



REGULAR COMMISSION MEETING

PORT OF KENNEWICK

MARCH 27, 2012 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
David Hanson, 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

PLEDGE OF ALLEGIANCE

Don Whitehouse 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 March 15, 2012**
Direct Deposit totaling \$32,482.02 and Expense Fund Voucher Numbers 32936 through 32939 totaling \$4,176.25; for a grand total of \$36,658.27.
- B. Approval of Warrant Registers Dated March 28, 2012**
Expense Fund Voucher Numbers 32940 through 32985 totaling \$65,458.32. Construction Fund Voucher Numbers 3270 through 3271 totaling \$21,594.32.
- C. Approval of Commission Meeting Minutes Dated February 28, 2012**
- D. Approval of Commission Meeting Minutes Dated March 13, 2012**
- E. Approval of Application to the Washington State Department of Transportation (WSDOT) for the Airport Aid Grant Program; Resolution 2012-11**
- F. Approval to Cancel July 24, 2012 Regular Commission Business Meeting**

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



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PRESENTATIONS

A. Red Mountain Interchange Update, Leo Bowman, Benton County, and Don Whitehouse, Washington State Department of Transportation

Mr. Novakovich welcomed Leo Bowman and Don Whitehouse. Mr. Bowman stated the Red Mountain Interchange is a two-phase project, which includes a roundabout at Benton City and an interchange about 2-3 miles east of Benton City. Mr. Bowman stated Benton County initiated the project and gave a brief history of the project. Counties do not normally take on projects of this magnitude; therefore, the project was given to the Department of Transportation (DOT). Mr. Whitehouse is the local DOT regional administrator from Yakima.

Mr. Whitehouse distributed a portfolio outlining the project. Phase 1 is a round-a-bout at the intersection of Highway 240 and Benton City. This intersection has been a problem intersection for over 15 years and was added to a list of 450 intersections that need modified. Benton County and the communities proposed the Red Mountain interchange to the DOT, which would serve economic development. Mr. Whitehouse stated before the federal government will allow modification of an interstate; they want to maximize the capacity of any existing interchange. The federal government determined the interchange must be modified before the new interchange can be pursued.

Red Mountain was discussed during the last legislative session and was given \$1 million to keep the project alive. In addition, funds were received from the County and Doc Hastings and federal funds were earmarked for the project. This funding will allow completion of the design and right-a-ways for the round-a-bout and the project will be shovel-ready. The funds will also cover the environmental documentation and a portion of the design work for Phase 2. Mr. Whitehouse believes the Red Mountain project is the next major project for improving the Tri-City area.

Mr. Bowman stated just because DOT has accepted the project as a State Project, it does not relieve the County and community of its responsibilities and the issues we face. We are obligated to continue marketing the project. If we do not, funding could cease. Mr. Bowman appreciates the consistency of support for the project.

Mr. Arntzen commented port staff participates on a regular basis with Mr. Whitehouse and Benton County and does a good job keeping the port updated on the project; but there is no substitute for a personal update on the project. Mr. Arntzen expressed his appreciation of the personal visit to update the Commission. Mr. Novakovich thanked Mr. Whitehouse and Mr. Bowman for their hard work pursuing the project as it will bring economic development to Benton City, West Richland, Kennewick and the whole Tri-Cities.

Mr. Wagner shared his appreciation of the work the Good Roads and Transportation committee is able to accomplish; transportation is very important to our State.



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B. Tri-Cities Rivershore Master Plan II, Kris Watkins, Tri-Cities Visitor & Convention Bureau

Mr. Novakovich welcomed Kris Watkins and Kim Shugart. Ms. Watkins reviewed the Port's mission statement on the website and feels the Tri-Cities Visitor & Convention Bureau (TCVCB) and the Port are natural partners when it comes to job creation and quality of life. The Rivershore Master Plan plays an important part in the future of economic development and quality of life when it comes to our river shore. Ms. Watkins thanked Commissioner Wagner for his leadership on the TCVCB Board, and Ms. Bader Inglima and Mr. Arntzen for their support and partnership.

