



REGULAR COMMISSION MEETING

PORT OF KENNEWICK

FEBRUARY 12, 2013 MINUTES

CALL TO ORDER

Commission President Skip Novakovich called the 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
Don Barnes, Vice-President
Gene Wagner, Secretary

Staff Members: Tim Arntzen, Executive Director
Tana Bader Inglima, Director of Governmental Relations & Marketing
Larry Peterson, Director of Planning & Development
Tammy Fine, Director of Finance/Auditor
Teresa Hancock, Real Estate Analyst & Project Specialist
Bridgette Scott, Executive Assistant
Lucinda Luke, Port Counsel
Steve DiJulio, Special Port Counsel

PLEDGE OF ALLEGIANCE

Ed Keenan led the Pledge of Allegiance.

PUBLIC COMMENT

No public comments were made.

CONSENT AGENDA

The consent agenda consisted of the following:

- A. Approval of Direct Deposit and Warrants Dated January 31, 2013**
Direct Deposit totaling \$28,395.32 and Expense Fund Voucher Numbers 33997 through 34001 totaling \$13,278.42; for a grand total of \$41,673.74.
- B. Approval of Warrant Registers Dated February 13, 2013**
Expense Fund Voucher Numbers 34002 through 34062 totaling \$84,477.41.
Construction Fund Voucher Numbers 3394 through 3398 in the amount of \$133,906.45.
- C. Approval of Economic Development Enterprise Meeting Minutes Dated January 8, 2013**
- D. Approval of Commission Meeting Minutes Dated January 22, 2013**
- E. Approval of Special Commission Meeting Minutes Dated January 23, 2013**

MOTION: Commissioner Barnes moved approval of the consent agenda; Commissioner Wagner seconded. With no further discussion motion carried unanimously. All in favor 3:0.



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PRESENTATIONS

A. *Port of Pasco Tri-Cities Airport Terminal Building Design Project, Jim Toomey*

Mr. Toomey shared a PowerPoint presentation illustrating the potential upcoming expansion plans for the Tri-Cities Airport.

B. *Finley Update, Larry Ayers*

Larry Ayers, Chairman of the Finley School Board and Lance Hahn, Superintendent of School District, shared a PowerPoint presentation illustrating the Finley boundaries, enrollment rates, student enrichment programs and recent residential activity.

Mr. Novakovich would like to see the people in Finley form a committee and suggested Mr. Peterson could participate as the Port's representative. Mr. Arntzen offered that the Port could provide a presentation at a meeting.

REPORTS COMMENTS AND DISCUSSION ITEMS

A. *Columbia Drive*

Mr. Novakovich stated Professor Gary Black will be in Kennewick February 14-15, 2013. He will meet with the Port, City of Kennewick and the City of West Richland.

B. *Confederated Tribes of the Umatilla Indian Reservation*

Mr. Novakovich and Mr. Arntzen met with Chairman Les Minthorn on January 29, 2013. The Confederated Tribes of the Umatilla Indian Reservation (CTUIR) Board of Trustees approved a Memorandum of Understanding (MOU) between the CTUIR and the Port on February 11, 2013.

C. *Vista Field Update*

Mr. Peterson stated the 30-day comment period for the EIS ended February 11, 2013 at 5:00 p.m. DPZ will review the comments and will address them in the final EIS.

Mr. DiJulio reiterated that Mr. Peterson was designated as the SEPA responsible official and will approve and issue the final EIS. No action can be taken by the Commission prior to a seven day waiting period. Upon completion of the EIS process and issuance of the EIS, the EIS will be presented to the Commissioners for action.

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

Commissioners reported on their respective committee meetings.

E. *Non-Scheduled Items*

None.

PUBLIC COMMENTS

Ruth Swain, 300 Columbia Point Drive, Richland. Ms. Swain read a letter dated February 6, 2013 from Mayor Donna Noski into the record. (EXHIBIT 1) We depend on and appreciate our partnership with the Port of Kennewick and wanted to share our official comment with the Commissioners.



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Ed Frost, 609 W. Albany Ave, Kennewick. Mr. Frost inquired if Mr. Black will be presenting any information to Pattern Language .Committee. Mr. Arntzen commented Mr. Black will not be presenting to the committee as he will be providing an update to the City of Kennewick. Mr. Black is planning on returning in March to reconvene with the Pattern Language Committee. Mr. Frost inquired if the City of Kennewick has mentioned the Bridge to Bridge River to Rail Study. Mr. Novakovich replied, the simple answer is no. Mr. Frost asked about the progress of negotiations with the City of Kennewick regarding Duffy's Pond. Mr. Arntzen stated it was Mayor Young's first opportunity to see the Port's vision and that he was very involved the Duffy's Pond portion of the Columbia Drive project. Mr. Young also commented that he has a soft spot for Duffy's Pond. Mr. Arntzen feels Duffy's Pond is still a major element of the plan.

