REGULAR COMMISSION MEETING

PORT OF KENNEWICK **MAY 12, 2015 MINUTES**

CALL TO ORDER

Commission President Don Barnes called the Regular Commission meeting to order at 2:02 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:	Don Barnes, President Skip Novakovich, Vice-President Thomas Moak, Secretary
Staff Members:	Tim Arntzen, Executive Director Tana Bader Inglima, Director of Governmental Relations & Marketing Tammy Fine, Director of Finance/Auditor Amber Hanchette, Director of Real Estate and Operations Nick Kooiker, Assistant Auditor Larry Peterson, Director of Planning and Development Lisa Schumacher, Special Projects Coordinator Bridgette Scott, Executive Assistant Lucinda Luke, Port Counsel

PLEDGE OF ALLEGIANCE

Ms. Fine led the Pledge of Allegiance.

PUBLIC COMMENT

No comments were made.

CONSENT AGENDA - A

Consent Agenda A consisted of the following:

A. ***Approval of Warrant Register Dated May 8, 2015***
Expense Fund Voucher Number 36858 for a grand total of $22,514.31

Mr. Novakovich stated on April 12, 2011, he disclosed that Esprit, the company he and his wife owns, has a contract with PS Media to print the Port's newsletter. Esprit does not get paid directly from the Port; they get paid from PS Media. Consent Agenda A is a payment to PS Media and in the interest of any kind of perception that there could be a conflict, he would like to recuse himself from any action on this item.

<u>MOTION:</u> Commissioner Moak moved for approval of Consent Agenda - A, as presented; Commissioner Barnes seconded. With no further discussion, All in favor 2:0, 1 Recuse. Motion carried.

CONSENT AGENDA - B

Consent agenda consisted of the following:

A. ***Approval of Direct Deposit and E-Payments Dated May 4, 2015***
Direct Deposit and E-Payments totaling $55,017.21

B. ***Approval of Warrant Registers Dated May 8, 2015***
Expense Fund Voucher Numbers 36831 through 36857 and 36859 through 36870 for a grand total of $98,286.63

C. ***Approval of Special Joint Commission Meeting Minutes dated April 7, 2015***

D. ***Approval of Special Commission Meeting Minutes dated April 14, 2015***

E. ***Approval of Regular Commission Meeting Minutes dated April 28, 2015***

F. ***Approval of Soulek Inc., Commercial Lease Renewal; Resolution 2015-10***

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

PRESENTATION

A. ***Village at Island Harbor, Chris A. Herath***

Mr. Peterson stated the Village at Island Harbor plan began in 2008 and has evolved over the years. In the 2015-2016 Work Plan and Budget, a portion of the Village at Island Harbor project was approved and the Port will begin construction this summer. Herath and Associates began working on the details several years ago, and the plans are 95% complete. The improvements will include continuing the boardwalk, landscaping, stabilization along the shoreline, and placement of the Confederated Tribes of the Umatilla Indian Reservation (CTUIR) Heritage Artwork and display cases. Mr. Chris Herath has worked with the Port for several years and is the architect of the lighthouse, the West Marina Professional Building, the Gateway and the Port Office Building. On June 8, 2015, this project will go before the hearing examiner with the hopes of completing the Village at Island Harbor this fall.

Mr. Herath stated he created a master plan for Village at Island Harbor in 2010, in an effort to fill the void between the two buildings and create a pleasant pedestrian experience. Mr. Herath stated when the Port and the CTUIR began working on the Heritage Artwork, he was contacted and asked to modify the master plan and create a home for the artwork and display area. Mr. Herath presented drawings for the Village at Island Harbor and stated the area will accommodate the artwork and allow for further build out in the future, without disruption.

Mr. Peterson stated the Village at Island Harbor will have utilities stubbed into the bank, which will create a number of future opportunities.

Mr. Herath stated he has been working with artist, Rodd Ambroson, regarding the lighting and placement orientation of the bronze sculptures.

Mr. Arntzen stated the quality of professionals on this project is incredible; Mr. Herath, Mr. Ambroson, the CTUIR and Barb Carter have envisioned a remarkable area for Clover Island. Mr. Arntzen reiterated that Mr. Moak indicated at the Special Joint Meeting with the CTUIR, his appreciation to the dedication to quality and detail, and that he is pleased the project is coming along.

Mr. Peterson stated the Commission investment on the island will create a marketable and attractive opportunity for the private sector.

Mr. Novakovich stated the scheduled improvements are fantastic and he agrees with Mr. Peterson, the improvements will make Clover Island attractive to private investors. Mr. Novakovich appreciates Mr. Peterson effort on the project and planning for future build out.

Mr. Moak inquired if the area will be well lit at night.

