

AGENDA

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

Tuesday, July 25, 2017
2:30 p.m.

- I. **CALL TO ORDER**
- II. **PLEDGE OF ALLEGIANCE**
- III. **APPROVAL OF AGENDA**
- IV. **PUBLIC COMMENT** (*Please state your name and address for the public record*)
- V. **CONSENT AGENDA**
 - A. Approval of Direct Deposit and ePayments Dated July 18, 2017
 - B. Approval of Warrant Register Dated July 20, 2017
 - C. Approval of Regular Commission Business Meeting Minutes June 27, 2017
 - D. Approval of Regular Commission Business Meeting Minutes July 11, 2017
- VI. **RECOGNITION**
 - A. Davin Diaz, Rotary Committee Member of the Year Award (**TANA/SKIP**)
- VII. **NEW BUSINESS**
 - A. Authorizing the Chief Executive Officer to Settle the Insurance Claim Related to the Collapse of the Port Building Located at 211 East Columbia Drive; Resolution 2017-13 (**NICK/TIM/LUCINDA**)
- VIII. **REPORTS, COMMENTS AND DISCUSSION ITEMS**
 - A. Clover Island Update (**LARRY**)
 - B. Columbia Drive Update (**LARRY**)
 - C. Vista Field Update (**LARRY/TIM**)
 - D. WPPA Directors Seminar (**TIM**)
 - E. Rail Update (**TIM**)
 - F. Commissioner Meetings (formal and informal meetings with groups or individuals)
 - G. Non-Scheduled Items
- IX. **PUBLIC COMMENT** (*Please state your name and address for the public record*)
- X. **ADJOURNMENT**

PLEASE SILENCE CELL PHONES



PORT OF KENNEWICK REGULAR COMMISSION MEETING

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JUNE 27, 2017 MINUTES

CALL TO ORDER

Commission President Skip Novakovich called the Regular Commission Meeting to order at 2:00 p.m. in the Port of Kennewick Commission Chambers located at 350 Clover Island Drive, Suite 200, Kennewick, Washington 99336.

The following were present:

Board Members: Skip Novakovich, President
Thomas Moak, Vice-President
Don Barnes, Secretary

Staff Members: Tim Arntzen, Chief Executive Officer
Tana Bader Inglima, Deputy Chief Executive Officer
Amber Hanchette, Director of Real Estate and Operations
Nick Kooiker, Chief Financial Officer/Auditor
Larry Peterson, Director of Planning and Development
Lisa Schumacher, Special Projects Coordinator
Bridgette Scott, Executive Assistant
Lucinda Luke, Port Counsel

PLEDGE OF ALLEGIANCE

Commissioner Thomas Moak led the Pledge of Allegiance.

APPROVAL OF THE AGENDA

MOTION: Commissioner Barnes moved to approve the Agenda; Commissioner Moak seconded. With no further discussion, motion carried unanimously. All in favor 3:0.

PUBLIC COMMENT

Boyce Burdick, 414 Snyder Street, Richland. Mr. Burdick stated there is a typo on page 8 of the June 13, 2017 Regular Commission Business minutes.

**Clerks Note: Correction has been made*

No further comments were made.

CONSENT AGENDA

Consent agenda consisted of the following:

- A. Approval of Direct Deposit and E-Payments Dated June 16, 2017**
Direct Deposit and E-Payments totaling \$53,083.32
- B. Approval of Warrant Registers Dated June 27, 2017**
Expense Fund Voucher Numbers 39226 through 39259 for a grand total of \$448,170.49
- C. Approval of Regular Commission Business Meeting Minutes June 13, 2017**

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MOTION: *Commissioner Moak moved for approval of the Consent Agenda, with the correction to the minutes; Commissioner Barnes seconded. With no further discussion, motion carried unanimously. All in favor 3:0.*

PRESENTATION

A. TRIDEC Update

Carl Adrian, President/CEO of TRIDEC, updated the Commission on TRIDEC's 2017 Plan of Work. Mr. Adrian stated TRIDEC takes an area wide approach to economic development not just because it is more efficient and cost effective, but because as a "single entity," the Tri-Cities holds more attraction than the individual jurisdictions. TRIDEC's overall mission is to improve the economic health of the Tri-Cities region by facilitating job creation and capital investment in primary employment industries in Benton and Franklin Counties. Mr. Adrian outlined the following programs:

- Business Recruitment;
- Business Retention and Expansion;
- Air Service;
- Federal Programs;
- TRIDEC Communications (social media);
- Workforce Development.

Mr. Moak stated since Mr. Adrian has been at TRIDEC there has been a continued focus on economic development as a region, versus jurisdictions. Not every area of the Tri-Cities benefits from the focus of TRIDEC, because of the geography of area, however, Mr. Moak appreciates that Mr. Adrian and TRIDEC do not have any political subdivisions. Mr. Moak stated TRIDEC's focus on industrial/manufacturing with the Ports of Pasco and Benton are critical because it benefits the Port of Kennewick even though industrial/manufacturing is not our main focus. Mr. Moak thanked Mr. Adrian for the update and reiterated his appreciation for TRIDEC's support as the Port continues to develop Columbia Drive and the Culinary School with Columbia Basin College (CBC).

