



# REGULAR COMMISSION MEETING

PORT OF KENNEWICK

MAY 8, 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  
Vice-President Position Currently Vacant  
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 & Special Projects Coordinator  
Bridgette Scott, Executive Assistant  
Lucinda Luke, Port Counsel

## PLEDGE OF ALLEGIANCE

Ms. Hancock led the Pledge of Allegiance.

## PUBLIC COMMENTS

No comments were made.

## CONSENT AGENDA

The consent agenda consisted of the following:

- A. *Approval of Direct Deposit and Warrants Dated April 30, 2012***  
Direct Deposit totaling \$24,714.57 and Expense Fund Voucher Numbers 33084 through 33088 totaling \$12,110.30; for a grand total of \$36,824.87.
- B. *Approval of Warrant Registers Dated May 9, 2012***  
Expense Fund Voucher Numbers 33089 through 33128 totaling \$54,438.78.  
Construction Fund Voucher Numbers 3280 through 3285 totaling \$15,314.89.
- C. *Approval of Commission Meeting Minutes Dated March 27, 2012***
- D. *Approval of Commission Meeting Minutes Dated April 10, 2012***
- E. *Approval of Commission Meeting Minutes Dated April 24, 2012***
- F. *Approval of Benton Franklin Council of Governments CEDS Grant; Resolution 2012-22***
- G. *Approval of RCO Boating Facilities Grant; Resolution 2012-23***
- H. *Acknowledging the Tri-Cities Rivershore Enhancement Master Plan; Resolution 2012-24***

**MOTION:** Commissioner Wagner moved approval of the consent agenda as presented; Commissioner Novakovich seconded. All in favor 2:0. With no further discussion motion carried unanimously.



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## PRESENTATION

### *Clover Island Artwork, Barb Carter; Resolution 2012-25 and Resolution 2012-26*

Ms. Bader Inglima introduced Barb Carter, the Port's Art Liaison. Ms. Carter has been actively involved with the Port to find the most appropriate artist and most appropriate artwork proposal. Ms. Carter has been actively involved with the Kennewick Arts Commission and Bobbie Connor at the Confederated Tribes of the Umatilla Indian Reservation (CTUIR).

Ms. Carter stated the Port has developed a strong relationship with the CTUIR and desires to strengthen that partnership by honoring the tribe's cultural heritage; specifically the heritage related to the area now known as Clover Island.

After two years of discussion and formal meetings with the tribal representatives, the project has evolved into one that will not only honor the tribal culture but will benefit the entire community, residents and visitors alike. The project includes two components:

- Another quality piece of artwork for all to enjoy and learn about the cultural heritage of the original inhabitants of this area.
- A small interpretive center will be made available to the CTUIR to tell their story.

The artwork and the interpretive center will become part of the new Village at Island Harbor. The architectural team will work towards incorporating the water feature, interpretive center, sculpture and the terminal gateway into thematically connected elements.

The Port and the Tribes considered two topics specific to this location, Salmon Fishing and Tule Gathering. The decision to focus on Tule Gathering was based on the fact that this story has not been widely told, it includes both male and female participants and the tule mats affect each tribal member from birth to death.

The sculpture will be bronze and will honor tribal cultural uses of the Clover Island vicinity and the tule marsh grasses and reeds as part of their everyday life. Two or more life size figures will be designed and placed so as to encourage the viewer to walk throughout the exhibit. The figures will be an historically accurate depiction of both past and current tribal members including facial and body characteristics including an elderly woman in ancient garb and traditional tools (circa 1812) and a male teen in current garb and modern tools (circa 2012) shown gathering tule reeds – a time honored task. The design will be based on Cayuse, Walla Walla and Umatilla (members of the CTUIR).

The artist will use tribal members as models and coordinate with CTUIR museum staff to ensure the accuracy of portrayal. The artist will also work with the Port architect to develop the setting and orientation of the artwork within the Village at Island Harbor landscape design.

The Kennewick Arts Commission agreed to partner with the Port and took the lead in the multi-step process to find the right artist for this project. A Call for Artists With Qualifications was issued and narrowed down to two finalists. The finalists then submitted conceptual proposals including their approach to the project as it related to the tribes. The artist selected was Rodd Ambroson. His vision and talent is evidenced in his creation of the Call of the River statute on Clover Island. The





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committee selected Mr. Ambrosion as they felt he would have the sensitivity and a willingness to put aside his personal artistic style and freedom of expression to meet the specific terms of the art design. He also has the ability to put together a team of professional artisans. It will take about 15 months for the piece to be completed.

