We think it's going to be  
25 about \$70,000 to move the fence.

1                   What I might suggest is you defer your large  
2 scale fence movement until called out specifically in the  
3 Master Plan; however, give us the authority to move the  
4 fence pending any proposal coming in that appears to be a  
5 reasonable adjustment of the fence.

6                   COMMISSIONER HANSON: Yeah, there's two  
7 reasons for that. We can't -- moving the fence is a  
8 subject that it's a good candidate for grant money.

9                   MR. ARNTZEN: Correct. Very true.

10                  COMMISSIONER HANSON: And once we move it  
11 with grant money, we can't get it moved again with grant  
12 money. So if we just foot the bill for what's necessary  
13 now and go after grants for the rest of it, then we should  
14 be in the best of all worlds.

15                  COMMISSIONER NOVAKOVICH: That sounds good.

16                  COMMISSIONER WAGNER: Uh-huh.

17                  COMMISSIONER NOVAKOVICH: That makes sense.

18                  MR. ARNTZEN: Item G, immediately ready one  
19 site for ground lease to private parties. I think that's  
20 something that we can do right now as-is. The one thing I  
21 will flag for you is that there may be some costs that the  
22 Port will be called upon to pay for, such as extension of  
23 utilities, pavement, etc., etc. We think it could be well  
24 in excess of \$100,000, maybe even \$200,000.

25                  One thing we could do is call upon the private

1 party making the request for T hangers, so to speak, to put  
2 these costs in there, and then we could assist them with  
3 their -- got to be careful how to say this. We're not  
4 going to give them money for this, but we could write a  
5 lease long term enough that they could amortize back all  
6 those costs.

7 And I think one thing that we've heard often  
8 through this process is that at least one developer from  
9 the private sector is willing to step up with some  
10 significant funding. So that might be a little bit of a  
11 point of contention. But if the development is for enough  
12 T hangers, then they could perhaps amortize that cost or  
13 break it down per T hanger so it makes some sense.

14 So that's what I would propose, as we entertain  
15 offers of these proposals, we be right up-front with the  
16 developers and say there's probably going to be some  
17 infrastructure cost that we would, at least in the first  
18 instance, look at the private developer to fold into their  
19 project.

20 COMMISSIONER WAGNER: Good idea.

21 MR. ARNTZEN: Then the next item H, we will  
22 partner with interested parties, I think that would be a  
23 public outreach to a limited extent. We would work with  
24 the people that are using the airport, the businesses, so  
25 forth, to identify new branding for the facility. Rename

1 it, tag line logo, etc.

2 I think one thing that may be quite symbolic is  
3 to get a new name, a new breath of life into Vista Field.  
4 I think Carl Cadwell thought of maybe the Vista Jet Way,  
5 something like that, something that signifies the fact that  
6 this facility is open for business.

7 COMMISSIONER HANSON: I've got some  
8 reservations about renaming Vista Field. I don't care  
9 about logo or tag line, but that's a lot bigger than just  
10 the Tri-Cities. That's all your pilot books, everything  
11 else, have got Vista Field. Everybody in the northwest and  
12 -- so that's a lot bigger than just --

13 COMMISSIONER NOVAKOVICH: And maybe it's  
14 not renaming, maybe it's just doing what it says here,  
15 identify new branding. But I think it's a great idea, and  
16 I think it's necessary. I mean, we voted to keep it open,  
17 now let's show that it's alive and it's moving.

18 COMMISSIONER HANSON: I think I'd like to  
19 see some marketing in there.

20 COMMISSIONER WAGNER: Yeah.

21 COMMISSIONER NOVAKOVICH: Yeah, I think it  
22 would be great. I think, Tana, you'd probably know more,  
23 but I don't think it would take much money to do that.

24 COMMISSIONER HANSON: I do have concerns  
25 about renaming, only because it's known as Vista Field

1 throughout the aviation community.

2 MR. ARNTZEN: I think what we would do is  
3 we would probably drill into this a little bit and then  
4 bring you back in regular installments kind of where we're  
5 headed with this. So if you see something or the public  
6 sees something that you're not all that comfortable with,  
7 then you can nudge the project back on track at an early  
8 stage.

9 And to be honest with you, I would have to say  
10 that, considering some of the other tasks that we've just  
11 been asked to do, this is probably going to, by the nature  
12 of it, fall to the bottom of the list.

13 COMMISSIONER WAGNER: Yeah.

14 COMMISSIONER NOVAKOVICH: Uh-huh.

15 MR. ARNTZEN: The next one is purchase a  
16 car for the courtesy car costs not to exceed \$20,000.  
17 Perhaps the cost is a little bit excessive. This might be  
18 one that you table for a while, because you don't have a  
19 courtesy car until you have an FBO.

20 Because one of the things that the FBO does is  
21 monitor, log out the courtesy vehicle. You have one of the  
22 finest in the business here for creating policy and  
23 procedures to safeguard equipment, including courtesy cars,  
24 and there's quite a substantial list of things that has to  
25 happen with respect to that courtesy car, so maybe that one

1 could be tabled until we get an FBO.

2 COMMISSIONER NOVAKOVICH: I think that  
3 could be tabled.

4 COMMISSIONER HANSON: Yeah. And when we do  
5 bring it back up, it doesn't have to be a new vehicle.  
6 Reliable and four wheels and clean.

7 MR. ARNTZEN: Well, that's going to  
8 frustrate Larry. He was thinking we should get one of  
9 those new Cameros.

10 COMMISSIONER WAGNER: I'll tell you what,  
11 having done a little flying and going into different  
12 airports, I've seen some pretty bad courtesy cars.  
13 Courtesy is not the term that you use.

14 MR. ARNTZEN: And then if we could ratchet  
15 to the next page, I think we've kind of covered this, the  
16 fine print at bottom says -- and she's got the older  
17 version. Yeah. Let me read you what mine says.

18 We update the Master Plan to make it consistent  
19 with FAA regulations in hopes of someday qualifying for FAA  
20 grant funding; and, two, we make the plan consistent with  
21 realistic impending development proposals being advanced by  
22 the private sectors.

23 One of the things you're going to learn in how  
24 your Master Plan update really needs to shape up as is  
25 going to be the developments coming in from the private

1 parties. There's been some talk about this. We now get  
2 everybody in the room with JUB and they find out what the  
3 Master Plan is really going to look like.

4 You sure don't want to have a Master Plan that  
5 is wholly unrealistic in light of what impending  
6 developments proposals you might get. So I feel  
7 comfortable on this point to making the Master Plan  
8 realistic with development proposals coming at you and  
9 making the Master Plan consistent so we can attempt to  
10 qualify for FAA funding.

11 COMMISSIONER NOVAKOVICH: Makes sense.

12 MR. ARNTZEN: Okay. And then I think  
13 that's all I had with this document. The rest of it, for  
14 the public, to tell us what to do there was two pages, and  
15 then the other of it is nonsense, so we don't need to go  
16 through this part.

17 COMMISSIONER NOVAKOVICH: Well, Tim, I  
18 think this was a good exercise.

19 MR. ARNTZEN: Thank you. I appreciate the  
20 opportunity to go through this.

21 What I'll do now is hand it back to Larry for  
22 that cleanup on Vista Field, and I appreciate the  
23 opportunity to run this up here kind of ahead of the  
24 schedule a little bit.