Mr. Adrian thanked Mr. Moak for his comments and stated it is important that when something good happens in one of our communities, it positively benefits the entire region. Mr. Adrian applauded the Commission for thinking globally with the Vista Field and Columbia Drive redevelopment projects. Mr. Adrian stated during his tenure, his largest accomplishments have taken place in Kennewick, with the relocation of Cascade Natural Gas and Amazon, which has created more jobs than any other project. At this time, there is not enough industrial property available in the community, however, there are opportunities where TRIDEC and the Port can partner.

Mr. Barnes stated it can be challenging working for the regional economic development benefit with each jurisdiction facing their own challenges, areas of expertise and opportunities to bring to fruition. Mr. Barnes thanked Mr. Adrian for the update and stated the Port enjoys working with TRIDEC and will continue to look for joint opportunities as they arise.

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REPORTS, COMMENTS AND DISCUSSION ITEMS

A. *Summary of Private Sector Development on Port Lands*

Mr. Peterson reported that the private sector has invested approximately \$77,000,000 on Port properties over the past ten years, which include;

- Oak Street Development: \$450,000.00;
- Southridge Development: \$14,048,000.00;
- Vista Field Development: \$20,881,000.00;
- Spaulding Business Center: \$34,452,000.00;
- Red Mountain: \$7,332,000.00

As a result of the private sector investment on Port sites, 604,000 square feet of new buildings have been constructed and over 1,165 jobs have been created. Due to the Port's investment, the annual property tax collected is approximately \$885,000 annually, which helps fund public services for local jurisdictions.

Mr. Barnes stated the Port's primary mission is economic development and job creation, which can be very challenging to measure. Mr. Barnes appreciates all the work that went into this report and stated it is clear that the Port is having a positive impact on our community in terms of economic development and job creation. It is important that the Port continues to look for opportunities to partner with the private sector.

Mr. Moak inquired how Mr. Peterson determined the number of jobs created and how the property tax information was determined.

Mr. Peterson stated staff called tenants to ascertain the employment number, and the value of the buildings is from the Benton County Assessor; however, that number does not include the personal property within the buildings, such as medical equipment.

Mr. Moak inquired if there are additional opportunities for development at Southridge.

Mr. Peterson stated there is a significant amount of land in the Southridge area that is vacant, which was part of the Port land sale several years ago. The Port sold 180 acres in Southridge and Mr. Peterson approximated 10-15 acres are currently occupied. Furthermore, some of the land that was sold was intended to be commercial, however, the developer requested residential zoning and constructed houses on 25 acres. Mr. Peterson stated staff excluded the residential area in the report, and verified the report shows only the commercial and industrial business investment by the private sector on Port property. Mr. Peterson reported the Spaulding Business Park has room for growth and stated the Eden Medical Center has a footprint for a 35,000 square foot twin medical building with a connected sky bridge, and Kadlec Northwest Orthopaedic has an area for two more building footprints. Mr. Peterson stated there is significant room for growth at Southridge and Spaulding Business Park.

Mr. Moak stated the Port recently sold the last parcel in Spaulding, however, those properties will continue to generate jobs and sales tax for the community. Mr. Moak would like staff to continue maintaining the list, as it is a very useful tool for the Port. This report indicates the Port

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is a catalyst in growth for the various jurisdictions and helps provide jobs and incomes to our partners.

Mr. Novakovich concurred with Mr. Moak and stated it is a valuable tool for the Port.

B. Port of Seattle Tour

Mr. Arntzen reported that the Port of Benton has scheduled a tour on August 3, 2017 for the Port of Seattle and others and part of tour is to view potential rail opportunities in our region. The Port of Kennewick has no direct interest in rail and no available properties for rail solution for the west side congestion. Mr. Arntzen passed on participating in the scheduled tour due to a large scheduled event the Port will be hosting on Clover Island on August 4, 2017. Mr. Arntzen stated there is not a formal agenda for the tour at this time, however, he believes the rail issue may become a larger issue for our area over the next few months. Mr. Arntzen suggested that rather an individual jurisdictional partner organizing an event, it may be an appropriate topic for a regional organization, such as TRIDEC or the Council of Governments to manage. Mr. Arntzen stated the possibility of expanded rail opportunities in our community will impact portions of our community in different ways and believes it would be best if a regional partner, who has more experience in transportation, monitor this matter.

Mr. Adrian agrees with Mr. Arntzen and stated TRIDEC was originally contacted by the Port of Seattle and the initial agenda for the tour did not focus on rail. Mr. Adrian believes the group will be coming from Walla Walla and will tour the Tri-Cities Airport, Clover Island and Columbia Gardens and then proceed to the Port of Benton and tour the Wine Science Center and the North Benton industrial property.