Ms. Bader Inglima stated she, Mr. Novakovich and Ms. Carter met with tribal representative Bobbie Connor to discuss the artwork. Ms. Connor shared the tribe is sensitive to ensure the tribal characteristics are represented in the artwork and mentioned the scale and scope of the way the art is shaped. They also indicated they wanted an opportunity to engage with the artist.

Ms. Bader Inglima stated that Mr. Ambrosion will use a computer program that will scan the models in various positions and reproduce the sculpture from a foam model. The scan will allow the artist to spend more time on the detail work, such as facial features. The CTUIR is very concerned that true representations of specific characteristics are portrayed.

Mr. Novakovich stated the CTUIR is a sovereign nation and that working with them is like the United States working with France or another country. Mr. Novakovich is very pleased with the process and feels the artwork will be a tribute to the Tri-Cities and will solidify our partnership with the tribes; which could be very beneficial as the tribes are interested in providing jobs and economic development for their tribal members. By having the artwork on the island that the public can enjoy, we will also be promoting the tribes culture, which is something they want to preserve for the future.

Ms. Bader Inglima stated the artwork was included in the 2012 budget.

**MOTION:** *Commissioner Novakovich moved approval of Resolution 2012-25; Commissioner Wagner seconded. All in favor 2:0. With no further discussion motion carried unanimously.*

Ms. Carter shared that she has met and interviewed several artists regarding eagle artwork and discovered an artist in Libby, Montana, that specifically works on eagles. The town was designated as the "Town of Eagles" due to the art instructor at the high school completing over 20-30 eagles throughout the town. One piece has an eagle with a 40' wing span. Ms. Carter shared photographs of the artwork.

Ms. Carter stated the Bald Eagle is native to the area and that rustic metals, with extremely realistic features, and finite feathers could be created. Ms. Carter, Ms. Bader Inglima and Mr. Arntzen visited Walla Walla to view a sample of the artwork.

The artist proposed the creation of two eagles fighting over a salmon; one with a 10' wing span and one with an 8' wing span mounted on basalt columns. A possible location for the artwork could be at the launch ramp by the entrance to the island. It would look very natural for an eagle to be flying off the water. The artwork could be completed within two months.

Ms. Bader Inglima stated the eagle artwork has been discussed for quite some time and that \$15,000 is budgeted in the 2012 budget; although the cost of the artwork itself would be much less than the



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budgeted amount. However, there are additional costs for transportation, foundation, lighting and installation of the artwork. The complete cost of the project will not exceed \$15,000.

**MOTION:** *Commissioner Wagner moved approval of Resolution 2012-26 authorizing the purchase of an eagle artwork not to exceed \$15,000; Commissioner Novakovich seconded. All in favor 2:0. With no further discussion motion carried unanimously.*

Mr. Novakovich thanked Ms. Carter for her work on these projects and her efforts in bettering the community.

Mr. Arntzen commented although artwork does cost a lot of money; he feels they are return on investment projects, as they bring more people to the island. The art objects are like the boardwalk and other improvements that give people a reason to come to the island. The businesses located on the island understand the slow but steady revitalization of Clover Island.

Mr. Novakovich agreed and stated downtown Walla Walla and Riverfront Park in Spokane are excellent examples of how artwork is used to entice the public to visit.

## NEW BUSINESS

### ***Integrated Structures, Inc.; Phase II Design Agreement; Resolution 2012-27***

In June 2011, the Port of Kennewick contracted with Integrated Structures, Inc. to prepare a Pattern Language document (Phase I), including preliminary conceptual themes with public input, for a potential wine-related development building in the Willows property. Phase I of the project was successful and is complete.

The design agreement for the second phase of the project includes building footprints for the proposed new buildings; suggests which buildings could be kept on Columbia Drive; and proposes uses for the various buildings. The agreement will also include pedestrian and vehicular paths, courtyards, plaza areas, shopping streets, access routes and parking.

Mr. Peterson and City of Kennewick Planner, Greg McCormick, are traveling to Berkeley, California, to meet with Integrated Structures, Inc. to discuss the framework of the zoning ordinance and determine uses that are complimentary to the ideas learned in the Pattern Language process. The intent is that the findings will be presented to the City Council for their review and consideration.

The cost for this agreement is \$54,000 and is included the 2012 Budget.

Mr. Novakovich is in favor of the agreement and commented he believes Mr. Ed Frost will be very pleased to hear the project is being pursued.

**MOTION:** *Commissioner Novakovich moved approval of Resolution 2012-27 authorizing the Port's Executive Director to enter into the design agreement with Integrated Structures, Inc.; Commissioner Wagner seconded. All in favor 2:0. With no further discussion motion carried unanimously.*





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## REPORTS COMMENTS AND DISCUSSION ITEMS

### A. *Special Meeting May 9, 2012 Agenda*

Mr. Arntzen recognized the applicants for the vacant Commission position in the audience. He is pleased to see a significant amount of interest in the position.