Ms. Watkins stated in 2011, visitors spent \$511.3 million in the Tri-City region. Tourism supports 5,100 local jobs, and generates \$31.3 million in local and state taxes. Hotel/Motel tax receipts increased by 6% in 2011. The last couple of years have been banner years for the hospitality industry, and many other industries in the Tri-City region. Ms. Watkins feels 2012 will be slower and projects like river shore enhancement and the Red Mountain Interchange will help prepare the Tri-Cities for the future. Ms. Watkins stated it is very obvious that the Port understands the importance of developing along the river shorelines.

Ms. Watkins reviewed the first Rivershore Master Plan completed in 1997; many of the recommendations have been completed, including lighting the cable bridge, 23 miles of pathways, the Playground of Dreams and the Family Fishing Pond.

In the fall of 2009, the technical committee completed an inventory study on the entire river shore. MIG is a consultant that focuses on river shore enhancement. They are very well known for doing great river shore projects throughout the nation. It took about 12 months to complete the current study.

Ms. Watkins introduced Ms. Shugart and explained that she was the project manager/coordinator for the current study. Ms. Shugart stated after the completion of the Sacajawea Heritage Trail, the Tri-City Rivershore Enhancement Committee (TREC) questioned if there is a need to continue meeting. TREC decided there were still opportunities to move forward and hired MIG. MIG came to the community and re-assessed the inventory study, met with community members and created an assets and opportunities memo. The study encompasses approximately 35 miles of shoreline, from Horn Rapids Road to Sacajawea Park.

The three main components of the plan are to connect the region; provide recreational and economic opportunities; and increase environmentally responsive access to the rivers. Rivershore enhancement means different things to different people: boardwalks, restaurants and shops; expansive parks, or conserved and left in a natural state. Because of the amount of shoreline in the Tri-Cities, we are able to meet all of the expectations. The new plan is 55 pages with ten over-arching recommendations. Ms. Shugart briefly described the recommendations. Although each jurisdiction has its own planning documents, the Master Plan allows for a common vision.



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Priority projects in the current plan include: wider, more uniform trails; gateways, development of pedestrian/bike/marine business; redevelopment of the Duffy's Pond area; and improve public facilities.

MIG was very complimentary of the efforts of TREC and were surprised so many jurisdictions that work well together. MIG recommends continuing to working collaboratively and designate a repository for river shore information.

Ms. Watkins stated TREC and the council will select two or three projects to work on and will report the progress to each jurisdiction. TCVCB staff will work on the language and develop a resolution for the jurisdictions to approve the Master Plan. The resolution will be presented within two months for approval.

Mr. Novakovich commented in 1992, the Urban Design Assistance Team (U-DAT) stated the Columbia River is the greatest asset to the Tri-Cities area. Mr. Novakovich feels the new Master Plan is a complement to the work the Port of Kennewick has accomplished.

Recessed at 2:25 pm

Reconvened at 2:40 pm

Mr. Novakovich stated one agenda item, "Confederated Tribes of the Umatilla Indian Reservation" has been added to the agenda under Presentations. The Commission agreed by consensus to add the item to the agenda.

C. Confederated Tribes of the Umatilla Indian Reservation (CTUIR)

Mr. Arntzen welcomed Chief Carl Sampson of the Walla Walla Tribe, which is now part of the Confederated Tribes of the Umatilla Indian Reservation (CTUIR). Chief Sampson introduced his wife and grandson.

Chief Sampson presented a postcard of a pencil sketch of Chief Joseph. He commented the drawing was completed about 15 years ago. Chief Sampson described the sketch and its significance.

In addition to being a Chief of the Walla Walla, Chief Sampson is an acclaimed tribal artist who studied at the Chicago Art Institute. The Port purchased a drum from the Waluulapam Warriors Benefit in 2009, with the understanding that Chief Sampson would paint the drum face to honor their tribal history in this area.

Chief Sampson presented the Commissioners with the buffalo-hide pow-wow style drum painted with the image of Chief Peo-Peo-Mox-Mox or Yellowbird (as he was known in English). The painting shows the influential Walla Walla Chief adorned in customary bone necklace and war paint, and aged in his sixties, from around the 1850s era. Chief Sampson explained Peo-Peo-Mox-Mox was an important Chief of the Walla Walla during a critical period in Northwest history. When White settlers began moving in and claiming lands guaranteed by the Treaty of 1855 to be reserved for Indians, violence between settlers and



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Indian's escalated. Although Peo-Peo-Mox-Mox approached the militia forces in peace, under the white flag of surrender, he was taken hostage, killed and dismembered. Accordingly, the Walla Walla people believe Peo-Peo-Mox-Mox's spirit will wander forever until his remains are respectfully buried.