Mr. Moak believes it is important to foster a relationship with the Port of Seattle for future marketing opportunities for Columbia Gardens and Vista Field. Furthermore, Mr. Moak believes that rail is a regional issue and other opportunities that should be researched, such as routing rail through the Hanford Reservation, because of the magnitude of the impact on communities.

Mr. Barnes agrees that rail is a regional issue and stated recently at the Washington Public Ports Association (WPPA) Spring Meeting the Port of Vancouver made a presentation regarding rail improvements to increase the capacity for railcars from 55,000 per year to 400,000 per year. Mr. Barnes is interested in gathering more information on the increase demands of our regional rail system and what that increase would mean in terms of potential impacts to our community. Mr. Barnes believes it is important for staff to focus on Port projects and appreciates the update and decision.

Mr. Arntzen stated the Port is always happy to show our sister ports and partners our properties, as we did last week with the Port of Ridgefield. Mr. Arntzen is concerned that the Port district may either see a positive benefit or a negative impact with increased rail. Mr. Arntzen did not feel it was right to sanction a tour that singles out a particular rail facility prior to having a clear understanding of the itinerary. Mr. Arntzen reiterated that the rail issue should be addressed by a regional organization.

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Mr. Novakovich agrees with Mr. Arntzen's decision and believes rail should be addressed by a regional organization, such as the Council of Governments, who is designated as the transportation organization for this region.

C. Columbia Drive Update

Mr. Peterson stated Banlin Construction will soon begin placing exterior stucco on Building B. Additionally, staff has received the initial cost estimate for the Phase 2 base bid, which includes the loop roadway, parking lot and basic utilities. There are additional enhancements that will be added to the base bid, to stay within the \$1,100,000 Rural Capital County Funds (RCCF), such as a small plaza, various street furnishings, and bus shelter.

Ms. Bader Inglima stated the Commission asked Barb Carter, the Port's Art Liaison, to work with Ben Franklin Transit regarding the installation of the artistic bus shelter. Ms. Carter worked with the Art's Commission and staff to recommend a concept and artist, who has created these shelters for many public entities, and was vetted by the Kennewick Arts Commission and the City of Kennewick. Ms. Bader Inglima announced that on Thursday, June 29, 2017, the Columbia Center Rotary will be providing a financial contribution to the bus shelter. Additional entities that are contributing to the bus shelter are:

- Benton County: Rural Capital County Funds;
- City of Kennewick: Grant through America's Best Community;
- Kennewick Arts Commission;
- Port of Kennewick; and
- Ben Franklin Transit.

The bus pullout has already been installed on Columbia Drive by the City of Kennewick and will now feature an interesting, visually pleasing, iconic and functional bus shelter.

Mr. Peterson reported the City opened bids today for the wine effluent treatment facility and the lowest bidder was Banlin Construction, who teamed with Big D's Construction. By utilizing the same contractor, a nice consistency is created and sequencing of the project will be more efficient.

Ms. Carter is very excited for this opportunity to have functional, artistic piece of equipment in the Tri-Cities. The Kennewick Arts Commission has been working towards this concept for some time, and encourages any design that is for public use to have an artistic element. The additional cost is typically minimal, however, the benefit to the community is immeasurable. Ms. Carter stated the Port's continued investment in public art has created such a difference in our community and commends the Port for their continued effort.

D. Vista Field Update

Mr. Peterson reported Vista Field Phase I design is 30% complete, which was generated by Parametrix and Hall Engineering Associates and includes the civil engineering drawing, water and sewer lines, lights, roads, and landscaping design. After the City reviews the Draft Master Plan, the Phase I design will be submitted to the City for cross reference and comments.

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REGULAR COMMISSION MEETING**

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1. City of Kennewick's Master Plan Adoption Process

Mr. Arntzen reported Port and City staff meet on a regular basis to discuss Vista Field, which has a lot of moving parts. The end goal is to have a Master Plan and related documents, ready for adoption by the Port Commission and approval by the City Council. Mr. Arntzen and Marie Mosley, City Manager has determined the best course of action is the sub-committee approach, where the working groups are in charge of moving the process forward. Mr. Arntzen and Ms. Mosley will continue to be briefed by the sub-committee and will utilize the group to create a schedule in the near future. Once a schedule has been determined, Mr. Arntzen and Ms. Mosley will brief the Port Commission and City Council.

Mr. Arntzen stated in the past, staff has tried to set a timeline for the completion of the Master Plan, however, because of all the moving parts, the timeline keeps changing. The City and Port have the same intentions regarding Vista Field and are making every effort to get it right. Therefore, Mr. Arntzen does not want to set an artificial timeline where the City may feel pressured, however, the end of the calendar year still remains a goal. The prudent course of action is to allow the City to raise any and all issues with the Draft Master Plan and work to resolve said issues prior to approval of the document. The City and Port are working as a unified team on Vista Field and striving for the same end result, a quality Master Plan.