Mr. Herath stated the lighting is still being worked out, but suggested the Port minimize pole lighting and create a ground level lighting on the boardwalk. The area will be well lit at night, with the boardwalk and sculpture and display lighting.

Mr. Barnes is encouraged by the Port's efforts on Clover Island and our goal to bring better public amenities to the island. Mr. Blotz, general manager of the Clover Island Inn stated Clover Island was busy all weekend due to the Annual Untapped Blues and Brews event.

Mr. Arntzen stated the projects that do not generate revenue usually garner the most attention. It is critical to get it right when building public amenities, because if you don't, the public won't utilize the area. Mr. Arntzen stated it has been interesting working with the CTUIR, and for them to allow a non-tribal artist to create and capture a piece of their spirit, was a major accomplishment. The tribe was very involved in the artwork and made sure it was culturally correct. Adding the display cases to the area is a critical element. The cases will tell the story of their relationship with the land, water, the tribes' relationship with the Port. The Village at Island Harbor has been a labor of love and Mr. Arntzen believes it is one of the most important projects the Port will undertake this year.

Ms. Bader Inglima has been in communication with the tribes regarding a mid-October celebration for the installation of the artwork and using that as a capstone for the Port's 100th anniversary. The tribes have committed to the event and will bring the dancing children to the island to help unveil and dedicate the Heritage artwork and the island improvements. The target date for the event is October 15, 2015, but is subject to change based on the construction schedule.

NEW BUSINESS

A. One Year Lease with Solar Mobility LLC.; Resolution 2015-12

Ms. Hanchette stated, for the Commission's consideration, is a one year lease with Solar Mobility at Oak Street Industrial Park, Development Building B, Suite B-110. Solar Mobility LLC is a durable medical equipment company based in Washington State. This location will be the corporate offices along with research, development and product assembly. Solar Mobility is a small Tri-Cities start-up expecting to grow to twenty employees by the end of its first year. Kurt Schneider and Bob Silvestro, who are here with us today, have patented a motorized wheel chair that is solar powered. The lease is the standard Port lease with no tenant improvement requests.

PUBLIC COMMENT

No comments were made.

__MOTION:__ Commissioner Novakovich moved for approval of Resolution 2015-12, approving a one (1) year lease with Solar Mobility, LLC. and authorizing the Executive Director to execute the contract; Commissioner Moak seconded.

Discussion:

Mr. Novakovich stated Mr. Silvestro *had showed him the chair several years ago and thought it was an awesome concept. Mr. Novakovich conveyed the importance of assisting a start-up, Veteran run business. He believes this is what the Port of Kennewick does, help businesses get off the ground and make them successful. With the reported growth pattern, it looks like Solar Mobility will be very successful and Mr. Novakovich expressed his admiration for Mr. Schneider and Mr.* Silvestro *and their project.*

Mr. Moak stated it is a very forward looking project and hopes Solar Mobility will find success and outgrow the space like Ti Lite. Mr. Moak believes it is important for the Port to incubate small businesses and provide support to allow them to grow.

Mr. Barnes stated this is in line with the Port mission, to provide an environment where a business can grow and create economic development and job creation. Mr. Barnes looks forward to an opportunity to seeing the product first hand.

Mr. Schneider stated they have the ability to manufacture everything solar, including golf carts and cars. Mr. Schneider stated, they are the only American, Veteran owned company with a contract with the Department of Defense.

With no further discussion, All in favor 3:0. Motion carried unanimously.

B. Bid Award: Clover Island Marina Gates; Resolution 2015-11

Ms. Hanchette presented a general construction contract with Ray Poland & Sons, for the marina gates replacement project. In an effort to offer marina tenants' enhanced security measures on A, B and C docks at Clover Island Marina, the three existing security gates will be removed and replaced with lighter weight gates and panel structures; and will be installed at a new location farther back on each dock. This project will include the addition of lighting to the gate structure and extension of electrical for existing gate access card readers, which will be reused. Ms. Hanchette worked with staff, tenants and engineers to create a gate that will enhance the security for our tenants and deter access to the docks for non-marina tenants. The new gates are made out of lighter weigh aluminum and will have an automatic closer. Whereas, our current gates were fabricated out of heavy steel and do not have an automatic closer because of the weight of the doors. The gates were designed to mimic the archway on the West Causeway and will have LED lighting.

Ms. Hanchette reported, in accordance with Port policies and procedures, invitations to bid, along with plans and specifications were sent to five contractors on the Port's small works roster. Where three bids were received from Banlin Construction, MH Construction, and Poland & Sons. Ms. Hanchette stated Poland & Sons bid was deemed the most responsive bid and will fabricate the new gates in house, extend the electrical, and remove and install the new gates for $66,463.20.