Chief Sampson's great-great-grandfather is Peo-Peo-Mox-Mox and the name has passed with honor through generations to future leaders of their family. As such, Chief Sampson is also known as Peo-Peo-Mox-Mox or Yellowbird, and he has worked to identify and rebury his ancestor's remains and bring peace and rest to Peo-Peo-Mox-Mox's spirit.

The drum will be placed on display in the Port office. The Commissioners expressed their gratitude for the presentation of the drum. Mr. Novakovich stated when the new building at the Village at Island Harbor is built an area will be dedicated for the display of artifacts.

NEW BUSINESS

Oak Street Land Sale; Resolution 2012-12

Mr. Peterson reported the Donald L. Becker Family 2001 Family Trust has offered to purchase 2.45 acres, which is equal to 106,629 square feet located at the Oak Street Industrial for \$119,424.48. The purchase price equates to \$1.12 per square foot which is the value established by the Benton County Assessor's office and is generally consistent with sales activity in the area. This property is graphically depicted on Resolution 2012-12, Exhibit A-1.

Mr. Becker initiated a land lease with the Port in November 1978 and constructed the existing 33,600 square foot building on the site in 1979. Mr. Becker requested approval to purchase the land thereby allowing for the entire land and building package to be operated and possibly sold as one unit. The sale would enhance the potential to sell or improve the building and site and would benefit the Port's adjacent Development Buildings. Utilization of the sale proceeds for acquisition of improvement of properties or buildings within the Oak Street Industrial area would be consistent with the Comprehensive Scheme of Development. While providing over \$100,000 of capital income, the sale would result in the loss of nearly \$10,000 of annual operating income, which negatively impacts the operating income gap.

Requirements to install landscaping, remove the garbage dumpsters from the front yard and installation of commercial grade mailboxes are included in the proposed land sale. Provisions of the sale include placing \$10,000 of the land sale proceeds into an escrow account to be released to the purchaser if these improvements occur to the Port's satisfaction within six months of closing. If the purchaser or their assigns fail to make the improvements within six months of closing, the escrow funds are released to the Port and the Port has the right of entry to make the improvements.

Motion: Commissioner Wagner moved approval of Resolution 2012-12 authorizing the Port's Executive Director to execute all necessary documentation associated with the land sale to Donald & Pamala Becker and to take all other action necessary to close this transaction; Commissioner Hanson seconded. With no further discussion motion carried unanimously. All in favor 3:0.

Mr. Novakovich inquired if there is any assurance about the upkeep and maintenance of the



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property. Mr. Peterson stated the owner of the property would need to follow the City of Kennewick's code enforcement regulations.

REPORTS COMMENTS AND DISCUSSION ITEMS

A. *The Downtown Kennewick Zoning Open House*

Mr. Peterson attended the City of Kennewick's Open House regarding downtown Kennewick. City of Kennewick, along with Historic Downtown Kennewick Partnership, held a meeting to discuss establishing zoning regulations for the downtown area, including parking. They reviewed some of the uses that would encourage a downtown business district and uses that should be restricted. This is a joint action by both the City of Kennewick and the Partnership and is the first time they have met on such a topic. Mr. Peterson will provide future updates.

B. *Clover Island / Columbia Drive*

1. ShareFest Event March 24, 2012

Ms. Bader Inglima stated the Port, City, and U.S. Army Corps of Engineers are working to revitalize the Duffy's Pond area into a vibrant, urban waterfront. Through the ShareFest event, volunteers from Columbia Community Church removed mattresses, tires, computer components, car frames and parts, dead vegetation, and junk from the pond; they picked up trash along the shoreline; and removed a portion of the fence near the Willows. Waste Management donated a portable toilet for volunteers and the City of Kennewick supplied trash bags, a trailer and several dumpsters for debris.

Ms. Bader Inglima shared photographs of the event and stated the combined efforts help reshape this long-neglected area into an attractive asset for the entire community, and are helping transform the entire Columbia Drive area and improve our region's quality of life. The Port is very appreciative of the services and talents volunteered and received from Columbia Community Church.

2. Mejia Property

Mr. Arntzen reiterated the Port has purchased an option on the Mejia property on Columbia Drive, which contains the Chieftain properties, the Pawn Shop and the Labor Ready office. The option runs through the month of May.