Mr. Novakovich likes Mr. Arntzen's suggestion and commended Port and City staff for their continued work and cooperation.

Mr. Moak is pleased that the Port and City are working well together, however, he believes having a goal to complete the Master Plan is important. Mr. Moak stated when Ms. Mosley and Mr. Arntzen brief the Commission, it would be prudent to discuss a potential date for completion. Mr. Moak believes it is important to have a realistic target to hold everyone accountable.

Mr. Arntzen stated the sub-committee will recommend an end date to myself and Ms. Mosley. Once that date is available, Mr. Arntzen and Ms. Mosley will brief the Commission and City Council on the details.

Mr. Peterson reported the Draft Master Plan was submitted to the City for comments on March 15, 2017 and the Port received City staff comments on June 19, 2017. Port staff scheduled a follow up meeting with the Carey Roe, City Public Works Director, Parametrix and David Robison of Strategic Construction Management to clarify the City's comments. The City wants to ensure that all of the ground work is completed prior to the Master Plan being approved.

Mr. Barnes appreciates Mr. Moak's comments and stated when the Port made the decision to close Vista Field in April of 2013, he envisioned construction of Phase I would have started sooner. However, Vista Field is an ambitious project and with the best professionals guiding us, the Port and City are working together to move the redevelopment forward. Mr. Barnes stated the Port could have set a deadline, however, if that deadline would have

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created a sub-par development, he would have been disappointed. Mr. Barnes stated if the City needs time to get the elements right, then that is acceptable. Mr. Barnes is aware of the frustration with how long the Master Plan is taking, however, these elements are crucial to the success of Vista Field and the Port should not settle for a sub-standard Master Plan.

Mr. Moak agrees with Mr. Barnes' comments, but would like to know what the realistic timeframe for the completion of the Master Plan will be and how the Port and City will meet that timeframe.

Mr. Novakovich inquired if the sub-committee will address a timeframe for completion of the Master Plan.

Mr. Arntzen stated to the best of their abilities, the sub-committee will investigate all of the information we have gathered and recommend a path forward and how this will be addressed. Mr. Arntzen stated a few of the items the City would like the Port to address are: information on the turning radius for big trucks, information on sewer flows and fire flows. Mr. Arntzen stated staff and consultants would like time to address the City's questions and offer up solutions. Mr. Arntzen believes once the Port addresses the issues, then we can come up with a potential date. Mr. Arntzen reported Port and City staff are also working on potential prospects for Columbia Gardens Wine Village. Mr. Arntzen assured the Commission that Port and City staff are not standing still, but continuing to make progress on the Master Plan to move the development forward. Mr. Arntzen reiterated that Vista Field is a new paradigm, and the City is willing to revise zoning, ordinances and traffic zoning to create this development.

2. *Port and City of Ridgefield*

Mr. Arntzen recently received a call from the Port of Ridgefield, which is located outside of Vancouver Washington. The Port of Ridgefield Commission is interested in New Urbanism and asked the meet with the Port to hear our experiences and understandings of the concept. In addition to the Port of Ridgefield, the City of Ridgefield Mayor and a few Council Members also attended the meeting. Port staff explained the general concepts of New Urbanism and how the public chose DPZ Partners as the design team for Vista Field. Mr. Peterson provided a PowerPoint presentation and visual examples of New Urbanism. Mr. Arntzen reported that the Port of Kennewick has also been assisting the Port of Whitman County with the concept and another port may make an inquiry in the future.

E. Commissioner Meetings (formal and informal meetings with groups or individuals)

Commissioners reported on their respective committee meetings.

F. Non Scheduled Items

1. Mr. Moak stated Mr. Adrian spoke about assisting the Port with legislative items and inquired if TRIDEC was involved with the Ports of Ridgefield or Whitman County's request. Mr. Moak inquired if the request could benefit Vista Field or is that not in the scope of TRIDEC's involvement.

Mr. Arntzen stated Port staff gave a direct response to the Port and City of Ridgefield, related

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to our experiences with New Urbanism. Mr. Adrian referenced the CBC Culinary School and TRIDEC performed some community outreach, however, the City, the County, CBC, and the Port have done most of the heavy lifting. Mr. Arntzen stated the Port would appreciate the efforts of TRIDEC on the Culinary School and additional assistance on funding opportunities for the Port's larger projects.

2. Mr. Barnes reported the July edition of the *Tri-City Journal of Business* featured an article on the sale of Cedars Restaurant, where owners, Dave and Darci Mitcham were very complimentary to the Port's efforts to enhance and upgrade Clover Island, and the Commission and staff.
3. Ms. Bader Inglima stated the Port has been working in partnership with the City, the County and CBC on the Columbia Drive Redevelopment and the entities recently received the Governor's Smart Partnership Smart Communities Award. The Department of Commerce will present the awards to the Port, City, County, and CBC on July 25, 2017 at 1:00 p.m. at Columbia Gardens Winery and Artisan Village.