Mr. Arntzen reviewed the agenda and process for the Special Meeting May 9, 2012. Ms. Bader Inglima read the interview schedule. Each candidate will have three minutes for an opening statement and 16 minutes to answer questions from the Commissioners. With the assistance of Boyd Vander Houwen, Mr. Arntzen created ten interview questions. The questions have been placed in a sealed envelope and will be presented to the Commission at the beginning of the meeting. Each Commissioner will select two questions, and the same four questions will be asked of each candidate.

Mr. Arntzen commented one potential problem with the process is that someone could be sitting in the audience texting the questions to a candidate(s) outside the meeting room. Staff weighed the possibility of this happening against requiring the applicants to sit in a room for four hours, and decided the risk is the better option.

Mr. Novakovich is very proud to be a part of an organization that takes so much effort to be transparent and involve the public. He stated that the Port does not have to follow this process; they could select a Commissioner without the application process. Mr. Novakovich feels the Port of Kennewick is one of the most transparent and open governmental entities.

Mr. Arntzen stated Public Comments will be accepted at the end of the agenda to allow the public to hear the interviews before making comments.

Mr. Arntzen recommends the Commission deliberate in open session, even though the law allows the Commission to deliberate qualifications in executive session. He feels the public perception is that if deliberation occurs in executive session, the public may feel the Commission made their selection in executive session and would like to ensure this does not happen. The Commission is in consensus to deliberate in open session.

Mr. Arntzen stated whoever is selected would have the opportunity to attend the Spring WPPA Conference held May 16-18, 2012, and the WPPA Commissioner Conference in July 2012.

Mr. Wagner highly encourages the selected commissioner to attend both conferences.

### B. *Vista Field FBO Operator Update*

Mr. Arntzen received the FBO proposal from Dr. Shannon and shared the following matters of concern:

- 30 year contract term
- Investment from the Port of \$20-\$33 million, over 30 years
- \$200,000 annually for capital improvements from taxpayers revenues
- \$60,000 management fee, with annual 5% increase each year. At year 30, it will be \$247,000

Mr. Arntzen stated he has not had an opportunity to review the proposal in detail and is not



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asking for a decision by the Commission today. Mr. Arntzen wants to be careful that the Port is not putting words in anyone's mouth; however, with the acknowledgement by Dr. Shannon that the capital improvements would be funded by taxpayer's revenue, Mr. Arntzen feels Dr. Shannon must recognize funds are not available elsewhere.

Mr. Arntzen feels the proposal is considerably different from the original; however, this is a candid private sector analysis of the airport and what it would take to make the airport viable. Mr. Arntzen stated he has been struggling with the airport for the last 10 years and is appreciative of Dr. Shannon's independent review of the airport. Mr. Arntzen feels Dr. Shannon has come to the same conclusion that it will take a large commitment to run a small general aviation airport.

Ms. Fine stated the Port would not be able to issue bonds, because we would need the ability to repay them. The Port would need to attract new dollars to the Port, which means increasing taxes. Ms. Fine is working with Bill Tonkin at Foster Pepper, regarding a IDD tax levy, or special airport taxing authority. If the Commission decides to move forward with the proposal, staff will need to determine how to fund the operation. Ms. Fine stated the numbers are rough draft and the Port needs to meet with Dr. Shannon to review the proposal, numbers and three unknowns: purchase of development projects performed, materials and equipment; termination clause; and level of maintenance. Ms. Fine stated the Port could potentially spend more than \$1 million per year, depending on development projects.

Mr. Novakovich does not believe taxpayers will like the idea of raising taxes when the Port has been talking about how great we have been developing the projects and lowering the levy rate. Mr. Wagner agreed.

Mr. Novakovich stated the proposal sounds much different from when Dr. Shannon originally addressed the Commission in September, 2011. Ms. Fine recalled the original proposal was approximately \$4 million, although the term was not established.

Mr. Wagner maintains that the Port should not pay in excess of \$30,000 per year to an airport that has done nothing except suck money from the Port. There is no revenue coming in from the airport. Mr. Wagner inquired if the Port cannot support the airport, and if no one from the public can support it, where would the Port find the money to operate it.

Mr. Novakovich requested staff review the proposal and meet with Dr. Shannon to clarify the figures and address any questions. Ms. Fine stated she would like to meet with Dr. Shannon to review the proposal and also requested an independent review of her figures be completed.

Mr. Novakovich commented that the Port has not established exactly what it costs to run the airport. If Dr. Shannon has reviewed his first proposal and revised it to the current proposal because this is what he thinks it will take to run the airport, the Port may need to think about the cost involved.

