

AGENDA

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

Tuesday, February 28, 2017
2:00 p.m.

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE**
- III. PUBLIC COMMENT** (*Please state your name and address for the public record*)
- IV. CONSENT AGENDA**
 - A. Approval of Direct Deposit and ePayments Dated February 17, 2017
 - B. Approval of Warrant Register Dated February 28, 2017
- V. NEW BUSINESS**
 - A. Approval of Purchase and Sale Agreement with Red Mountain Estates; Resolution 2017-04
- VI. REPORTS, COMMENTS AND DISCUSSION ITEMS**
 - A. Clover Island Update (**LARRY**)
 - B. Columbia Drive Update (**LARRY/ AMBER**)
 - C. Vista Field Update (**LARRY/ AMBER**)
 - D. Wine Symposium Travel Update (**DON**)
 - E. Commissioner Meetings (formal and informal meetings with groups or individuals)
 - F. Non-Scheduled Items
- VII. PUBLIC COMMENT** (*Please state your name and address for the public record*)
- VIII. EXECUTIVE SESSION** (*Ask public if they are staying, and if not, where they can be located if the Executive Session ends early.*)
 - A. Real Estate, per RCW 42.30.110(1)(b) – Site Selection
 - B. Real Estate, per RCW 42.30.110(1)(c) – Minimum Price
- IX. ADJOURNMENT**

PLEASE SILENCE CELL PHONES



AGENDA REPORT

TO: Port Commission

FROM: Amber Hanchette, Director of Real Estate & Operations

MEETING DATE: February 28, 2017

AGENDA ITEM: West Richland Land Sale – Red Mountain Wine Estates

I. REFERENCE(S): Resolution 2017-04; attached.

II. FISCAL IMPACT: \$149,364.60 revenue to the Port.

III. DISCUSSION: In February 2007 the Port entered into a lease purchase option with Red Mountain Wine Estates (RMWE) for approximately 12 acres in the Port's West Richland Industrial Park at Keene Road and Highway 224. RMWE subsequently constructed 30,000 square feet of building improvements for Pacific Rim winery which continues to successfully operate on the property. In early February 2017, RMWE submitted a letter to the Port exercising their option to purchase the property per the terms of the lease.

The Port's economic development efforts in the West Richland Industrial Park have been followed by additional investment from the City of West Richland in a nearby industrial waste water treatment plant intended to serve the growing wine industry and private development of another 40,000 square feet of wine production space directly across the street from Pacific Rim.

VI. ACTION REQUESTED OF COMMISSION:

Motion: I move approval of Resolution 2017-04 authorizing the Port's Chief Executive Officer to execute all necessary documentation associated with the land sale to Red Mountain Wine Estates and to take all other action necessary to close this transaction.

PORT OF KENNEWICK

RESOLUTION No. 2017-04

***A RESOLUTION OF THE BOARD OF COMMISSIONERS
OF THE PORT OF KENNEWICK AUTHORIZING A PURCHASE AND SALE
AGREEMENT WITH RED MOUNTAIN WINE ESTATES LLC***

WHEREAS, Red Mountain Wine Estates LLC (Purchaser), has given written notification to the Port of Kennewick (Seller) of their intention to exercise a lease purchase option of approximately 12.0 acres (tax parcel 1-0297-401-3216-001) located in the Port of Kennewick's West Richland Industrial Park for approximately \$149,364.60; and

WHEREAS, Port staff and the Port attorney have reviewed the notification and lease purchase option terms and find it is in proper form and is in the Port's best interest; and

WHEREAS, the Port Commission finds that said property is surplus to the Port's needs and the proposed sale is consistent with all previous Port policies, including its Comprehensive Scheme of Development.

NOW, THEREFORE, BE IT HEREBY RESOLVED that the Board of Commissioners of the Port of Kennewick hereby authorizes the Port's Chief Executive Officer to execute a Purchase and Sale Agreement with Red Mountain Wine Estates LLC and hereby authorizes the Port's Chief Executive Officer to execute all documents and agreements on behalf of the Port to complete the transaction as specified above.

BE IT FURTHER RESOLVED that the Port Commission declares that said property is surplus to the Port's needs and the proposed sale as referenced above is consistent with all previous Port policies, including its Comprehensive Scheme of Development.

ADOPTED by the Board of Commissioners of the Port of Kennewick on the 28th day of February, 2017.

**PORT of KENNEWICK
BOARD of COMMISSIONERS**

By: _____
SKIP NOVAKOVICH, President

By: _____
THOMAS MOAK, Vice President

By: _____
DON BARNES, Secretary