Ms. Bader Inglima stated the event is held on a Regular Commission Meeting day and inquired if the Commission would like to push back the start of the meeting to 2:30 p.m.

It is the consensus of the Commission to move the July 25, 2017 Regular Commission Meeting from 2:00 p.m. to 2:30 p.m.

Ms. Bader Inglima has been working with the Confederated Tribes of the Umatilla Indian Reservation (CTUIR) on the Gathering Place celebration and it has been determined that the date of August 4, 2017 will work for both the CTUIR and Port. The CTUIR has also requested the Port and CTUIR hold the Joint Annual Meeting after the celebration. Ms. Bader Inglima and Ms. Scott will continue to work on the details with the CTUIR.

4. Mr. Arntzen stated in regards to the Joint Meeting with the CTUIR, if there are topics the Commission would like to discuss, please send an email to Ms. Scott for a draft Agenda.

Mr. Arntzen reported a few potential purchasers have spoken to staff regarding the sale of Cedars. Mr. Arntzen stated the potential purchasers own local restaurants and have a proven track record. Mr. Arntzen stated it would be prudent for the Port to help facilitate the purchase and sale of Cedars, within reason, to keep the iconic element on Clover Island. The Port previously assisted Ray Gillette on his sale of Cedars to the Mitcham's.

Mr. Arntzen inquired if the Commission would like him to gather more information on the Port of Seattle tour and potential rail issue and how it may affect the Port District.

Mr. Novakovich stated he recently spoke with members of the City Council who are very concerned with the rail issue and are trying to ascertain the details of the tour. Additionally, the Council of Governments should be part of the discussion, as the transportation organization, and if Mr. Arntzen has the time and resources, it would be beneficial to pursue.

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Mr. Barnes agrees and stated rail has become a state wide discussion. It is imperative for the Port to gather more information to understand the potential impacts to our region.

Mr. Moak stated Columbia Drive and Vista Field both have rail and it is important for the Port to understand the impact of rail on these projects and have knowledge of the issue.

Mr. Arntzen stated he would like to fully vet the rail topic and asked for the ability to make full disclosure of the issue to all parties in the community.

Mr. Novakovich concurs with Mr. Arntzen and stated it is important for the Port to continue being transparent.

5. Mr. Peterson reported the City of Kennewick recently opened the bids for the wine effluent project for Columbia Gardens and Banlin Construction was the low bid at \$435,000, which is considerably higher than the engineer's estimate of \$280,000. Mr. Peterson stated the bid result will go before the Kennewick City Council on July 18, 2017.
6. Ms. Hanchette reported the recent storm that came through the area on Monday yielded very little damage to Port properties, other than some fallen tree limbs, a few broken fence rails, and a brief power outage at Oak Street.

PUBLIC COMMENTS

Boyce Burdick, 414 Snyder Street, Richland. Mr. Burdick relayed a recent experience regarding the benefits of deadlines and stated it would be valuable for the Port to establish a deadline for the Vista Field Master Plan.

No further comments were made.

COMMISSIONER COMMENTS

No comments were made.

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ADJOURNMENT

With no further business to bring before the Board; the meeting was adjourned 3:52 p.m.

APPROVED:

**PORT of KENNEWICK
BOARD of COMMISSIONERS**

Skip Novakovich, President

Thomas Moak, Vice President

Don Barnes, Secretary



PORT OF KENNEWICK REGULAR COMMISSION MEETING

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JULY 11, 2017 MINUTES

CALL TO ORDER

Commission President Skip Novakovich called the Regular Commission Meeting to order at 2:00 p.m. in the Port of Kennewick Commission Chambers located at 350 Clover Island Drive, Suite 200, Kennewick, Washington 99336.

The following were present:

Board Members: Skip Novakovich, President
Thomas Moak, Vice-President
Don Barnes, Secretary

Staff Members: Tim Arntzen, Chief Executive Officer
Tana Bader Inglima, Deputy Chief Executive Officer
Amber Hanchette, Director of Real Estate and Operations
Nick Kooiker, Chief Financial Officer/Auditor
Larry Peterson, Director of Planning and Development
Lisa Schumacher, Special Projects Coordinator
Bridgette Scott, Executive Assistant
Lucinda Luke, Port Counsel

PLEDGE OF ALLEGIANCE

Tana Bader Inglima led the Pledge of Allegiance.

APPROVAL OF THE AGENDA

MOTION: *Commissioner Barnes moved to approve the Agenda; Commissioner Moak seconded. With no further discussion, motion carried unanimously. All in favor 3:0.*

PUBLIC COMMENT

No comments were made.