25 MR. PETERSON: The last one, if you could

1 zoom out just a little bit. Last item for Vista Field,  
2 this Verizon parcel, which was acquired a year and a half  
3 ago for a possible relocation of the existing business,  
4 that was put on hold. It's now being suggested to give  
5 consideration to putting that piece of property back on the  
6 market.

7 We have yet to come up with any kind of  
8 recommendation, whether that's three parcels, one with road  
9 frontage, one where we possibly keep the building  
10 improvements and have a revenue generation streaming  
11 immediately out of that site, and then look to sell or  
12 lease off the back parcels, or whether the entire site  
13 should go as one unit.

14 But what we found, it's a desirable piece of  
15 property for relocating some of the existing businesses we  
16 might be working with. It's not the only parcel that would  
17 work for that purpose. That's something that maybe get  
18 some additional warehousing development activity occurring,  
19 which was recently constructed in the area.

20 Maybe it's another Vista Field development  
21 building, if that was -- it's been on hold, so we haven't  
22 taken a close look at that property, but the suggestion  
23 would be to look to put it back on the market, come back to  
24 the commission with an idea of whether it's one, two, or  
25 three parcels or whether we hold the interior piece.

1                   COMMISSIONER HANSON: I'd recommend putting  
2 it on the market, bring some revenue out of it.

3                   COMMISSIONER WAGNER: Yeah, I think so.

4                   COMMISSIONER HANSON: If we can keep that  
5 building and lease it out, it's paid for, so be it. But  
6 that still would give us two good parcels to sell, if we  
7 broke it up into three parcels. But if someone wants the  
8 building too, I guess I'm open to --

9                   COMMISSIONER WAGNER: Yeah, I --

10                  COMMISSIONER HANSON: Is the building in  
11 adequate shape? Is it leasable? Or is it another tear  
12 down, fix up?

13                  MR. PETERSON: I'll refer to Dan, our  
14 operations person, on that. We haven't gotten very close  
15 to the building as to when the property was acquired. We  
16 knew we couldn't get hurt on the deal, but the initial  
17 thought was that the site would be demolished and  
18 redeveloped.

19                  COMMISSIONER HANSON: I guess, come back to  
20 us in two weeks with a recommendation.

21                  COMMISSIONER WAGNER: Yeah, good idea. I  
22 agree.

23                  MR. PETERSON: That rounds up the staff  
24 suggestions on Vista Field.

25                  COMMISSIONER WAGNER: Now going to Oak

1 Street.

2 MR. PETERSON: Oak Street.

3 COMMISSIONER HANSON: Do you want to take  
4 comments on Vista Field from the --

5 COMMISSIONER WAGNER: Yeah. Sure. Was  
6 there anything else, comments that people had or questions  
7 or discussion about Vista Field?

8 MR. CLAYHOLD: Keep up the good work.

9 MR. ARNTZEN: If I could, Mr. Clayhold,  
10 before you leave. I'd just like to thank you for your  
11 intense interest, your due diligence in Vista Field. And I  
12 appreciate your comments and your ability to kind of see  
13 the box that we sometimes find ourselves in. But I want to  
14 thank you.

15 MR. CLAYHOLD: See you later.

16 MR. PETERSON: As he's leaving, should we  
17 mention the Oak Street Airport we could build?

18 Suggestions for Oak Street. There are a few  
19 listed in the book, but one of the philosophies is the  
20 revenue for the Risuda building, which was the lease  
21 improvements were purchased and then the entire site was  
22 sold to Ben Franklin Humane Society, take the proceeds from  
23 that and finish it to -- it's a gravel road right now.  
24 There's water and sewer to it, but finish the improvements  
25 similar to what we're doing in West Richland.

1                   And then that opens up our remaining 12 acres  
2 in this site for development. Although we've shown it in  
3 the past five years, without the infrastructure  
4 improvements, it's -- it hasn't shown well, the private  
5 sector hasn't expressed interest in it.

6                   But possibly taking the dollars received out of  
7 this and parlaying that into the adjacent property opens up  
8 12 acres in the Oak Street area. That would be the one  
9 suggestion that's included. And that was, I believe, when  
10 the Humane Society sale was presented to the commission,  
11 that was suggestive of what might happen with the proceeds,  
12 but that wasn't formally tied to the resolution.

13                   We're throwing that out, rather than take those  
14 proceeds out of the Oak Street area, continue to enhance  
15 the remaining Port-owned properties.

16                   The second one would be to consider selling a  
17 couple of the lease improvements we have, Western Equipment  
18 Sales on this site and we have a warehouse owned by Coke  
19 Roth. What we found on these lease improvements, the  
20 private sector is not willing to put improvements into  
21 their exterior, paved parking lot, put landscaping in, on a  
22 leased ground.

23                   Possibly considering a sale with -- contingent  
24 upon improvements to the site would help our overall Oak  
25 Street area, and possibly some of those dollars could be

1 utilized for enhancement of the main street buildings and  
2 one of the development buildings. And a reminder, we  
3 acquired this acre-and-a-half site as a future candidate  
4 for development building for the future.

5 I'm not suggesting a land sale of two acres  
6 would fund the development, but possibly some of these land  
7 sales would start to bank some dollars that could then be  
8 put into a revenue-generating building on Oak Street.  
9 We've been quite successful with ag engineering and 21,000  
10 square feet for development building for folks out there.  
11 DV3 is fully occupied, DV1 and 2 with Ti Sports is  
12 occupied.

13 So we've been successful in the Oak Street  
14 area, providing development space or leasable space for  
15 business start-up. It's been a pretty good return for the  
16 Port from a revenue standpoint.

17 Those would be the suggestions for Oak Street  
18 for policy and land.

19 COMMISSIONER NOVAKOVICH: I think your  
20 suggestions are great.

21 COMMISSIONER WAGNER: I do too. Carry  
22 forward.

23 MR. PETERSON: South Ridge. Just the  
24 majority of the property -- the property in red is the land  
25 that has been sold to the South Ridge Village. We have

1 been paid for that property. They also purchased land from  
2 the City on the east side of the highway.

3 The blue property with hatching is the  
4 remaining land that's under contract, and this last summer  
5 in the trade for extra payment of dollars, we took this  
6 eight-and-a-half acres of land out of the contract. KGH  
7 now looks to construct their 110-million-plus-dollar  
8 hospital in this site, right next to South Ridge High  
9 School.

10 The LRF funding, which the City has now  
11 approved, enhances both South Ridge Boulevard and Richland.  
12 So the site benefits from improvements funded by others and  
13 it's a substantial investment right across the street from  
14 us.

15 The suggestion is to hold this site until the  
16 KGH is substantially under construction. The value will  
17 increase and the development opportunities may have also  
18 increased. Right now we may get someone that wants to  
19 build a doctor's office contingent if the hospital goes in.  
20 Eight-and-a-half acres, once there's a hospital either  
21 complete or near completion, has much greater value, much  
22 greater potential.