Mr. Arntzen stated he briefly reviewed the proposal and believes that generally people do not run a business without wanting to make a profit. He does not feel the Port can fault the private sector for wanting to make a profit. He stated maybe the argument is not that Dr. Shannon





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expanded the numbers; it is thank you Dr. Shannon for establishing what it really costs to make the airport viable.

Mr. Novakovich stated as a business owner, he would love to find a government entity that would give him his profit. He believes that is what Dr. Shannon's proposal is suggesting. The Commission is very disappointed in the proposal and would like staff to review the proposal.

Mr. Arntzen suggested a more in-depth review of the proposal after the selection of the new Commissioner. He also believes it would be good to discuss the tax increase memo that will be received from Foster Pepper regarding the (IDD) Industrial Development District; and the direct method of taxing. According to the proposal, an IDD would be one methodology to fund the proposal.

Mr. Wagner is not in favor of informing the public that taxes will need to be raised to fund the airport.

Mr. Arntzen stated a couple years ago, the Port had a special meeting to determine whether or not to keep the airport open. He said many people, although not from this area, were in support of the airport. He does not believe more than two or three people felt it should be closed. He feels if the taxpayers were aware of the potential tax increase, they may be more vocal.

## ***C. Columbia Drive Update***

### ***1. Mejia Property Purchase Option***

Ms. Luke stated the Port currently has a pending second addendum to the purchase option. The addendum would extend the closing date on the transaction and would allow additional time to complete some of the pending feasibility pieces. Ms. Luke has been working with Mr. Mejia's realtor and has had some challenges getting the information that is needed for the Port to evaluate the transaction; including the title report. Ms. Luke is hopeful that extending the timelines would assist Mr. Mejia in compliance and set some deadlines for compliance to move the transaction forward. Ms. Luke stated there have been some challenges getting the information from him through the realtor, there has been some compliance, but there are large holes in the information. Mr. Mejia has also denied access to the property for assessments; has not provided leases, rental agreements, or rent rolls and important documentation is still pending to evaluate the transaction.

Mr. Mejia recently hired an attorney and Ms. Luke feels it will assist the Port in moving the transaction forward.

Mr. Novakovich inquired if Ms. Luke or Ms. Hancock is aware of any reason Mr. Mejia is not providing the information. Ms. Hancock replied Mr. Mejia and his broker say the information is forthcoming; however, the Port still has not received it all. The Port, as the buyer, has performed all reports and surveys possible. The title report being used was provided by courtesy of Ben Franklin Title, not the closing agent. Ms. Hancock has requested information regarding several items on the title report, with no response.

Mr. Peterson stated as part of the agreement, all the elements the parties are responsible for were listed. The agreement states Mr. Mejia will provide access to investigate the site and provide a title report within 15 days to let the Port know what liens and encumbrances are on



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the property. To keep our own process going, the Port has a simple title report, but the detailed title report includes much more information. Mr. Peterson speculates that Mr. Mejia is looking at the Port's previous purchases and feels he does not need to provide the information because the Port wants the property bad enough, so they will buy it anyway.

It is very difficult as staff to make a recommendation on the property because there is not enough information. Staff has no idea if there is asbestos; or how much it would cost to remove the asbestos; or the terms of the current leases. 3, 5 or 10 years? The Port needs to know this information to make an informed decision. The Port should have received the title report, current leases and rent rolls and access to the property within 15 days of the agreement; 292 days later, we still do not have access or the information.

Ms. Luke stated the Port does have options available to initiate a lawsuit that would require specific performance of the contract and require him to comply with the terms he negotiated. The Commission is in consensus for Ms. Luke to contact Mr. Mejia's attorney to get him to perform. Mr. Arntzen believes if we are forced to take legal action and we prevail, Mr. Mejia would be responsible for paying the Port's attorneys fees; Ms. Luke confirmed.

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

Mr. Wagner has nothing to report.

Mr. Novakovich attended several meetings with the Columbia Basin Veterans Coalition, WSU Campaign Committee, Cancer Center breakfast, Kennewick Fire Department, met with staff and the CTUIR regarding the artwork; attended the Tri-Citizen of Year banquet; Small Business Awards banquet, and attended his first board meeting with Tamastslitk Trustees; the BenFranklin Humane Society Mardi Gras meeting; met with Don Carter regarding his application for the Commissioner vacancy, and met with Mayor Noski and Councilman Brent Gerry regarding their interview process of the candidates.