CONSENT AGENDA

Consent agenda consisted of the following:

- A. *Approval of Direct Deposit and E-Payments Dated July 5, 2017***
Direct Deposit and E-Payments totaling \$70,013.93
- B. *Approval of Warrant Registers Dated July 11, 2017***
Expense Fund Voucher Numbers 39260 through 39287 for a grand total of \$49,358.12

MOTION: *Commissioner Barnes moved for approval of the Consent Agenda, as presented; Commissioner Moak seconded. With no further discussion, motion carried unanimously. All in favor 3:0.*

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REPORTS, COMMENTS AND DISCUSSION ITEMS

A. *Clover Island Update*

Ms. Bader Inglima reported as construction continues on the Gathering Place, staff is preparing for the celebration event with the Confederated Tribes of the Umatilla Reservation (CTUIR). The celebration is scheduled for August 4, 2017 at 10:30 a.m. The CTUIR has requested to hold the Port and CTUIR Joint Annual Meeting following the celebration. Ms. Bader Inglima and CTUIR staff are working on the agenda for the celebration and the CTUIR would like to have their logo included on the invitation and be a part of the activities. Ms. Bader Inglima reported the *Confederated Umatilla Journal* ran a story on the Gathering Place and included a small invitation ad for the event. Additionally, the Port placed an ad in the July edition of the *Tri-City Journal of Business* and the ad has been distributed to our jurisdictional partners, the Tri-City Regional Chamber of Commerce, and the Historic Downtown Partnership, and an E-blast will be sent out as well. The ad will also be appearing in the *Tri-City Herald* to let the community know of the event taking place. Ms. Bader Inglima stated the CTUIR wants to be an active participant in the event and are helping celebrate and honor their culture and history. Ms. Bader Inglima stated the event will include an opening invocation, a closing blessing ceremony and Port and CTUIR staff will continue to solidify the details of the agenda. Ms. Bader Inglima stated Bobbie Conner will be attending and making comments on behalf of the Tamastlikt Cultural Institute.

Ms. Bader Inglima reported that last Friday, staff and the United States Army Corps of Engineers (USACE) met to discuss the 1135 project. USACE is working on cost estimating and Ms. Bader Inglima anticipates the estimate may be ready by late summer with a contract following.

Mr. Peterson reported the Gathering Place sidewalk forms are in place and concrete will be poured on Wednesday. Mr. Peterson stated that Duane Howard of Big D's Construction confirmed to staff the construction will be completed in advance of the August 4, 2017 event. Mr. Peterson stated the construction climate is very busy in the Tri-Cities and much of the remaining work will be completed by various sub-contractors.

Ms. Bader Inglima stated Barb Carter, Port Art Liaison and Kennewick Arts Commission member, worked very closely with Ms. Conner and Malissa Minthorn of the Tamastlikt Cultural Institute and artist, Rodd Ambrosion.

Ms. Carter stated the Gathering Place has been a culmination of many years and a lot effort and she is thrilled to be able to participate in the process. Ms. Carter believes the completed project will be fantastic.

Mr. Novakovich inquired when the Joint Meeting will be held.

Ms. Scott stated following the celebration of the Gathering Place, the Port and CTUIR will congregate at the GESA Carousel of Dreams for the Joint Meeting. Ms. Scott is working on the agenda and coordinating the schedule.

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B. Columbia Drive Update

Mr. Peterson presented an update on the Columbia Gardens Winery and Artisan Village and reviewed the efforts of the Port and City over the past decade to redevelop Columbia Drive. Mr. Peterson stated as Phase 1 construction continues, the City continues with the plans for installation of the wine effluent treatment tank and the Port continues to work on Phase 2, which includes the loop roadway, parking lot and basic utilities. Mr. Peterson stated due to several unforeseen issues, the Wine Village estimated time for completion will be late October. Mr. Peterson introduced David Robison of Strategic Construction Management to brief the Commission on the overall perspective of the project.

Mr. Robison stated the project, from a schedule standpoint, has had some complexities related to weather and some unknown and unforeseen conditions. The schedule has fallen a bit behind and Mr. Robison believes the project will be completed by mid to late October. Another factor to consider is the coordination requirements of scheduling with the City, and the installation of the wine effluent treatment tank. Recently the City went out to bid on the installation of the wine effluent tank and received one bid, from Banlin Construction in the amount of \$435,000.00, which was over the engineer's estimate of \$280,000.00. Mr. Robison was informed by Carey Roe, City Public Works Director that the City will reject the bid and rebid the project. Mr. Robison has asked the City to assist the Port in the integration of the two projects and when the City rebids the project, he is hopeful more contractors will bid the project. The Port has agreed to assist the City to encourage other contractors to bid the project. There are two reasons why contractors are not bidding the project, first, the construction climate in the area is extremely busy and second, the site is already occupied by another contractor, which could create conflicts. The Port has asked the City to delay the advertisement of the bid for three weeks, which would give Banlin about six weeks to complete the construction and finish the project simultaneously. Mr. Robison was able to negotiate that change with the City today and is pleased to be able to inform the Commission, that although the project is a bit behind schedule, the net results are very significant, in the sense of construction that has taken place.