23 COMMISSIONER NOVAKOVICH: Absolutely.

24 COMMISSIONER HANSON: You mentioned the  
25 hospital, this is a little bit off, but they're asking for

1 a letter for a hundred bids. Is that passed? Or is that  
2 something the Port could weigh in on, when you're asked to  
3 support that?

4 MR. ARNTZEN: We've now got another letter  
5 from Kadlec.

6 COMMISSIONER WAGNER: KGH and Kadlec.

7 MR. ARNTZEN: They could make a movie  
8 called Hospital Wars.

9 COMMISSIONER NOVAKOVICH: I would suggest  
10 that the Port just stay neutral on this.

11 COMMISSIONER HANSON: Okay.

12 MR. ARNTZEN: Yeah, but they're -- we  
13 believe there will be objections raised from each hospital  
14 against the other hospital's application for certificate,  
15 so --

16 COMMISSIONER WAGNER: There already is.

17 COMMISSIONER NOVAKOVICH: There already is,  
18 yeah.

19 MR. ARNTZEN: Mr. Trumbo, I guess that's  
20 not his beat, but whoever the lucky reporter is that gets  
21 to cover that one has a lot of work in front of them.

22 MR. TRUMBO: I wrote that story three years  
23 ago.

24 COMMISSIONER WAGNER: Just brought it out  
25 and dusted it off, right?

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COMMISSIONER HANSON: Pull it out.

MR. PETERSON: So with the majority of the land under contract and just the eight-and-a-half acres suggestion for the industrial park and the South Ridge area is fairly straightforward.

The Finley/Hedges/Twin Tracks. The Port owns 300-plus acres, close to 300 acres out in this general vicinity, was acquired in 1964 from the Corps of Engineers. The suggestion is hold all of the property, some of which have Gunderson Rail, 75 employees on, some of which are ag leases.

The suggestion is hold all property with the exception of this little sliver southeast of the main line. Hold these properties until the comprehensive scheme is done so we can analyze what our rail potential -- just because the property has a bunch rail lines, does that mean it's a great candidate. Is rail loop the only component that the rail industry finds acceptable.

We have many properties. It's almost as if the game of division was played and we have the remainders. Curley Chemical Plant, Sandvik Special Metals, and then Agrium, there's two anhydrous ammonia plants, both businesses that were brought in in the early '60s, which the community supported. Now if we brought those type of uses in the community, an anhydrous ammonia plant that has

1 the explosion potential, the leak potential, would the  
2 community find those acceptable?

3 We've also had some difficulty in marketing  
4 some of these sites as we have yet to find companies that  
5 want to be in the shadow of some of these plants. But  
6 we're looking at, again, getting the comprehensive scheme  
7 process, once the consultant's onboard, that's one of the  
8 key things they'll help us with, our properties, a master  
9 plan with Clover Island, so we have both a concept plan  
10 with Arculus and the bridge-to-bridge plan for the Columbia  
11 Drive area and we'll have a Vista Field Master Plan and  
12 we'll have a detailed plan for West Richland.

13 So some of the components that the  
14 comprehensive scheme will help us with getting our hands  
15 around our rail holdings and what is our potential.

16 So at this point in time we suggest you hold  
17 these properties with the exception of this site, which is  
18 down on the flood plain. The Port sold 22 acres to sell  
19 and construction used as a borrow pit for the overpass  
20 project, and then -- can't remember what we sold it for,  
21 \$435,000. They turned around and sold for to \$28,000 to a  
22 farmer.

23 The remaining properties we have are in a flood  
24 plain, but there may be some potential coming in the near  
25 terms in farming-related activities, but those are

1 candidates for -- we suggest, candidates for possible sale  
2 or just hold until we have a better comprehensive  
3 understanding of potential.

4 COMMISSIONER WAGNER: Any questions?  
5 Plymouth industrial site.

6 MR. PETERSON: I'd like to talk a couple  
7 hours on this site. The Port acquired this plant prior to  
8 the John Day pool being raised. And our comprehensive  
9 scheme of 1965 talks about opportunities once the pool is  
10 raised, then there will be an inland barge site. It has  
11 suggestions for substantial dredging, pipe going in the  
12 water, improvements out on the island.

13 As we've found know, there are substantial  
14 concerns or there are substantial cultural resources out on  
15 this island. You have a 90-acre upland site. But in a  
16 recent planning process for Benton County, the south Benton  
17 County planning sub area heard loud and clear from the  
18 Plymouth folks that it's not that they're -- they're not  
19 longing for a development warehouse manufacturing activity  
20 in this area.

21 So our neighbors in that area have not  
22 indicated a strong support for development of this site,  
23 and opportunities, at this point in time, from a utility  
24 standpoint, are quite a ways -- Plymouth has no -- a fair  
25 amount of water right, no sewer system. And we're right

1 across the bridge from Oregon that has some fairly  
2 favorable development regulations compared to Washington.

3 That's another candidate for the comprehensive  
4 scheme to help us get our arms around. At this time we'd  
5 suggest holding the entire site, but start thinking that  
6 the island is a candidate that we can work with, negotiate  
7 with the tribes on some method to transfer that, to assure  
8 that the resources that exist out there are protected.

9 And we have many waterfront development  
10 activities, and if we can form a partnership with the tribe  
11 where we're sensitive to their cultural resources, I think  
12 that they may be sensitive to our economic development  
13 initiatives related to the waterfront activity. Could be  
14 beneficial to both parties.

15 MR. ARNTZEN: Larry, we could also use that  
16 as mitigation for some activities at Clover Island, is that  
17 correct?

18 MR. PETERSON: That was the initial  
19 mitigation site for the Clover Island Marina, where we were  
20 supposed to do some piping. And as we got closer to that  
21 project, the Confederated Tribes of the Umatilla Indian  
22 Reservation was not excited about the Port or our contract  
23 employees drudging through the site and taking a bunch of  
24 trees. So it was -- there were concerns.

25 That was the site we were going to do the

1 mitigation for the marina. It has potential. I think the  
2 -- we just need to get closer in some of our discussions to  
3 let them know what our intentions are.

4 There's an idea of mitigation banking, where  
5 possibly this is divided up into a series of five-acre  
6 parcels as projects throughout the Tri-Cities, and you  
7 could call it environmental mitigation; rather than fix 50  
8 feet of a stream bed here and 50 feet there, those  
9 improvements could be made and all the pieces put together,  
10 and then you have a substantial enhancement, rather than  
11 piecemeal, requiring piecemeal mitigation.

12 So there's potential with this site, but it's  
13 not the traditional Port development with buildings, roads,  
14 you know, pathways and walkways and such.

15 COMMISSIONER HANSON: We'll sell our  
16 mitigation rights.

17 MR. PETERSON: Popular on the west side.  
18 There's yet to be enough projects to require mitigation  
19 here to formalize the bank, but it's coming. Those would  
20 be the suggested property-by-property tasks. And then a  
21 suggested work plan, on the back of these some boxes for  
22 you to check off.

23 And many of these, now that we've talked about  
24 philosophy or vision affront, many of these seem to be  
25 carried through, but a couple that have the revenue-

1 generating potential, the idea of the Badger Mountain South  
2 area. That's, with the overall vision for the wine and the  
3 tourism, to stay engaged with the Badger Mountain folks to  
4 see what comes of that, possibly a development agreement  
5 between the VCI, the City of Richland, Benton County, and  
6 the Port, to assure all parties going in what the  
7 expectations are, what the promises are, what the variables  
8 may be, we suggest that we stay close.