We have not received authorization to complete the inspections on the property to determine the condition of the property. Pursuant to the Option Agreement, the Port has rights to get into the property. The Port desires to exercise these rights to determine the condition of the property. Port staff has also encountered apparent code violations in regard to life, health and safety. The Port believes we have an obligation to report them to the City of Kennewick code enforcement.

Mr. Arntzen suggested the Commission may want to consider hiring a property manager for the short-term, to help us get through the transition period. Mr. Arntzen reiterated we are not buying it for the rental income; we are purchasing it for redevelopment reasons. Mr. Arntzen requests the Commission consider a property management



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company to collect rent, handle maintenance issues, etcetera.

Redevelopment and revitalization is one of the most interesting and befuddling opportunities in the real estate world. Ms. Luke will continue to work with staff to move the project forward.

The City of Kennewick Police Chief and City Manager have made numerous positive comments about the positive benefits this will bring to the community.

C. *Vista Field*

FBO Lease Update

Mr. Arntzen stated he has not received a response from Dr. Shannon to-date. He will continue pursuing and provide an update at a later meeting.

D. *Commissioner Appointment Process*

Mr. Novakovich stated staff has been working on a process to appoint a new commissioner within 90 days from April 1, 2012. The public will be involved as much as possible.

Mr. Arntzen stated the process may be as complex or straight-forward as wished. With the transparency policies, and commitment to transparency, this process needs to have some level of public involvement. Boyd Vander Houwen, a media and public relations specialist, has been contracted to assist with the process.

Ms. Bader Inglima stated Mr. Vander Houwen has been involved with a variety of public agency districts. The Port wants to make sure a fair, open and transparent process is developed without becoming cumbersome. Information binders have been assembled and the information will be posted on website. An application will be prepared that would be physically received no later than April 27, 2012. A media release will help generate awareness of the position. Applications will be posted on website as well. Copies of the applications will be presented to Commissioners on April 30, 2012.

A special evening meeting will be held May 9, 2012 at the TCVCB to accommodate a larger audience. The Commission will interview the candidates and make a decision that evening. The new Commissioner will take the Oath of Office on May 22, 2012.

Mr. Novakovich reiterated the Port will hold its Regular Business Meeting on May 8, 2012; and a Special Meeting will be held on May 9, 2012 to interview the candidates. The public will be given the opportunity to make a public comment during the Special Meeting.

Mr. Novakovich and Mr. Wagner complimented staff for generating the process. Ms. Luke has reviewed the application and process for legality.

Mr. Novakovich stated the Port has received a lot of interest in this position so far, and contributes this to how well the Port is functioning over the last few years. Mr. Novakovich pointed out that this process is not something the Commission is required to do; it is



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something that we want to do to maintain a fair and open process.

The Commission is in consensus to use the proposed process. Mr. Novakovich asked the public if they have any comments on the process.

Don Clayhold, 3100 S. Everett Place, Kennewick. Mr. Clayhold inquired if it will be made conspicuous, in a bold manner, the residency requirement that the applicant has to live in appropriate district. Ms. Bader Inglima confirmed the requirement and stated a map will be included in the information book, and that a copy of the applicant's voter's registration card is required with the application.

Mr. Novakovich stated all candidates are welcome to contact the Commissioners and/or staff members with any questions.

City of West Richland Councilman Brent Gerry stated in the interest of transparency, has Commission or staff considered having a representative from the jurisdictional parties involved. Ms. Bader Inglima replied that a letter will be sent to all jurisdictional partners to review applications and make comments at the Special Meeting on May 9, 2012.

Mr. Arntzen stated written comments may be received and are encouraged. Mr. Novakovich feels the more comments received, the more informed the Commissioners will be. Mr. Arntzen reiterated verbal comments may be shared with Commissioners or staff prior to the Special Meeting on May 9, 2012.

Mr. Arntzen reminded the Commissioners that it is prohibited for them to jointly discuss the appointment, or any other project, while not in a public meeting.

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

Mr. Hanson has no meetings to report.

Mr. Wagner attended the Benton Franklin Council of Governments Policy Advisory Committee meeting, a Port of Benton representative attended the TRIDEC Executive Board meeting, the Tri-City Chamber luncheon, the full board meeting of the Benton Franklin Council of Governments; and attended the Southridge Sports Complex open house.