## ***E. Non-Scheduled Items***

1. Ms. Bader Inglima announced the Port's spring newsletter is available.
2. A joint meeting is scheduled with the City of Kennewick on June 12, 2012. Agenda topics could include Clover Island, Vista Field, Southridge and Duffy's Pond.
3. A joint meeting is scheduled with West Richland on June 26, 2012. Agenda topics could include the Economic Development Committee and economic development efforts.
4. Mr. Peterson reported the bids received for the Vista Field Slurry Seal Project came in much higher than anticipated. The project is solely driven by the price of oil, which has increased significantly. The engineer's estimate for the entire project was \$161,700. The bids received for the project ranged from \$213,000 to \$330,000. Mr. Peterson contacted the Washington State Department of Transportation (WSDOT) and inquired if addition funding would be available. WSDOT will provide an answer by Wednesday, May 16, 2012. Bids are good through the June 1, 2012.
5. Mr. Peterson shared the work has begun on the Clover Island Yacht Club agreement for expanding the deck, building a shed, and additional fencing to separate the grass area from the boat launch area. A yacht club member suggested planting live vegetation to function as a fence; it would not hinder the view and would be less expensive. Mr.





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Peterson hopes the project will be completed by July 4, 2012. Efficiencies were found for the shed as well. A roof will be added to the existing garbage enclosure and will function as the shed; and the Port's spill response trailer will be moved to the Coast Guard's bullpen area.

6. Mr. Peterson reported PacLand Industrial was successful in front of the Benton County's Shoreline Hearings Board. The water right transfer is in front of the Benton County Conservation Board during the week of May of 26, 2012. Mr. Darryl Olsen is confident with the application. This is the last element of the due diligence process. Mr. Peterson stated PacLand Industrial will create 85-100 jobs and the first phase will include a 100,000 square foot building.
7. Mr. Peterson shared before and after photos of the Durfey property; all the debris and the building has been removed.

## PUBLIC COMMENTS

Ed Frost, 609 W. Albany, Kennewick, requested the Commission reconsider public comments being accepted at just the beginning and end of the meeting, as it creates a delayed interaction. Mr. Frost suggested if the Commission decides to go along with the airport proposal, and if it decides to raise taxes, to include it on the ballot for public vote. This underscores the need to determine actual, factual use of the airport. Even prior to the decision to keep the airport open, there was not hard data on the use of the airport. Mr. Frost requested copies of the Commission applicant's applications be available at the May 9, 2012 meeting.

Mr. Wagner inquired if there is a system available to monitor the activity of the airport. Mr. Mike White replied an acoustic system could count the operations at the airport.

Mr. Frost inquired how long will it take for Integrated Structures, Inc., to complete Phase II. Mr. Arntzen estimates it will be complete by fall. A mid-process review and a final review will be presented to the user group. Mr. Arntzen stated there will also be a Phase III and IV of the project. Mr. Arntzen shared that the Port and City Planners are going to the Bay Area to create a zoning ordinance. He believes the re-zoning must be accomplished before Phases III and IV are completed; and it may be a long process.

Mr. Arntzen commented that he has made the decision to cut the demolition of a few buildings that clearly need to be demolished from this year's work plan; due to the Public Records request. The creation of a parking lot in the Willows has also been put on hold. The records request has caused the Port to re-prioritize and put work on hold while attending to the records request.

Mr. Theodore Erb, Sr., Commissioner Candidate and business owner. He is currently establishing an aviation company and the use of Vista Field would be very important to him. Mr. Erb feels having heard the dollar amounts stated for the FBO proposal is ridiculous. He stated airports are not typically a money maker and are not too labor intensive. Mr. Erb inquired if he would be able to operate in the FBO until the FBO proposal is settled. Mr. Novakovich replied that the FBO is not available until Dr. Shannon's proposal is settled.

Mr. Erb believes the airport may have 300-400 operations per year. Mr. Erb is working with three



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manufacturers who are looking for a place for an amphibious light sport aircraft. Mr. Erb believes our location would be ideal and that it would enhance the activity at Clover Island.

Mr. Erb stated the Sandpoint, Bellevue and Issaquah airports have closed because the land was worth more to develop it than it was to maintain the airport; and Auburn Flight Services just closed after 50 years in the business because the industry changed. He is disheartened to see Vista Field airport sit and not be used. Mr. Erb would like to run the FBO at the airport and feels he could make it profitable.

Mr. Arntzen commented that Jackson Aviation operated the FBO for six or seven months before they closed, and they are a very experienced operator. The Port was told there would be substantial private investment once the decision was made to keep the airport open. Mr. Arntzen feels it may be a good idea to tally the private investment at Vista Field to determine the viability of the airport when more time is available after the records request.

No further public comments were made.

## ADJOURNMENT

With no further business to bring before the Board; the meeting was adjourned at 3:42 p.m.