9 That's an opportunity that we see, from the  
10 staff level, that to take advantage of the proximity the  
11 Tri-Cities has, being in the heart of wine region, from  
12 Walla Walla all the way to Yakima. There's several  
13 wineries that people will come and visit, but there's no  
14 central locations. Why are all those tours with their  
15 dollars heading by us and going to Walla Walla and what can  
16 we do to capture them.

17 And this would be a site, the Badger Mountain  
18 area, right off of Dallas Road interchange, that we could  
19 be the heart of the Eastern Washington wine region. They  
20 have one of the big ones, and I don't know if trying to  
21 pursue grant funding is appropriate. Grant, it sounds  
22 nice, anybody that has money, we're going to go after them.  
23 Partnerships and grants, we can do far more together, but  
24 we need to strengthen our partnership with our development  
25 partners.

1 I believe we have a very strong relationship  
2 with the public. We're quite open with what we do, and the  
3 response from the public is quite favorable, but we need to  
4 strengthen our relationships with our development partners.  
5 I don't know if Tim --

6 MR. ARNTZEN: No, I think that's a good  
7 summary. A couple things I jotted down on my piece of  
8 paper. We've got some measured, sensible funding  
9 opportunities with respect to Vista field. We, I think we  
10 ought to pursue the Clover Island Plaza South as kind of  
11 maybe the final public involvement on Clover Island, which  
12 has been one of our major projects widely accepted by the  
13 public for years and years.

14 I think, as Larry mentioned, we need to  
15 continue to pursue our partnerships and funding, especially  
16 with respect to Columbia Drive. I think without the  
17 partnership, true partnership, true funding, Columbia Drive  
18 is not going to happen. And, finally, one of the projects  
19 that I think has a great deal of potential for us is the  
20 Badger Mountain South wine village, soon to be annexed into  
21 Richland.

22 It also would pose some risks for you, but  
23 obviously we're going to continue to drill down on that  
24 one. But I think, if I can look in the crystal ball, I  
25 think that the Badger Mountain South one has a very big

1 upside for us, as Larry mentioned.

2 So that concludes the presentation. I know  
3 it's a lot of material for you to go through. We did this  
4 is in, what, October, and this is kind of our updating of  
5 it. So I appreciate your ability to hang in there and go  
6 through all this, and I guess I'd return it back to the  
7 president of the Port Commission for comments from  
8 commissioners or comments from staff, or however you'd like  
9 to proceed.

10 COMMISSIONER NOVAKOVICH: No, I do have a  
11 comment. I told this to Tim earlier, I'm just amazed at a  
12 ten-person staff being able to throw many balls up in the  
13 air and take care of it as well as you guys do, I'm just  
14 amazed. I just think you guys are -- staff is absolutely  
15 wonderful.

16 COMMISSIONER WAGNER: The secret is good  
17 commissioners.

18 COMMISSIONER NOVAKOVICH: Is that what it  
19 is?

20 COMMISSIONER WAGNER: I better leave, then.  
21 But, seriously, you guys are doing an amazing job with  
22 everything that's there. And it's not like you're letting  
23 one go. You recognize you have a large constituency to  
24 take care of, and you're managing to do that pretty well.  
25 Thank you.

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David, do you have any comments.

COMMISSIONER HANSON: No comment. Good job.

COMMISSIONER WAGNER: Wow, now we're down to Resolution 2010-08. That would be, Larry, do you want to bring us up to date on that?

MR. PETERSON: Spaulding Business Park covenants were created in 2003, modified in 2004, modified again in April of 2004, and then the development started occurring. What's occurred in the business park is development of medical professional offices, yet the covenants are quite broad, that would allow manufacturing and warehousing activities.

The proposal in front of you would narrow the scope of covenants down to allowed uses similar to what's been developed in the park. And the existing owners, whether that's Columbia Park, LLC; the -- José Chavalo, the owner of the land on Vista Engineering; Ashley Bridge Group that owns the New Edge Technology Building; Keyshore Boraza that owns the existing medical building and the ones under construction; Judy West of Arc of Tri-Cities; Betty Cooper of Tri-Cities Chaplaincy; and a gentleman from Value Place have all said we will sign this revision of the covenants.

All the people that bought into the park have agreed that it's narrowed its scope. The covenants

1 required three-quarters of the owners, we've gotten to the  
2 point 100 percent of the owners have said, "We want to sign  
3 this document, we all bought in the neighborhood, this is  
4 what we want it to be."

5 COMMISSIONER WAGNER: Good. Ready to  
6 move --

7 COMMISSIONER HANSON: Yeah. I move  
8 approval of Resolution 2010-08, authorize the Port director  
9 to execute documents amending the Spaulding Business Park  
10 plan.

11 COMMISSIONER NOVAKOVICH: Second.

12 COMMISSIONER WAGNER: Any further  
13 discussion? All in favor?

14 COMMISSIONER HANSON: Aye.

15 COMMISSIONER NOVAKOVICH: Aye.

16 COMMISSIONER WAGNER: Aye.

17 COMMISSIONER WAGNER: Motion carried.  
18 Resolution 2010-11, authorizing emergency rail spur repairs  
19 as exempt from public works competitive building  
20 requirements. Dan?

21 MR. CRYER: Thank you, Commissioner. This  
22 resolution does two things. As you're aware, we have some  
23 track that's in desperate need of repair, and the end user,  
24 Ash Grove Cement, is not receiving cars until the repair is  
25 made.

1                   Because this is going to be a material  
2 interruption of Ash Grove's operations, this would qualify  
3 as an emergency repair, therefore, I don't have to go out  
4 and perform a small works bid process to get the work done  
5 as soon as possible, get the cars going back in.

6                   The second part of the resolution is to  
7 authorize the executive director up to \$100,000 to complete  
8 the repairs. Now, since -- and this is simply because the  
9 repairs might exceed his delegation of authority. Since  
10 this was written, it looks like the repair is going to be  
11 approximately 50,000, and we have Ash Grove Cement  
12 committed to participating to up to 25,000 of that. So it  
13 may be a much smaller item.

14                   So we're recommending that you approve this  
15 resolution.

16                   COMMISSIONER NOVAKOVICH: I move approval  
17 of Resolution 2010-11.

18                   COMMISSIONER HANSON: Second.

19                   COMMISSIONER WAGNER: Any discussion?

20 Motion carried. All in favor? Excuse me, I'm sorry.

21                   COMMISSIONER HANSON: Aye.

22                   COMMISSIONER NOVAKOVICH: Aye.

23                   COMMISSIONER WAGNER: Aye.

24                   COMMISSIONER WAGNER: Motion carried.

25 Resolution 2010-12?

1 MR. CRYER: Once again, Commissioner, this  
2 resolution accomplishes two things. The first is it  
3 approves the scope of work with JUB Engineers for the 2010  
4 Master Plan. Many of those scoping items we've talked  
5 about already, helping us qualify for FAA funds, helping us  
6 with our placement of future development and FBO hangers  
7 and other hangers, helping us with zoning, and simply a  
8 timely update which is needed about every five years.

