

AGENDA

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

Tuesday, March 25, 2014
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. COMMISSIONER COMMENTS** *(Optional)*
- V. CONSENT AGENDA**
 - A. Approval of Direct Deposit and Warrants Dated March 18, 2014
 - B. Approval of Warrant Registers Dated March 26, 2014
 - C. Approval of Commission Meeting Minutes Dated February 11, 2014
 - D. Approval of Commission Meeting Minutes Dated March 11, 2014
 - E. Letter of Support for the Port of Pasco's Airport Expansion Project
 - F. Approval to Appoint Commissioner Moak as the Port's Representative to the Historic Downtown Kennewick Partnership
- VI. PRESENTATIONS**
 - A. 1135 Project Update, Cindy Boen, United States Army Corps of Engineers (USACE)
 - B. Spaulding Business Park, Bob Johnson and Jack Waters
- VII. NEW BUSINESS**
 - A. Approval of a One-Year Extension of the Repurchase Provision Related to the K. Blair Sampson Land Sale at the Spaulding Business Park; Resolution 2014-06
 - B. Approval of Consultant Agreement for Redevelopment of Vista Field; Resolution 2014-07
 - C. Approval of a One (1) Year Lease with Soulek Inc. (known as Washington Surplus); Resolution 2014-08
- VIII. REPORTS, COMMENTS AND DISCUSSION ITEMS**
 - A. Office Remodel
 - B. Columbia Gardens Trail/Streetscape/Parking Lot Update
 - C. Commissioner Meetings (formal and informal meetings with groups or individuals)
 - D. Non-Scheduled Items
- IX. PUBLIC COMMENT** *(Please state your name and address for the public record)*
- X. COMMISSIONER COMMENTS** *(Optional)*
- XI. ADJOURNMENT**

PLEASE SILENCE CELL PHONES

PORT OF KENNEWICK

RESOLUTION No. 2014-06

***A RESOLUTION OF THE BOARD OF COMMISSIONERS
OF THE PORT OF KENNEWICK GRANTING A ONE-YEAR EXTENSION
TO K. BLAIR SAMPSON (DBA: SPAULDING SURGEONS LLC) TO
CONSTRUCT A BUILDING AT SPAULDING BUSINESS PARK***

WHEREAS, on December 13, 2011, the Commission approved a land sale at the Spaulding Business Park (SBP) to K. Blair Sampson (dba: Spaulding Surgeons LLC) for the construction of medical offices; and

WHEREAS, since that time the developers have been working to bring the project to fruition; and

WHEREAS, significant design work has been completed, but additional time is requested by the developer to commence construction of the project; and

WHEREAS, the sale provided the port with \$1,000,912.90 in revenue; and

WHEREAS, the purchase and sale agreement provided that if construction is not commenced within 18 months of closing, the port, at its option, could re-purchase the property for the original purchase price; and

WHEREAS, in the past the port has extended construction deadlines for good cause and it appears this request is for good cause; and

WHEREAS, staff requests the Commission consider granting a one-year extension, without waiving the repurchase clause; and

WHEREAS, the Commission has reviewed this matter and finds that granting the extension would be in the best interest of the public.

NOW, THEREFORE BE IT RESOLVED, that the Board of Commissioners of the Port of Kennewick hereby approve a one-year extension of the repurchase provision related to the K. Blair Sampson (dba: Spaulding Surgeons LLC) land sale at the Spaulding Business Park, for good cause demonstrated, without waiving the repurchase provision.

ADOPTED by the Board of Commissioners of the Port of Kennewick this 25th day of March, 2014.

***PORT of KENNEWICK
BOARD of COMMISSIONERS***

By:

DON BARNES, *President*

By:

SKIP NOVAKOVICH, *Vice President*

By:

THOMAS MOAK, *Secretary*

PORT OF KENNEWICK

RESOLUTION No. 2014-07

**A RESOLUTION OF THE PORT OF KENNEWICK BOARD OF COMMISSIONERS
APPROVING A PROPOSAL BY DUANY PLATER-ZYBERK AND COMPANY, LLC
TO PERFORM MASTER PLANNING, ENGINEERING AND ECONOMIC
CONSULTING SERVICES REGARDING THE REDEVELOPMENT
OF THE VISTA FIELD AIRPORT SITE**

WHEREAS, the December 31, 2013 closure of the Vista Field Airport yields a redevelopment site in the center of the community with numerous unique characteristics and the port seeks assistance with establishing the community's vision for the redevelopment site; and

WHEREAS, the port desires to contract for architectural and engineering design and master planning services, and staff has reviewed qualifications of three architectural firms; and

WHEREAS, Duany Plater-Zyberk and Company LLC has assembled a team of professionals necessary to complete the master planning, engineering and economic analysis services the Port is seeking; and

WHEREAS, Duany Plater-Zyberk and Company LLC submitted a proposal to perform the desired services for a sum not to exceed \$383,000.00 without further authorization.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Port of Kennewick does hereby approve the proposal by Duany Plater-Zyberk and Company LLC to perform master planning and economic consulting services regarding the redevelopment of the Vista Field Airport site for an amount not to exceed \$383,000.00 without further authorization.

BE IT FURTHER RESOLVED that the Executive Director is authorized to sign any contract documents necessary to implement the work of Duany Plater-Zyberk and Company LLC.

ADOPTED by the Board of Commissioners of the Port of Kennewick on the 25th day of March, 2014.

***PORT of KENNEWICK
BOARD of COMMISSIONERS***

By:

DON BARNES, *President*

By:

SKIP NOVAKOVICH, *Vice President*

By:

THOMAS MOAK, *Secretary*

PORT OF KENNEWICK

Resolution No. 2014-08

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PORT OF KENNEWICK APPROVING A ONE YEAR LEASE AGREEMENT WITH SOULEK INC.

WHEREAS, the Port of Kennewick (Port) is authorized to enter into certain leases upon such terms as the Port Commission deems proper; and

WHEREAS, a new one (1) year lease with Soulek Inc (known as Washington Surplus) effective May 1, 2014, has been negotiated by Port staff; and

WHEREAS, the Port Commission has called a regularly scheduled public meeting with notice of such meeting given as provided by law and such public meeting was held at such time and on said date; and

WHEREAS, Port staff and the Port attorney have reviewed the proposed Lease Agreement and find it is in proper form and it is in the Port's best interest; and

WHEREAS, after consideration of the attached lease agreement, the Port Commission has determined that the lease is proper.

NOW, THEREFORE, BE IT HEREBY RESOLVED that the Board of Commissioners of the Port of Kennewick hereby approve a new one (1) year lease with Soulek Inc. (known as Washington Surplus) as presented and authorizes the Port's Executive Director to execute all documents and agreements on behalf of the Port to complete the transaction as specified above.

ADOPTED by the Board of Commissioners of the Port of Kennewick on the 25th day of March, 2014.

***PORT of KENNEWICK
BOARD of COMMISSIONERS***

By:

DON BARNES, *President*

By:

SKIP NOVAKOVICH, *Vice President*

By:

THOMAS MOAK, *Secretary*