**APPROVED:**

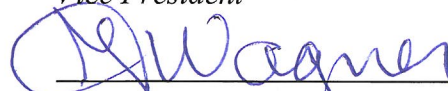
**PORT of KENNEWICK**

**BOARD of COMMISSIONERS**

  
Skip Novakovich, President

Position Was Vacant

Vice President

  
Gene Wagner, Secretary



# PORT OF KENNEWICK

## RESOLUTION No. 2012-22

***A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PORT OF KENNEWICK  
AUTHORIZING APPLICATION TO THE BENTON FRANKLIN COUNCIL OF  
GOVERNMENTS (BFCOG) FOR A PROJECT TO BE LISTED IN THE ANNUAL REPORT OF  
THE COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (CEDS) FOR 2012, AND  
TO SEEK FUNDING FROM THE ECONOMIC DEVELOPMENT ADMINISTRATION (EDA)  
AND/OR OTHER FEDERAL OR STATE SOURCES.***

**WHEREAS**, the Benton Franklin Economic Development District is in the process of preparing the Annual Report of Comprehensive Economic Development Strategy (CEDS) for 2012; which includes a section listing, describing and prioritizing local and regional projects seeking funding from the U.S. Economic Development Administration (EDA); and

**WHEREAS**, CEDS priority projects may also be considered for funding from other federal or state sources and the U.S. Department of Agriculture (USDA) requires a review of project proposals for their agency; and

**WHEREAS**, the Port's 2012 Work Plan already calls for construction of a development building and for improvements to existing Development Building properties; and

**WHEREAS**, the Annual Report of the Comprehensive Economic Development Strategy for 2012 is a critical step in prioritizing projects for potential future funding; and

**WHEREAS**, submission of the grant application requires Commission approval by resolution and the CEDS process requires a formal document indicating commitment of the matching funds.

**NOW, THEREFORE; BE IT RESOLVED** that the Port of Kennewick Board of Commissioners hereby authorizes port staff to submit a single "Port Development Building Construction and Renovation" project profile for Comprehensive Economic Development Strategy (CEDS) 2012 listing; including a match of approximately \$1,815,150 to construct a new Willows Wine Village development building in Kennewick and make improvements to the Port's existing Oak Street and Vista Field Development Buildings in Kennewick (\$798,667 for development building renovations; \$1,016,483 for new Willows Wine Village development building); and to authorize port staff to pursue federal/state funding sources as available.

**ADOPTED** by the Board of Commissioners of the Port of Kennewick this 8<sup>th</sup> day of May 2012.

**PORT OF KENNEWICK  
BOARD OF COMMISSIONERS**

By:   
SKIP NOVAKOVICH, *President*

By: Position Currently Vacant  
*Vice President*

By:   
GENE WAGNER, *Secretary*

# **PORT OF KENNEWICK**

## **Resolution No. 2012-23**

### **A RESOLUTION OF THE PORT OF KENNEWICK AUTHORIZING APPLICATION FOR FUNDING ASSISTANCE FOR A BOATING FACILITIES PROGRAM (BFP) PROJECT TO THE RECREATION AND CONSERVATION OFFICE (RCO) AS PROVIDED IN CHAPTER 79A.25 RCW, BOATING FACILITIES PROGRAM AND SUBSEQUENT LEGISLATIVE ACTION**

**WHEREAS**, our organization has approved a comprehensive plan that includes this project area; and

**WHEREAS**, under the provisions of BFP, state funding assistance is requested to aid in financing the cost of planning, land acquisition, and/or facility development; and

**WHEREAS**, our organization considers it in the best public interest to complete the planning, land acquisition, and/or facility development project described in the application.

**NOW, THEREFORE, BE IT RESOLVED** that:

- *The Executive Director of the Port of Kennewick be authorized to make formal application to the Recreation and Conservation Office for funding assistance;*
- *Any fund assistance received be used for implementation of the project referenced above;*
- *Our organization hereby certifies that its share of project funding will be derived from the Port of Kennewick construction funds and/or any other grant funding Port Staff are able to leverage;*
- *We acknowledge that we are responsible for supporting all non-cash commitments to the sponsor share should they not materialize;*
- *We are aware that the grant, if approved, will be paid on a reimbursement basis. This means we may only request payment after eligible and allowable costs have already been paid and remitted to our vendors.*
- *We acknowledge that any property acquired or facility developed with financial aid from the Recreation and Conservation Funding Board (RCFB) must be placed in use for the funded purpose, and be retained in such use in perpetuity unless otherwise provided and agreed to by our organization and RCFB;*
- *This resolution becomes part of a formal application to the Recreation and Conservation Office; and*



- *We provided appropriate opportunity for public comment on this application.*

The resolution shall be effective immediately upon passage and signature by the Port of Kennewick Commissioners.

