

AGENDA

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

Tuesday, July 14, 2009

2:00 p.m.

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. PUBLIC COMMENT [Please state name and address for public record]

IV. CONSENT AGENDA

- A. Approval of Warrant Register dated June 30, 2009*
- B. Approval of Warrant Register dated July 14, 2009*
- C. Approval of Regular Commission Minutes dated June 9, 2009 and June 23, 2009*
- D. Approval of HUD funding authorization letter*

V. PRESENTATION BY ARC OF TRI-CITIES

**VI. CABLE TO CAUSEWAY CONCEPTUAL PLAN PRESENTATION BY
ARCULUS DESIGN & TECHNICAL SERVICES**

VII. NEW BUSINESS

- A. Resolution 2009-19 Approving Purchase of Buildings at Oak Street Industrial Park*

VIII. REPORTS, COMMENTS AND DISCUSSION ITEMS

- A. Local Revitalization Financing, City of Kennewick (Tammy)*
- B. Clover Island Update (Larry)*
 - 1. Clover Island Yacht Club/Mixed-Use Building Update*
 - 2. Shoreline Management Permit-Lighthouse & Gateway Update*
 - 3. Parking Lot Update*
- C. Vista Field Update (Tim)*
 - 1. LATS Report (Dan)*

PLEASE SILENCE CELL PHONES

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- D. *TREC Waterfront Assessment (Tana)*
- E. *New Port Employee (Tana)*
- F. *TV Spot (Tana)*
- G. *Meeting Reports*
- H. *Non-Scheduled Items*
 - 1. *Boat Bailout (Dan)*
 - 2. *Letter to Dennis Poland (Tim)*

IX. PUBLIC COMMENT [Please state name and address for public record]

X. EXECUTIVE SESSION

Potential Litigation Matter 42.30.110 (i)

XI. ADJOURNMENT

PLEASE SILENCE CELL PHONES

PORT OF KENNEWICK

RESOLUTION NO. 2009-19

***A RESOLUTION OF THE PORT OF KENNEWICK BOARD OF
COMMISSIONERS APPROVING PURCHASE OF BUILDINGS AT
OAK STREET INDUSTRIAL PARK***

WHEREAS, buildings belonging to Don and Janis Rizzuto situated on 1.80 acres of Port property in the Oak Street Industrial Park have become available for purchase, reverting the acreage to the Port's control via concurrent termination of a long-term ground lease; and

WHEREAS, inspection reports and appraisals commissioned by the Port have confirmed the purchase price to be fair and reasonable; and

WHEREAS, Port Counsel and staff have negotiated a Purchase & Sale Agreement that is acceptable to buyer and seller; and

WHEREAS, continued development and consolidation of its holdings within the Oak Street Industrial Park is in the best interest of the Port; and

WHEREAS, Resolution 93-15 amended the Comprehensive Scheme of Development and supports Port acquisitions within Township 8 North, Range 30 East, W.M.;

NOW THEREFORE,

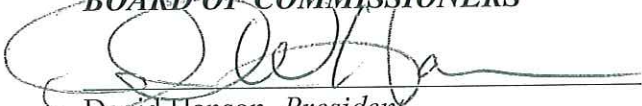
BE IT HEREBY RESOLVED that the Port of Kennewick staff is hereby authorized to purchase three buildings now owned by Don and Janis Rizzuto for a total purchase price of \$99,000.00, plus customary closing costs; and

BE IT FURTHER RESOLVED that the long-term ground lease between the Port and Don and Janis Rizzuto be terminated concurrent to the closing date of the building purchase; and


BE IT FURTHER RESOLVED that the Executive Director is hereby authorized and directed to execute all documents to conclude these transactions.

BY ORDER of the Board of Commissioners of the Port of Kennewick this 14th day of July, 2009.


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



David Hanson, *President*



Gene Wagner, *Vice President*



Calvin E. Dudney, *Secretary*