Carl Holder, 1503 Desert Springs Avenue, Richland. Mr. Holder is a Vista Field supporter and feels the study is flawed as it does not include an Alternative 3. He feels Alternatives 1 and 2 are not very workable and that the numbers in the study were exaggerated. At the Public Meetings, the Port invited people to attend and give their comments; however, no one from Port attended except Mr. Peterson. He believes the Port missed an opportunity to hear and see from both sides of the argument. He heard from the study that the remarks will probably not be considered by the council. Mr. Holder feels the process was very divisive for our community and the options provided were inadequate. Mr. Arntzen clarified that all comments received will be presented to the Commission for equal consideration. The Commission's lack of attendance at the Charrette and Public Hearings is part of the EIS process. The process worked as it was planned.

Mr. Peterson reiterated that all of the comments, and minutes from the January 22, 23 and 24, 2013 meetings will be included in the final report. A stenographer was present at the January 24, 2013 Public Hearing to ensure the presentation and comments will be recorded verbatim. The transcript will be included in the final report.

Mr. Novakovich stated by design, the Commissioners were not involved in the process to give the public every opportunity to make comments without feeling biased by Port staff or the Commission; it was an open process. Mr. Peterson stated the seven day time frame is court required upon finalization of the EIS; the Commission can take action on the EIS after the seven day waiting period.

Mr. Holder stated that some public comments were received at the January 23, 2013 Special Commission Meeting. He feels it is unfortunate that some people gave comments on the airport on January 23, 2013, and that the Commissioners did not hear the comments made on January 24, 2013.

No further public comments were made.

Mr. Novakovich anticipates the Executive Session to last approximately 75 minutes for Potential Litigation, per RCW 42.30.110(1)(i); Review Negotiations on Performance of Publicly Bid Contracts, per RCW 42.30.110(1)(d); Real Estate, per RCW 42.30.110(1)(c); and Personnel, per RCW 42.30.110(1)(g), with no action anticipated. Mr. Novakovich asked the public to notify Port



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staff if they will return after the executive session.

Mr. Novakovich recessed the meeting at 3:00 p.m., for approximately 5 minutes.

Mr. Novakovich reconvened the meeting into Executive Session at 3:07 p.m. for 75 minutes.

EXECUTIVE SESSION

- A. Potential Litigation, per RCW 42.30.110(1)(i)*
- B. Review Negotiations on Performance of Publicly Bid Contracts, per RCW 42.30.110(1)(d)*
- C. Real Estate, per RCW 42.30.110(1)(c)*
- D. Personnel, per RCW 42.30.110(1)(g)*

Ms. Fine exited the chambers at 4:22 p.m. to extend the Executive Session 20 minutes.

Ms. Fine exited the chambers at 4:42 p.m. to extend the Executive Session 15 minutes.

The regular meeting reconvened at 4:57 p.m.

ADJOURNMENT

With no further business to bring before the Board; the meeting was adjourned at 4:58 p.m.

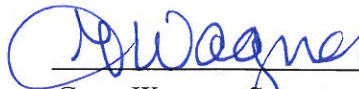
APPROVED:

PORT of KENNEWICK

BOARD of COMMISSIONERS


Skip Novakovich, President


Don Barnes, Vice President


Gene Wagner, Secretary



3801 W. Van Giesen Street * West Richland, WA 99353 * www.westrichland.org
Office of the Mayor * (509) 967-7119 * FAX (509) 967-2419

February 6, 2013

Port of Kennewick Commissioners
350 Clover Island Drive, Suite 200
Kennewick, WA 99336

RE: Vista Field DEIS Summary of Economic Factors

Dear Commissioners:

The West Richland City Council discussed both in workshop and the regular council meeting last night the Vista Field DEIS Summary of Economic Factors. As we have stated on two previous occasions, "...as our economic vitality partner in service to West Richland tax payers, we are very pleased that the Port Commissioners and staff are dedicated to public involvement and open, transparent government...". While the process has been arduous, the outcome provides clear options for the final decision.

Given the information provided in the DEIS Summary, the Council unanimously finds that Alternative 2 Redevelopment is in the best interest of the residents of the City of West Richland.

Respectfully,

Donna L. Noski
Mayor

Cc City Council