**ADOPTED** by the Board of Commissioners of Port of Kennewick this 8<sup>th</sup> day of May 2012 located at Clover Island in Kennewick.

PORT OF KENNEWICK  
BOARD OF COMMISSIONERS

By:   
SKIP NOVAKOVICH, President

By: Position Currently Vacant  
Vice President

By:   
GENE WAGNER, Secretary

**PORT OF KENNEWICK**

**Resolution No. 2012-24**

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PORT OF KENNEWICK  
ACKNOWLEDGING THE TRI-CITIES RIVERSHORE ENHANCEMENT MASTER PLAN**

**WHEREAS**, the construction of dams and the associated system of river levees along the Columbia River in the mid-20<sup>th</sup> century effectively separated the people of the Tri-Cities region from its greatest natural asset, the Columbia River; and

**WHEREAS**, a volunteer effort in the form of the Tri-Cities Rivershore Enhancement Council (TREC) formed in the mid-1990s to develop a common vision of restoring access and use of the rivershore throughout the Tri-Cities urban area, resulting in creation of the Tri-Cities Rivershore Enhancement Master Plan in 1997; and

**WHEREAS**, the Master Plan has served as a blue print for individual and common actions by the various local jurisdictions, resulting in lowering of the excessively high levee walls, development of a continuous 23-mile rivershore trail, lighting of the cable bridge and many other amenities associated with the river and of benefit to all citizens of the region; and

**WHEREAS**, the member jurisdictions of TREC financed preparation of an updated Master Plan during 2011, presenting a fresh plan of recommended actions to be undertaken individually and collectively to accomplish further enhancement of the various attributes of the rivershore throughout the Tri-Cities; and

**WHEREAS**, the commitment of individual local jurisdictions to the common objectives recommended in the updated master plan will be essential to the plan's implementation and the region's realization of further rivershore enhancement.

**NOW, THEREFORE, BE IT RESOLVED** that the Port of Kennewick Board of Commissioners hereby acknowledges the content and objectives of the updated Rivershore Master Plan and, to the greatest extent practicable, pledges to support and participate in efforts to implement recommendations of the plan.

**BE IT FURTHER RESOLVED** the Port of Kennewick Board of Commissioners hereby recognizes the TREC Master Plan as a resource to assist jurisdictional planning and decision making relative to the shoreline environment within its jurisdiction and that regional coordination of such plans is crucial to realization of the plan's goals.

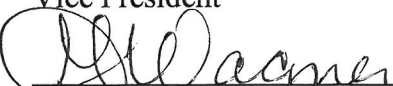
**BE IT FURTHER RESOLVED** the Executive Director is authorized and directed to take such administrative actions as are necessary and appropriate to effect the conclusions of the Port of Kennewick Board of Commissioners as reflected in Sections 1 and 2 hereinabove.

**ADOPTED** by the Board of Commissioners of Port of Kennewick on the 8th day of May, 2012.

**PORT OF KENNEWICK  
BOARD OF COMMISSIONERS**

  
\_\_\_\_\_  
SKIP NOVAKOVICH, President

Position Currently Vacant  
\_\_\_\_\_  
Vice President

  
\_\_\_\_\_  
GENE WAGNER, Secretary



**PORT OF KENNEWICK**

**Resolution No. 2012-25**

**A RESOLUTION OF THE BOARD OF COMMISSIONERS  
OF PORT OF KENNEWICK AWARDING A CONTRACT FOR CREATION  
OF A TRIBAL CULTURAL/HERITAGE ARTWORK FOR CLOVER ISLAND**

**WHEREAS**, Port of Kennewick is working to strengthen our working relationship with area tribes; and

**WHEREAS**, the Port of Kennewick recognizes that Confederated Tribes of the Umatilla Indian Reservation (CTUIR) have a longstanding and rich cultural heritage associated with the area now known as Clover Island; and

**WHEREAS**, The Port established a 2012 art budget not to exceed \$120,000 for purchase and installation of a "tribal cultural/heritage" artwork; and this sum is fully funded in the 2012 Port budget; and

**WHEREAS**, a call to artists for a tribal cultural/heritage sculptural artwork was placed through Kennewick Arts Commission, with specifications made available to prospective artists; and

**WHEREAS**, subsequent conceptual proposals were received from qualified artists, and Kennewick's Art Commission and port staff reviewed the proposals which are in compliance with the specifications; and

**WHEREAS**, Kennewick Art Commission representatives and port staff determined the best proposal for the tribal sculptural artwork is Rodd Ambrosen's proposal; in an amount not to exceed \$85,000 (not including tax, installation, plaques, benches and other work as needed to complement the art), and that such proposal is in compliance with the request for proposal specifications.