Mr. Moak inquired if the bidding climate will be better in a few weeks and if the bid will be altered.

Mr. Robison stated pushing the re-advertisement of the bid back by three weeks will help the sequencing of the two projects and remove any potential conflict. Mr. Robison stated the scope will remain the same, however, the City cannot make an informed decision with only one bid.

Ms. Bader Inglima shared a video documenting the transition of the waterfront and Columbia Drive.

Ms. Bader Inglima shared the Port and its partners were awarded the Governor's Smart Communities Smart Partnership Award for their Columbia Drive Urban Revitalization Project. The Department of Commerce will be presenting the award to the Port, the City, the County and CBC at a public event held on July 25, 2017 at 1:00 p.m. at the Columbia Gardens Wine and Artisan Village site.

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Mr. Novakovich inquired if Ms. Bader Inglema can share the video link with Peter Batchelor.

Ms. Bader Inglema stated Pixelsoft is still compressing the video and once completed, she will send the youtube link to the Commissioners, Mr. Batchelor, and others and post it on the Port's website.

Mr. Arntzen inquired if the Commission had any comments regarding the video.

Mr. Moak stated it has taken a long time for the Port to get to this point on Columbia Drive. The video depicts the redevelopment of Columbia Drive over the past ten years and it was important to visit areas like Austin, Berkeley and Wenatchee to see what worked and what didn't work. Mr. Moak believes there is still a lot left to do and feels what will happen over the next ten years is imperative to the redevelopment. Mr. Moak stated it will be the commitment of the Commission to continue moving the redevelopment forward and he believes the video did a very good job outlining the history of Columbia Drive.

Mr. Novakovich stated the first study on Downtown Kennewick was done in 1992 and alluded to the lack of connectivity to the river. The Port stepped up and began the process of redeveloping the area and ultimately, this project became a true definition of partnership.

Mr. Arntzen stated a lot went into the production of the video and staff has reviewed the video to ensure the Port is on the right track. The video is an accurate chronical of what the Port has accomplished to date on Columbia Drive, and Mr. Arntzen is proud that we were able to capture the process. Mr. Arntzen explained it was important to have a role model for the redevelopment. He feels if Rainey Street in Austin, Texas can become something special, so can Columbia Drive.

Ms. Bader Inglema stated the video will give the Port additional media opportunities as we introduce the wineries. The footage will help tell the bigger story of where we have been and where we are going on Columbia Drive.

C. Vista Field Update

Mr. Peterson presented an update of the Vista Field Master Plan and reported staff submitted the Draft Master Plan to the City on March 11, 2017 for comments. The Port recently received the City's comments and are now answering the questions and providing additional information that the City needs. The City has asked for more information on the following public works items:

- Water System Impacts: Assessing overall implications, likely improvements (if any), timing of improvements and cost share;
- Sewer System Impacts: Addressing overall implications and identifying downstream limitations;
- Storm Water Design: Critical review of all storm water systems occurring city-wide.

Mr. Peterson met with Mr. Roe and Mr. Robison on June 29, 2017 to discuss the public works issues. As a result of the recent storm, the City has had issues that they do not want to duplicate at Vista Field. The Port is working with Parametrix on some minor modifications and believes we have a very manageable solution.

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Mr. Robison stated during the meeting with the City, we were able to come up with solutions for the storm water issue. Mr. Robison is quite pleased with the City's one page response for the Draft Master Plan, and stated he has never seen one page response before. Mr. Robison assured the Commission that all of the items can be mitigated and congratulated staff and consultants for their hard work.

Mr. Peterson stated the Fire Department had one comment and staff is seeking clarification regarding the sprinkler system thresholds.

Mr. Peterson stated the City is looking at the worst case scenario for the fire and sewer and wants to ensure if improvements need to be made in the future, it will not be an issue.

Mr. Peterson outlined the current timeline for the Draft Master Plan:

- March 15, 2017: Port submitted Draft Master Plan to the City;
- June 19, 2017: City provided written comments on Port Draft Master Plan;
- June 29, 2017: Port and City meet and identify necessary information to address Public Works comments;
- Mid July, 2017: Port and City staff meet and identify necessary information to address Fire Department comments;
- July 31, 2017: City anticipated response to additional Public Works information provided by Port.

Mr. Robison is confident that Mr. Peterson and Mr. Roe will be able to find valid solutions, however, at some point, the Port and City need to move forward. Mr. Robison is still hoping for approval of the Master Plan by the end of the year.

D. Commissioner Meetings (formal and informal meetings with groups or individuals)
Commissioners reported on their respective committee meetings.