9 The second part of this resolution is to  
10 reaffirm the instructions that you gave us in January to  
11 apply for the Airport Aid Grant from the Department of  
12 Transportation and to commit our 10 percent match to the  
13 project, this is something that's required as part of the  
14 grant application.

15 So once again, staff is recommending approval  
16 of this resolution.

17 COMMISSIONER WAGNER: Do I hear a  
18 recommendation? Any discussion?

19 COMMISSIONER HANSON: I've got a question.  
20 Do we want a motion first or -- I guess, is it possible to  
21 -- I guess you can't have two grants, can you, at the same  
22 time, with possibly taxiways or something else? Because I  
23 think the timing is right that we'd probably end up more  
24 than \$40,000, if we could figure out how to implement it or  
25 do it or use it.

1 MR. CRYER: The answer is that they do  
2 invite multiple projects. In fact, sometimes you could do  
3 it on the same grant application. They'll say priority one  
4 is this request, priority two is this request. If we had a  
5 shovel-ready project with an engineer's estimate, we could  
6 go forward with the second grant application.

7 I would recommend that we get this one in as  
8 soon as possible and work the other as a second  
9 application.

10 COMMISSIONER HANSON: Okay.

11 MR. CRYER: We can come up with a project.

12 COMMISSIONER HANSON: Maybe move the fence,  
13 if nothing else, or something.

14 MR. CRYER: We would have until, I believe,  
15 April 3rd to get an application in.

16 COMMISSIONER HANSON: Okay. That's fine.

17 COMMISSIONER WAGNER: Do I hear a motion?

18 COMMISSIONER NOVAKOVICH: I move approval  
19 of Resolution 2010-12, accepting the scope of work with JUB  
20 Engineering, Inc., in the lump sum of \$39,500, for the 2010  
21 Vista Field Master Plan, approving submission of the  
22 related WSDOT grant application and allocating 10 percent  
23 matching funds from the Board's 2010 construction budget.

24 COMMISSIONER HANSON: I will second.

25 COMMISSIONER WAGNER: Okay. Further

1 discussion? All in favor?

2 COMMISSIONER HANSON: Aye.

3 COMMISSIONER NOVAKOVICH: Aye.

4 COMMISSIONER WAGNER: Aye.

5 COMMISSIONER WAGNER: Motion carried.

6 Reports, comments, and discussion items. Clover Island  
7 update. Larry.

8 MR. PETERSON: Lighthouse is progressing,  
9 they just put the SA graffiti coating 10 feet up on the  
10 lighthouse, so if you see a slightly darker color, that  
11 will fade into the concrete. But that's to help wash off,  
12 in case the kids do the wrong thing and try to mark the  
13 lighthouse.

14 Also the painting work onto gateway, the silver  
15 platinum color, that will be going on in the next three or  
16 four days. And then the plaza work for the multicolored  
17 plaza in and around those very interesting stone walls in  
18 the lighthouse area will be starting to pour on Thursday,  
19 and they'll do alternating pours all next week.

20 Also, the River Girl, they brought in the River  
21 Girl to be finalized. That will also be seen in the Port  
22 and to happen next week. And then the River Girl statue  
23 will be placed in the near future, the site will be ready.

24 COMMISSIONER WAGNER: All right. Vista  
25 Field Interim Action Plan. Tim, I think you probably --

1                   COMMISSIONER NOVAKOVICH: Oh, there's Plaza  
2 South.

3                   COMMISSIONER WAGNER: Oh, Plaza South. I'm  
4 sorry.

5                   MR. ARNTZEN: Okay. Here we go, I think  
6 Teresa is going to pull up some slides. I just want to  
7 show you a little bit of some things that could be in this  
8 Plaza South. It's kind of hard to see, but one of the  
9 things we may want to consider -- let me back up a step.

10                   I'm going to meet with Chris Harris, one of  
11 people that we would ask to propose some drawings here, and  
12 he has a very good ability to take in a lot of this  
13 information that we give him and then refine it and come up  
14 with some other ideas on his own. In fact, I'm driving to  
15 Spokane tomorrow to meet with him, he wanted to show me a  
16 few projects in Spokane for just an idea.

17                   So what you're seeing here is just some pretty  
18 pictures that we may or may not end up putting in the  
19 proposal that we bring back to you. This would be a curved  
20 glass roof. They have these products out now that can be  
21 kind of a smoked color, brown, green, blue, various colors  
22 that you could use for a potential element for all weather  
23 plaza activities.

24                   And you see that this one is set up in a  
25 stadium in, I think, Jackson, Mississippi. And it's hard

1 to see, but you have the two white pillars that come up  
2 there. Maybe part of this support system could somehow  
3 mimic your gateway arch feature that you have coming onto  
4 Clover Island.

5 The other thing that you could see under this,  
6 would be misters. They're a little kind of a water feature  
7 that creates a mist. So you don't really get wet with it  
8 but it cools the temperature down. I think we might have a  
9 place or two in the Tri-Cities that uses them. They're  
10 pretty big in Las Vegas. I was there in May for a  
11 conference, and it was 104 degrees in May in Las Vegas.  
12 And on these -- they're indoor/outdoor malls, they have  
13 these misters that they use. Again, just one idea.

14 Then we go to the next slide. They also have  
15 gas or electric space heaters that you'd also mount up  
16 there on a permanent basis that could create some heating  
17 for some fall/winter usage of that outdoor plaza area.  
18 Then down at the bottom, there's a speaker. A lot of these  
19 places, you notice, play soft music in the outdoor setting  
20 there, to just kind of create an ambiance.

21 The next one is we could potentially design in  
22 a couple kiosks or small vending booths, whether you have  
23 something that looks like that or something or more of a  
24 traditional outdoor one with a rollup window. You would  
25 want to have some artistic elements to them.

1           The thing that I think could be neat about this  
2 is we've always wanted these amenities on the island, but  
3 if the private sector builds them, they're going to have to  
4 build them for \$20 a square foot. You would have the  
5 ability to come in and put the rates down at a level that  
6 could be affordable to the summer businesses, such as the  
7 hot dog stand, maybe your little marine supply store that  
8 would have a few of the needed items for the boaters. Who  
9 knows. But maybe you could design in several of these.

10           The other thing is that we would propose some  
11 unique system of bricks or pavers. This was in Baltimore.  
12 It's kind of a cut stone material. Next one you'll see is  
13 on the Baltimore waterfront, which is traditional brick.  
14 And you'll notice that their plaza area, it's on the  
15 extreme right-hand side of the slide, you can see the  
16 waterfront is very, very wide.

17           I suppose that that's probably 35 feet wide or  
18 more, which I think is what we would propose for our plaza,  
19 is the wider the better, so you can create an area for  
20 assemblance of people, whether they're shopping or maybe  
21 you could have a small outdoor acoustic concert or  
22 something. So Baltimore just used the traditional brick  
23 that was put in as a paving material.

24           We probably would want to consider a water  
25 feature. This is in the parkway in Richland. Here's

1 another one that, believe it or not, is in Silverwood.  
2 It's more of a natural-looking water feature. And here's a  
3 third one. Again, these are not really examples of what  
4 you would use, rather than just more of the concept of do  
5 we or do we not want a water feature in there.