**NOW, THEREFORE, BE IT HEREBY RESOLVED** that the Port of Kennewick Board of Commissioners does authorize the Executive Director to enter into a contract between the Port of Kennewick and Rodd Ambrosen for the "tribal cultural/heritage" artwork for Clover Island's "Village at Island Harbor", and that the Executive Director is further authorized to take all necessary procedures required to complete construction of the project.

**ADOPTED** by the Board of Commissioners of Port of Kennewick on the 8th day of May, 2012.

**PORT OF KENNEWICK  
BOARD OF COMMISSIONERS**

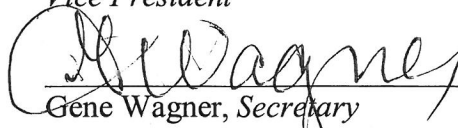
By:

  
SKIP NOVAKOVICH, *President*

By:

Position Currently Vacant  
*Vice President*

By:

  
Gene Wagner, *Secretary*

**PORT OF KENNEWICK**

**RESOLUTION 2012-26**

**A RESOLUTION OF THE BOARD OF COMMISSIONERS  
OF THE PORT OF KENNEWICK AUTHORIZING  
PURCHASE OF AN EAGLE ART OBJECT FOR CLOVER ISLAND**

**WHEREAS**, The Port Commission has long recognized that the appearance of Clover Island has a substantial impact on the desirability of Clover Island as a place to establish a new business and as a place of public enjoyment; and

**WHEREAS**, the Port Commission understands the importance that quality art objects can play in Clover Island's redevelopment; and

**WHEREAS**, the Port has expressed a desire to represent the native wildlife and cultural heritage of the Columbia River region; and that Port staff is working to establish locations for future artworks objects; and

**WHEREAS**, the Port established a 2012 art budget not to exceed \$15,000 for purchase and installation of an "eagle" artwork; and this sum is fully funded in the 2012 Port budget; and

**WHEREAS**, a Kennewick Arts Commission representative and port staff have personally viewed the craftsmanship of sculptures by artist Todd Berget; and

**WHEREAS**, bringing a quality eagle sculpture to Clover Island would serve the community by further enhancing the waterfront to encourage business development.

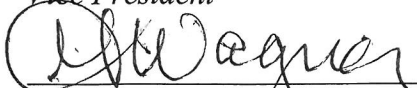
**NOW, THEREFORE BE IT HEREBY RESOLVED** that the Port of Kennewick Board of Commissioners does authorize the Executive Director to enter into a contract between the Port of Kennewick and artist Todd Berget for an eagle artwork for Clover Island, and that the Executive Director is further authorized to take all necessary procedures required to complete construction of the project.

**ADOPTED** by the Board of Commissioners of the Port of Kennewick on the 8th day of May, 2012.

**PORT OF KENNEWICK  
BOARD OF COMMISSIONERS**

By:   
SKIP NOVAKOVICH, *President*

By: Position Currently Vacant  
*Vice President*

By:   
GENE WAGNER, *Secretary*



**PORT OF KENNEWICK**

**Resolution No. 2012-27**

**A RESOLUTION OF THE BOARD OF COMMISSIONERS  
OF THE PORT OF KENNEWICK SELECTING INTEGRATED STRUCTURES INC.  
TO PREPARE A WINERY VILLAGE MASTER PLAN**

**WHEREAS**, the Port desires to contract with Integrated Structures Inc. for preparation of a master plan for a winery village; and

**WHEREAS**, the fee for said services is \$54,000, plus reimbursable costs; and

**WHEREAS**, the Port has interviewed and evaluated the professional services of Integrated Structures Inc. and found their work professional and accurate; and

**WHEREAS**, the Port Commission approved the 2012 budget which includes the cost for master planning of the winery village.

**NOW, THEREFORE, BE IT HEREBY RESOLVED** that the Board of Commissioners for the Port of Kennewick does authorize select Integrated Structures Inc. to prepare a master plan document for a winery village located along North Washington Street between Columbia Drive and the Columbia River.

**BE IT HEREBY FURTHER RESOLVED** that the Board of Commissioners does approve the Design Agreement and authorizes the Executive Director to sign the agreement on behalf of the Board.

**ADOPTED** by the Board of Commissioners of Port of Kennewick on the 8th day of May, 2012.

**PORT OF KENNEWICK  
BOARD OF COMMISSIONERS**

By:

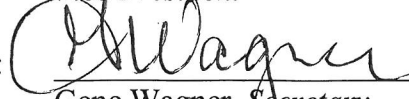
  
SKIP NOVAKOVICH, *President*

By:

Position currently vacant

*Vice President*

By:

  
Gene Wagner, *Secretary*