E. Non Scheduled Items

1. Mr. Moak stated it is important to remember how far Columbia Drive and Clover Island have come over the past 20 years. People have short term memories and do not realize how many things have changed, or those new to the area do not know how bad things were. Much of what has been accomplished are by people who are no longer here, and it is imperative to keep their vision alive. There is still much to do, but what has been done, is an accomplishment for the Port and the City. Mr. Moak is looking forward to the completion of many of the elements and is excited about the vision for Columbia Drive.
2. Ms. Scott reported in June, the Port hosted representatives from the City and Port of Ridgefield to discuss our experiences with the New Urbanism concept. Mr. Novakovich, Port Commission President, Mr. Arntzen, and Mr. Peterson attended the meeting. Ms. Scott read the letter from the Port of Ridgefield into the record:

Dear Commissioner Novakovich:

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We would like to express our gratitude for you and your staff taking time to meet with our commission and members of Ridgefield City Council during our recent trip to Kennewick.

We appreciate both the time and the information you shared about your Vista Field redevelopment project, mixed-use design and public input/engagement. We believe strongly that best public development practices should include visiting sites and talking to other ports and colleagues. We hope to take what we learned and apply it to our development projects.

Please extend our thanks to Tim and Larry-their input and insight was invaluable.

*Thank you again,
Bruce Wiseman, Commission Chair
Joe Melroy, Commissioner
Scott Hughes, Commissioner*

3. Mr. Arntzen will be attending the Kennewick City Council Workshop where the City of Richland will present on the Inland Seaport Update, which is the railroad proposal that may bring a large number of trains on existing track through Kennewick into Richland. Mr. Arntzen reported the City of Richland reached out to him for a direct presentation as well.

Mr. Arntzen will be attending the Washington Public Ports Association Executive Director Seminar July 12 through 14, 2017. This is an excellent seminar to attend because port executive directors are able to discuss what is happening at their port and speak about good and bad experiences over the past year.

Mr. Arntzen reported last Thursday, staff met with consultants from Parametrix and Laurence Qamar to discuss the engineered drawings for Vista Field which includes the street layout, trees and landscaping and the water feature. The meeting was challenging and exhilarating and the group made significant progress. The group discussed what types of trees should be included in the development, how the trees should be placed, drivable surfaces, and walkable surfaces.

Mr. Novakovich stated the consultant's knowledge is invaluable and he appreciates their work on the redevelopment.

4. Mr. Peterson presented to the Kennewick Kiwanis and received several supportive comments on the Port's redevelopment efforts. Mr. Peterson stated Hank Sauer, who retired from the City of Kennewick was very appreciated for the small role that he was able to play and reiterated that the redevelopment is a catalyst for the area.

PUBLIC COMMENTS

Boyce Burdick, 414 Snyder Street, Richland. Mr. Burdick stated the *Tri-City Herald* recently ran an article on The Link and indicated the information regarding the Vista Arts Center was incorrect. It is the Arts Center Task Force who is building the Vista Arts Center, not the Arts Foundation of the Mid-Columbia.

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Todd Coleman, 7761 West Riverside, Boise. Mr. Coleman commended the Commission on their long term vision of the Bridge to Bridge plan and their investments on Columbia Drive. Mr. Coleman stated the Columbia Drive video shows the commitment of the Commission and their investment in the community. Mr. Coleman praised the staff and Commission for researching other communities, to see what is successful and blending our culture with elements that work. Mr. Coleman suggested staff market the video aggressively, because you never know when the right person will see what you have accomplished and will want to invest in your investment.

No further comments were made.

COMMISSIONER COMMENTS

No comments were made.

ADJOURNMENT

With no further business to bring before the Board; the meeting was adjourned 3:28 p.m.

APPROVED:

**PORT of KENNEWICK
BOARD of COMMISSIONERS**

Skip Novakovich, President

Thomas Moak, Vice President

Don Barnes, Secretary

PORT OF KENNEWICK

RESOLUTION 2017-13

***A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
PORT OF KENNEWICK AUTHORIZING THE CHIEF EXECUTIVE OFFICER
TO SETTLE INSURANCE CLAIM FOR COLLAPSE OF 211 E. COLUMBIA DRIVE BUILDING***

WHEREAS, the Port's building located at 211 East Columbia Drive collapsed on January 11, 2017 due to heavy snowfall; and

WHEREAS, Port staff has been working with Cities Insurance Association of Washington and their administrator Clear Risk Solutions to establish a fair market value for replacement costs of the structure; and

WHEREAS, the Port's Chief Executive Officer has consulted with the Port's legal counsel in order to establish a favorable resolution for the Port; and

WHEREAS, the Port's Chief Executive Officer desires to resolve the insurance claim replacement value and needs authority from the Port Commission.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Port of Kennewick hereby authorizes the Port's Chief Executive Officer to proceed with all necessary procedures to resolve the insurance claim related to the collapse of the Port building located at 211 East Columbia Drive.

ADOPTED by the Board of Commissioners of Port of Kennewick this 25th day of July 2017.

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

By: _____
SKIP NOVAKOVICH, *President*

By: _____
THOMAS MOAK, *Vice President*

By: _____
DON BARNES, *Secretary*