Mr. Novakovich attended several with the Benton-Franklin Humane Society building committee; attended meetings with the Columbia Basin Veterans Coalition, met with Barb Carter about artwork, attended the community roundtable, the Southridge Sports Complex open house and met with several potential commission candidates.

F. Non-Scheduled Items

1. Mr. Hanson inquired how the Port would feel about Marjy Leggett working with JUB Engineers on the airport tie-downs required for the Air Race Classic and submitting a proposal. Mr. Arntzen feels this could be helpful and commented that JUB offered to complete the work at no cost. The Commission is in consensus for Ms. Leggett to work with JUB Engineers regarding the Air Race Classic.



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2. Mr. Hanson stated that he has received several comments regarding the fuel pumps at airport. He feels they work fine for people who are accustomed to Vista Field; however, it is his understanding there is a 20 second delay depending on weather temperature and that this is due to the underground storage tank. Mr. Don Clayhold stated sometimes it is not a problem; however, he does have intermittent problems. Mr. Clayhold has talked with people who have encountered the problem and will not use it again. Mr. Arntzen stated that Ms. Hancock has recently contacted Connell Oil about the delay. Connell Oil replied that it is normal under the circumstances. Mr. Arntzen suggested the possibility of increasing the fuel prices to recoup the cost of replacing the tank, or possibly using funds from the utility tax fund. Mr. Hanson suggested Brian Jones of Mascot could investigate the fuel system. Mr. Clayhold commented that he personally does not have a problem with the pump; however, he is concerned about the transient traffic.
3. Ms. Scott thanked the Commissioners for submitting their Public Disclosure Commission (PDC) information and their conflict of interest statements.
4. Mr. Arntzen spoke with Mr. Peterson regarding the routine costs of the Oak Street Development Buildings 1 and 2. Substantial repairs are necessary before they are leasable again. Every day the buildings are empty, it costs the public money. Mr. Arntzen stated the scope of work is being prepared and is almost ready to go out for bid. Mr. Arntzen suggested enhancing the budget to provide funding for façade improvements for the Development Buildings. The Oak Street area is being developed and improved and it would be beneficial to add the façade to the buildings.
5. Mr. Arntzen wants to produce a Financial Analysis of the Comp Scheme document, also known as a Return on Investment (ROI) document. The document will illustrate some of the things the Port will need to do in the next few years to keep the Port financially healthy. Revenue generating projects need to be accomplished to support quality of life projects. The analysis document will dovetail with the Comp Scheme.
6. Mr. Arntzen stated an informal parking lot may be created in the Willows for public access to the Heritage Trail. It could also be used for additional parking for the Clover Island Inn summer concerts.
7. Mr. Peterson stated the Vista Field Slurry Seal project will go out to bid on Friday, March 30, 2012, with bids opened on April 19, 2012. Mr. Peterson will bring the contract to the Board for approval and estimates the project should be accomplished in May or June.

PUBLIC COMMENTS

Don Clayhold, 3100 S. Everett Place, Kennewick. Mr. Clayhold inquired about the WSDOT grant application on the consent agenda and stated he was disappointed it was not discussed during today's meeting. Mr. Hanson replied that it was discussed during the last meeting. Ms. Bader Inglima stated it takes the next items identified in the Master Plan for Vista Field, security cameras and crack sealing/slurry sealing and repainting of the runway. This project will build on what is being completed this year. Ms. Hancock took photos of the runway to submit with the grant application illustrating the severity of the cracks. Mr. Clayhold inquired if the security cameras will allow pilots to view the weather at the airport. The cameras will be for security purposes only.

No further public comments were made.



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COMMISSIONER HANSON'S RETIREMENT

Mr. Novakovich commented this is Mr. Hanson's last official meeting with the Port of Kennewick and thanked him for his service.

Mr. Arntzen commented he has had the pleasure of working with Mr. Hanson for 10 years and some very interesting projects have been accomplished under his tenure. Mr. Arntzen feels it has been a great commission to work for and that they had great cohesiveness. Mr. Arntzen explained that Mr. Hanson has championed many projects over the years and has been a strong advocate for these projects. Mr. Arntzen commented that Mr. Hanson has been in public service for 42 years and has a well-deserved vacation planned. Mr. Arntzen asked the audience to join him in a round of applause.