6 You could also do some neat things like outdoor  
7 either log or gas fireplaces. This is in Silver Mountain,  
8 using native stone materials to that area. Here's the next  
9 slide is in downtown Seattle. That's at the Waterfront  
10 Hotel in downtown Seattle. And that's a permanently-lit  
11 gas fireplace, double-sided glass, using some river rock  
12 material.

13 Again, you can see some examples for lighting.  
14 These lights look a little bit more nautical than what  
15 we've got, but they're made by the same exact manufacturer  
16 that put your existing lighting out here on the island. So  
17 you could do electric lighting, or maybe you could try a  
18 more interesting feature. Some communities are going back  
19 to gas lamps. Salem, Oregon, has some downtown, there's  
20 probably some other places. So, again, just trying to  
21 throw out some examples for you.

22 This was National Harbor in Washington D.C.  
23 It's a pretty good example of another revitalization  
24 effort. This one, obviously in the nation's capital,  
25 pretty large magnitude. The feature I like from this one

1 are the art features. They had stainless steel eagles that  
2 were cut out of like scrap material of stainless steel and  
3 fashioned together to create these eagles that were on  
4 poles. It looked kind of impressive.

5 So whether we wanted to do that to commemorate  
6 our wearing bald eagle population or the ospreys that are  
7 here in the summer and fall, again just another idea of  
8 some of the possibilities.

9 This is an existing art object that we have on  
10 loan in the lobby. It's the Blue Horizon, it's the great  
11 blue heron made out of bronze by one of the artists in  
12 Joseph, Oregon, I believe, isn't it?

13 COMMISSIONER NOVAKOVICH: Yeah, right. Tim  
14 Parks.

15 MR. ARNTZEN: Yeah, and that's something  
16 that we don't yet own, but I'd like to find a way for us to  
17 purchase that. And if we did, maybe that would be an  
18 example of an art object that could go out in the Plaza  
19 South.

20 This is my personal favorite, as you can  
21 gather. We don't want to look at the two little boats, we  
22 want to gravitate right towards that big boat. That is the  
23 Delta King that used to fly the waters from San Francisco  
24 Bay to Sacramento back in the gold rush days. I think it  
25 operated until the early 1920s. The boat was almost

1 abandoned, and then in the 1980s, the downtown  
2 redevelopment group in Sacramento, California, brought it,  
3 permanently moored it at the waterfront.

4 The big paddle wheeler does not move, and,  
5 believe me, it doesn't need to. It's quite an impressive  
6 site there. And I know Commissioner Wagner saw that boat.  
7 I don't know if Commissioner Hanson had a chance see that.

8 COMMISSIONER HANSON: I didn't.

9 MR. ARNTZEN: Joetta Rupert from KID was  
10 there, and she got to see that boat. That is similar to  
11 what we would propose as a potential element to this Plaza  
12 South. I think what we would propose would be a little bit  
13 smaller than that boat, but Sacramento has done a fine job  
14 with theirs. It has two restaurants on it, it has a lounge  
15 on it, and it has a dinner -- a 400-seat dinner theater  
16 with a stage in it.

17 And then this one also serves as a motel, but  
18 our proposal would not be a motel. We made this proposal  
19 to do some of the things such as a wine bar, a restaurant,  
20 etc., etc., and then we would drop in some nice  
21 landscaping.

22 This is done locally here. This is at  
23 Anthony's at Columbia Point. I've always liked their  
24 landscaping. It's pretty lush, but it also seems to mimic  
25 some of the desert environment we have here. This is one I

1 had to throw in because Tammy, our CFO, who controls the  
2 finances of this port, liked this picture. So I thought we  
3 might have a better opportunity for finding funding for the  
4 Plaza South.

5 COMMISSIONER NOVAKOVICH: That's a  
6 bargaining point.

7 MR. ARNTZEN: Yeah, bargaining point.  
8 Desert landscaping and some art object that Tammy found  
9 attractive, so we put that one in for those purposes.

10 COMMISSIONER NOVAKOVICH: Is there symbolic  
11 meaning to that? Just curious.

12 COMMISSIONER WAGNER: Ask Tammy.

13 MR. ARNTZEN: It's what's in an auditor's  
14 mind really looks like.

15 MS. FINE: Reminds me of back home.

16 MR. ARNTZEN: This is something I saw when  
17 I was in Arizona, the little bronze sculptures of some of  
18 the desert wildlife there. So we thought maybe we'd mimic  
19 that to some of the critters that we have here. Perhaps a  
20 small bandstand.

21 And then the next one is one that they have at  
22 the Thea Foss Waterway in Tacoma. You can see it's just a  
23 small area for assemblies. You could have acoustic  
24 concerts, you could also -- maybe the yacht club has an  
25 event where they need to make a small presentation, they

1 have some seating. Whether it's used by school groups, who  
2 knows. And we could maybe spice it up with some hanging  
3 flower baskets.

4 I would propose that we continue the wood  
5 boardwalk from our parking lot over to the yacht club  
6 building. If nothing else, if you continued that pathway,  
7 I think the business downstairs would increase by 25  
8 percent, as it would be easier for the yacht club members  
9 to patronize this establishment.

10 Here's another way to adorn some of the  
11 walkways. This is, again, at National Harbor in Washington  
12 D.C. You can see the light posts that have kind of a  
13 fabric sail material. They used tile mosaic work on some  
14 of the exposed areas. Not that we'd have a giant striped  
15 bass and a fisherman with some clams, but maybe we could do  
16 something that's more conducive to our area.

17 Here's one that I liked. Tana and I saw this  
18 when we were walking around Baltimore Harbor. That is the  
19 back of a restaurant, a huge rollup door and they put a  
20 mural on it. So here's our suggestion of where we could  
21 put a mural similar to that. Ready? There it is. No.  
22 Wait, wait. There it is.

23 Now, what we could do, here's another idea, we  
24 could put the faces of the commissioners there, kind of  
25 like Mt. Rushmore.

1 COMMISSIONER NOVAKOVICH: I thought you  
2 wanted it to be attractive.

3 COMMISSIONER WAGNER: It would keep the  
4 animals and stuff away.

5 MR. ARNTZEN: That's true. So I think this  
6 is the end of it. All I wanted to do is throw out some  
7 things that we thought were kind of, gee whiz, neato.

8 As I meet with Chris tomorrow and the next day,  
9 that he'll get a chance to kind of knock some of the rough  
10 edges off of this. What I'd like to do is bring you back a  
11 proposal that kind of refines this thing and, you know,  
12 maybe we'd need a month, 45 days to do that.

13 COMMISSIONER NOVAKOVICH: I think that  
14 project's very exciting.

15 COMMISSIONER WAGNER: I do too. Now,  
16 that's it for Plaza South?

17 MR. ARNTZEN: Yes, sir.

18 COMMISSIONER WAGNER: I'm sorry, I jumped  
19 ahead there. Vista Field Interim Action Plan. Tim?

20 MR. ARNTZEN: That's Dan. Oh, I'm sorry,  
21 what did we do? I thought we were on the WAMA conference.

22 COMMISSIONER WAGNER: WAMA conference.

23 MR. CRYER: Thank you, commissioners. I  
24 just wanted to highlight that this Washington Airport  
25 Management Association conference is here in the Tri-Cities

1 this spring. It's May 5th through 7th. It's the kind of a  
2 conference that if you register for it, you can kind of  
3 drop in, get a meal or do a session, whatever kind of meets  
4 your needs.