Mr. Clayhold stated he has known Dave for 42 years and considers him a close, personal friend. He has been public service oriented for all those years. Mr. Clayhold stated that Dave is the kind of guy when given a project does not ask "how do I get this done?" he says "when do you want it done" and accomplishes it. Mr. Clayhold knows that Dave will continue to be involved in public service, because that's the kind of guy he is.

The Commission wished Mr. Hanson well.

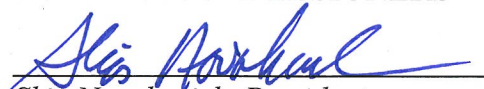
ADJOURNMENT

With no further business to bring before the Board; the meeting was adjourned at 4:10 p.m.

APPROVED:


PORT of KENNEWICK

BOARD of COMMISSIONERS


Skip Novakovich, President

Position Currently Vacant

Vice President


Gene Wagner, Secretary

PORT OF KENNEWICK

Resolution No. 2012-11

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PORT OF KENNEWICK AUTHORIZING AN APPLICATION TO THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION AIRPORT AID GRANT PROGRAM FOR VISTA FIELD IMPROVEMENTS

WHEREAS, the Washington State Department of Transportation (WSDOT) supervises the Airport Aid Grant Program, pursuant to RCW 47.68, which is designed to aid publicly owned airports with capital improvements such as pavement management, safety, maintenance, security and planning; and

WHEREAS, this grant program offers as much as \$250,000 in any single grant, subject to a 5% match requirement by the airport sponsor; and

WHEREAS, the Port of Kennewick (Port) qualifies as an eligible airport sponsor pursuant to RCW 47.68.090 and may apply for WSDOT Airport Aid grant funds; and

WHEREAS, this is a competitive grant program that rewards applicants who are willing to exceed the minimum 5% match requirement; and

WHEREAS, the Port's 2011 Vista Field Master Plan calls for the Port to acquire airport webcams for facility security (\$8,000) and to seal coat/crack seal the runway (\$170,000); and

WHEREAS, submission of the grant application requires Commission approval by resolution.

NOW, THEREFORE; BE IT RESOLVED that the Port of Kennewick Board of Commissioners hereby authorizes Port staff to apply for WSDOT Airport Aid grant funds of up to \$178,000 for the Vista Field runway improvement and facility safety project and agrees to commit 12% matching funds by apportioning up to \$23,000 from the Construction Fund.

ADOPTED by the Board of Commissioners of the Port of Kennewick this 27th day of March, 2012.

PORT OF KENNEWICK BOARD OF COMMISSIONERS

By: 
SKIR NOVAKOVICH, President

By: 
DAVID HANSON, Vice President

By: 
GENE WAGNER, Secretary

PORT OF KENNEWICK

Resolution No. 2012-12

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PORT OF KENNEWICK AUTHORIZING A PURCHASE AND SALE AGREEMENT WITH THE DONALD L. BECKER 2001 FAMILY TRUST

WHEREAS, The Donald L. Becker 2001 Family Trust (Purchaser), has offered to purchase 2.45 acres for the area graphically depicted on *Exhibit "A-1"* at the Oak Street Industrial Area, Kennewick, Washington from the Port of Kennewick (Seller) for the of sum of \$119,424.48; and

WHEREAS, Port staff and the Port attorney have reviewed the proposed Purchase and Sale Agreement 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 approve Resolution 2012-12 authorizing the Port's Executive Director to execute a Purchase and Sale Agreement with the Donald L. Becker 2001 Family Trust in the sum of \$119,424.48 and hereby authorize the Port's Executive Director to execute all documents and agreements on behalf of the Port to complete the transaction as specified above.

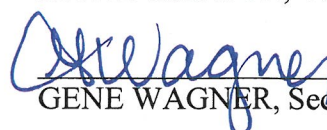
BE IT FURTHER RESOLVED that the Port Commission declares that said property is surplus to the Port's needs and the proposed sale as referenced above is consistent with all previous Port policies, including its Comprehensive Scheme of Development.

ADOPTED by the Board of Commissioners of the Port of Kennewick on the 27th day of March, 2012.

PORT of KENNEWICK BOARD of COMMISSIONERS

By: 
SKIP NOVAKOVICH, President

By: 
DAVID HANSON, Vice President

By: 
GENE WAGNER, Secretary