5 Most of the events are on the Thursday, the  
6 6th, and, as you can see in the agenda that I sent to you,  
7 that it does include some interesting opportunities for you  
8 to either see how WAMA's working or, number two, interact  
9 with the WSDOT Aviation and FAA personnel who are doing  
10 presentations that morning.

11 Also a social event where everybody goes down  
12 to the vintners village area in Prosser and has a meal down  
13 in Airfield Estates and has an hour or so to do some wine  
14 tasting and then get to trip back up to the hotel, Red Lion  
15 in Richland.

16 And then on Friday, I know there's some really  
17 boring pavement maintenance things and that kind of thing,  
18 I'll be going to those, but there's a session on hunting  
19 down and capturing grants, there's a session on leasing  
20 airport property best management practices. So some  
21 interesting possibilities.

22 But what I'm hoping is that the Port of  
23 Kennewick will support this conference as much as we can,  
24 in terms of registering and attending at least some of the  
25 sessions. And the Thursday morning breakfast is partially

1 supported by Tri-Ports, and we'll have the three eminent  
2 executive directors, or I guess we'll have one airport  
3 director doing a welcoming to the group.

4 And, anyway, if you have any interest in this,  
5 please let me know, I'll get you registered. I'll do the  
6 legwork on it.

7 COMMISSIONER NOVAKOVICH: Absolutely. I  
8 can just see right now that the breakfast, obviously, to  
9 kind of get oriented, but that 11:00 session on Thursday  
10 and both the 9:30 and the 10 on Friday, sounds like they'd  
11 be very beneficial.

12 COMMISSIONER HANSON: Dan, I did look at my  
13 schedule. I'm available Thursday, I do have something  
14 Thursday evening, however, and Friday.

15 MR. CRYER: Would you like me to register  
16 you?

17 COMMISSIONER HANSON: Just as well. I'll  
18 leave it open.

19 MR. CRYER: Okay.

20 COMMISSIONER HANSON: We'll go for it.

21 MR. CRYER: Okay.

22 COMMISSIONER WAGNER: Thank you, Dan.

23 Commissioner reports? David?

24 COMMISSIONER HANSON: I don't have any,  
25 except I'm through with Olympia for a while, I hope.

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COMMISSIONER WAGNER: Skip?

COMMISSIONER NOVAKOVICH: Pretty much regular meetings, but I did have lunch with Carl Reedren from Tridec last week, just kind of wanted to feel each other out about various things. And I'm not sure anything was cast in stone there, but the interesting thing I had is, as a delegate, I went to the Benton County Republican Party annual convention on Saturday.

And one of the things they do at the annual convention is they pass their platform, which is kind of their beliefs and what they want to see. There was an item in there that had to do with, and I didn't bring it with me, but transportation, and it said specifically "and the Tri-Cities Airport."

Now, I'm thinking, okay, this is Benton County's Republican Party, Tri-City Airport is Pasco, what do I do here. So I scramble for about a half an hour on finding out what to do and filled out this form and took it up there, and they didn't know what to do with it either. But anyway, the motion came down to accept the platform as presented without amendment.

Well, I got up anyway, and asked if they would accept a friendly amendment, and I was turned down. So I managed to get the rules suspended, and everybody -- you had to have two-thirds of the majority of the people there

1 to suspend the rules. They did, and I managed to get it  
2 through to include all regional airports, not just the  
3 Tri-City Airport. So I thought that was pretty good.

4 The other thing they asked me to do is get up  
5 and talk a little bit during times and stuff, and I spoke  
6 about Vista Field. And I'll tell you, the one thing I  
7 started out saying, is "I'm not sure what you want to hear,  
8 but I'm sure you wanted to hear about Vista Field," and I  
9 mentioned that we voted to keep it open on Monday, and  
10 before I could go any further, the whole place just erupted  
11 in applause. Really blew me away, I was really taken aback  
12 by that.

13 But the group there was extremely supportive,  
14 and so I went on to tell them that we weren't planning on  
15 leaving Vista Field the way it was and yadda, yadda. But  
16 the support was just overwhelming. I didn't expect it.  
17 That's all I have.

18 COMMISSIONER WAGNER: Okay. Non-scheduled  
19 items. Anything? I have something for non-scheduled item.

20 COMMISSIONER NOVAKOVICH: Your birthday.

21 COMMISSIONER WAGNER: No. Who cares? No,  
22 I have something. Mr. Arntzen, could I bother you to come  
23 up here, please, for a few minutes. This doesn't  
24 necessarily have to go in the record either.

25 Tim, on behalf of your staff and the

1 commissioners, we wanted to thank you for all your efforts  
2 helping to bring the Vista Field Airport issue to  
3 conclusion. As our Port's executive director, you've often  
4 proven to be invaluable at helping to identify key issues  
5 for the board and the staff. You have identified,  
6 gathered, prepared, and helped assist us with numerous  
7 lengthy and very detailed reports.

8 You brought forth the diverse aspects of every  
9 argument for our consideration, and you have always  
10 challenged us to think about our opportunities, costs,  
11 returns on investments, and the economic impact to the  
12 community. You listen to the public, welcome the  
13 involvement of the citizenry, the district taxpayers, and  
14 the business users, and you work hard to always ensure that  
15 the Port conducted itself as true stewards the public's  
16 trust and resources, and that the process was always done  
17 in an open, transparent, and truly public manner.

18 It's my extreme pleasure on behalf of the board  
19 of commissioners and your staff, to publically recognize  
20 your hard work and to present you with this small token of  
21 our appreciation. This first, and this certificate. We  
22 had figured on a large brass-engraved certificate, but  
23 however, did you get some signed, important --

24 MR. ARNTZEN: All right. Well thank you.

25 COMMISSIONER WAGNER: And we want to thank

1 you, Tim, for everything you've done for the Port and the  
2 local community, and we hope you will continue to do so for  
3 many years to come.

4 MR. ARNTZEN: Is there a "but" in there?  
5 That's what I'm waiting for. There's not? Okay. Well  
6 thank you. Thank you.

7 (Applause).

8 COMMISSIONER WAGNER: And I'm real sorry  
9 that all the people that were here didn't get this, it was  
10 -- we probably should have timed it better.

11 MR. ARNTZEN: Well, thank you, I appreciate  
12 that.

13 COMMISSIONER WAGNER: We do appreciate it.

14 MR. ARNTZEN: This is unexpected. And all  
15 I want to say is I'm just simply doing my job. You guys  
16 have the tough role up here. I'm just doing my job, I get  
17 paid to do this. It is the best job I've ever had, so I  
18 want to thank everybody that was behind this. And it's an  
19 honor to work for the commissioners, to work for the  
20 public.

21 And I'll tell you one thing that I've realized  
22 in management, that this is the best staff. And, you know,  
23 it takes sometimes a lifetime to understand that, and I  
24 realize that. And I'm going to fight with every breath  
25 I've got to keep every one of them right here because

1 they're the best in the business, so thank you very much, I  
2 appreciate that.

3 (Applause).

4 COMMISSIONER HANSON: Do you have any other  
5 business?

6 COMMISSIONER WAGNER: Non-scheduled items.

7 MR. ARNTZEN: You would have thought less  
8 of me if I would have said I didn't have any non-scheduled  
9 items.

10 Real quick, I'm going to be gone four days of  
11 next week to tour some of these marinas. I know it's a  
12 dirty job, but somebody's got to do it. You heard Mr.  
13 Lowman come in and find the one marina in the state where  
14 he's got that bumper material. I'm going there to look at  
15 it. So we'll at least have done a research trip on the  
16 fendering material that we can use for our marina.

17 It bothers me to not have that issue resolved.  
18 So I'm going to go do that next week.

19 Rail strategy, Dave Samples that's in the back  
20 of the room, Dave is on contract with Arculus. He's risen  
21 to the occasion here in our 11th hour train -- I like to  
22 say train wreck, but it really wasn't. We have some bad  
23 track.

24 He was able to get out here with us and help us  
25 understand the magnitude of these repairs, what really

1 needed to be and what didn't need to be. The other thing  
2 we're going to have him do is I'm going to have him come in  
3 here and help us try to get a long-term rail strategy that  
4 we can propose to you. It will be beneficial so you can  
5 understand what needs to be done, and we think it can be  
6 folded into the comprehensive scheme.

7 I can just about guarantee whichever firm you  
8 pick for the comprehensive scheme isn't going to have a  
9 rail guy the magnitude of what we've got in Dave. So he's  
10 going to help us. And we may end up saying we should  
11 divest ourselves of all the rail. We don't know that yet,  
12 but at least we're planning on this. We're not going to go  
13 year after year with these types of emergency repairs.

14 We just want to talk to you about the  
15 bridge-to-bridge stuff. Skip mentioned it earlier, the  
16 frustrations we had with the City. And to kind of keep  
17 this very succinct, what I want to do is I need to bring  
18 Arculus back onboard for about \$17,000, believe it or not,  
19 to get this stuff straightened out hopefully. We -- it can  
20 be done under my delegation of authority.

21 I think the light at the end of the tunnel  
22 could be a multi-million dollar commitment from the City of  
23 Kennewick to assist us here. So I guess you look at it as  
24 are we willing to risk 17,000 for a possible payoff of  
25 maybe two to four million dollars or maybe beyond? So I

1 would say yes, that I want to do that.

2 Mr. Novakovich was in that meeting with me, and  
3 we immediately, after that meeting, met with Arculus, put  
4 our heads together. We think it's do or die on this thing.

5 I wish Mr. Frost was still here so he could  
6 understand how concerning this is to us. Everyone wants us  
7 to play nice, but it's really hard to play nice under these  
8 circumstances. We think Arculus can help us with that.

9 And did I forget anything? Dan, did you have  
10 anything else to add on your rail stuff.

11 MR. CRYER: No. I think we're good.

12 MR. ARNTZEN: Okay. Just appreciate Dan  
13 being out there. He had to even cut his vacation back by  
14 one day to stay out there and walk the railroad tracks with  
15 us. That's all I've got. Thank you. Anything, Tana?

16 MS. BADER INGLINA: I was going to do this  
17 under meeting reports, but I just wanted to give you a  
18 heads up that we are working with the City of Richland. I  
19 met with Trish, who is the business license reserve plan  
20 coordinator, and there's an opportunity for us to do a  
21 joint application with Richland to do some additional  
22 signage at the Spaulding Business Park.

23 We've had some of our tenants there and some of  
24 the folks who purchased lands indicate that that would be  
25 of interest to them. So we're going to pursue that with

1 your -- if that's something you're interested in moving  
2 forward on.

3 COMMISSIONER WAGNER: Absolutely. Did any  
4 of the other staff, we didn't want to shut you out if you  
5 had a report or wanted to say anything.

6 MR. ARNTZEN: Everybody except Larry. He's  
7 talked enough.

8 COMMISSIONER NOVAKOVICH: He has talked a  
9 lot.

10 MS. FINE: I'll talk at the next commission  
11 meeting.

12 COMMISSIONER WAGNER: That's not too bad.  
13 Public comments? Most of our public has run off. They  
14 didn't know we were going to furnish gourmet desserts and  
15 napkins and stuff.

16 MS. FINE: We announced it's your birthday.  
17 We had to have something.

18 COMMISSIONER WAGNER: It's a big deal.

19 MS. RUPERT: I'd like to mention something.  
20 I just wanted to say what a nice job that the Port did a  
21 couple Mondays ago. The staff really -- that -- I wasn't  
22 envious of anybody that had to be there from the Port. But  
23 you guys did a really, really remarkable job.

24 The staff was well organized, their reports  
25 were succinct, very informative, answered a lot of

1 questions. And you guys just -- everybody did a really,  
2 really, good job. You made it look almost easy.

3 COMMISSIONER HANSON: It didn't get out of  
4 control, did it?

5 COMMISSIONER NOVAKOVICH: Thank you,  
6 Joetta. And, you're right, staff did prepare us extremely  
7 well.

8 MS. RUPERT: They did.

9 COMMISSIONER WAGNER: That just goes back  
10 to what we said to Tim about his staff, and they're our  
11 staff. I mean, we rely on them, and it makes our job  
12 pretty easy. But we don't make any money for doing it.

13 So anybody else? Public comments? Thank you,  
14 Don, Mary and Marjy, thank you guys for showing up. We  
15 enjoy having you here every meeting, except for the  
16 railroad part, we didn't, that was not -- but we're glad  
17 you're here anyway.

18 So hearing nothing more, the meetings's  
19 adjourned.

20

21 (4:45 p.m.)

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1 STATE OF WASHINGTON )  
2 COUNTY OF BENTON ) ss.  
3 )

4 I, Dina Ranger, do hereby certify that at the  
5 time and place heretofore mentioned in the caption of the  
6 above-entitled matter, I was a Certified Shorthand Reporter  
7 and Notary Public for Washington; that at said time and  
8 place I reported in stenotype all testimony adduced and  
9 proceedings had in the foregoing matter; that thereafter my  
10 notes were reduced to typewriting and that the foregoing  
11 transcript consisting of 133 typewritten pages is a true  
12 and correct transcript of all such testimony adduced and  
13 proceedings had and of the whole thereof.

14 Witness my hand at Kennewick, Washington, on  
15 this 8th day of April, 2010.

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Dina Ranger, CSR-RPR  
CSR NO. RANGEDK317L3  
Certified Shorthand Reporter  
Notary Public for Washington  
My Commission Expires: 7/9/12

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# REGULAR COMMISSION MEETING

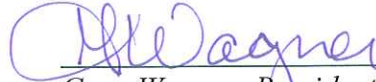
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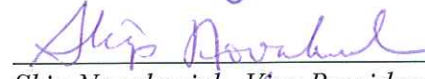
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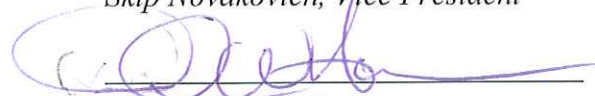
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