PUBLIC COMMENT

No comments were made.

MOTION: ***Commissioner Novakovich moved for approval of Resolution 2015-11, authorizing the Port's Executive Director to execute the general construction contract with Ray Poland & Sons, Inc. for the removal of existing marina gates and installation of new gates with necessary electrical for the Clover Island Marina in the sum of $66,463.20, including applicable sales tax; Commissioner Moak seconded.***

Discussion:

Mr. Novakovich thanked Ms. Hanchette for her thorough work on the gates.

Mr. Moak inquired if tenants and non-tenants would be able to find a way around the new gates.

Mr. Peterson stated, a person will still be able to access the docks via the water. In an effort to keep the transient docks open, this is where the gates had to be placed. The new gates are not criminal proof; however, they will deter non-marina tenants' access.

Mr. Moak asked if the Port would be repurposing the existing gates.

Ms. Hanchette stated the Port will take previous gate structures and utilize the material for another purpose.

Mr. Barnes stated the bid was $10,000 over budget and inquired where the remaining source of funds will come from.

Ms. Fine stated the Columbia Drive Demolition project was under budget, and funds will be utilized from that project.

Mr. Arntzen stated, while the new gates will not be foolproof, however, the marina has become a profit center for the Port, with approximately 150 tenants paying full market rate on the space. This was a project that several of the marina tenants asked for and by making valuable, requested improvements to the marina, our actions will let the tenants know the Port appreciates their business.

With no further discussion, All in favor 3:0. Motion carried unanimously.

C. Kennewick UGB Study Group

Mr. Arntzen stated the Port has quarterly meetings with the City of Kennewick, Benton County and Trios Hospital District, mainly to exchange ideas related to joint interests and Mr. Moak serves as the Port liaison. It has been brought to Mr. Arntzen's attention that the City, County and Hospital District would like to meet with the Port and discuss any ownership of properties in the Southridge area. At this time, each entity has a number of parcels in the unincorporated areas of the City and County and Mr. Arntzen feels the City of Kennewick may look to submit another Urban Growth Boundary (UGB) Application expansion. Late last year, the City of Kennewick's UGB Application, to expand the Urban Growth Area (UGA) 1,263 acres south of Southridge was denied.

Mr. Moak stated the Hospital District built the new hospital and one of their goals was to sell their properties to pay for the new building. Mr. Moak stated the hospital owns several farms and acres in the 395/397 Highway area, and Mr. Vic Johnson, Commissioner of the Hospital District, indicated their land is of little value because it is located in the unincorporated areas of the City and County. Mr. Moak stated the Hospital District was aware that the Port owned property in the area, which would eventually be marketed and thought it would be in the best interest of all the entities to form a cooperative effort to boost land values in the area. Mr. Moak indicated the Port's property is located in the incorporated area of the City and are holding the property. Mr. Moak believes it is two different projects and is not sure the Port property is relevant to what the City, County and Hospital District are trying to accomplish.

Mr. Arntzen inquired how the process of identifying properties relates to the City's potential second attempt to expand the UGA. Mr. Arntzen recalls Futurewise, a Seattle-based advocacy group, objected to the application, which was later denied by the Growth Management Hearings Board.

Mr. Arntzen stated Port staff made an effort and reached out to Futurewise when West Richland's first UGB application was denied. Port staff and the City of West Richland staff worked with Futurewise and submitted a scaled down UGB, which was approved late last year.

Mr. Arntzen stated recently Port staff and Commissioner Moak spoke to Futurewise about the new urbanism concept at Vista Field, which Futurewise did not object to. Futurewise embraces smart growth, preserving farm land and forests, and limiting urban sprawl. Mr. Arntzen stated he is hesitant to meet with the entities to discuss Port property and a possible second UGB application, because of the Port's recent outreach and dialogue with Futurewise.

Mr. Arntzen met with Marie Mosely, City of Kennewick City Manager, and suggested perhaps Mr. Arntzen and Ms. Mosely could duplicate the Port's effort with Futurewise regarding the area south of Southridge. Ms. Mosely understood the Port's viewpoint, and will consider Mr. Arntzen's suggestion. Mr. Arntzen stated the Commission has built credibility with Futurewise and suggested Commissioner Moak, and Mr. Peterson accompany Mr. Arntzen to the first meeting with the entities and outline Port property and lack thereof in the unincorporated areas of the City and the County.

Mr. Moak welcomes the opportunity to be helpful to other entities and help facilitate dialogue between the Futurewise and our jurisdictional partners. Mr. Moak stated Hillary Franz, Executive Director of Futurewise, looks for smart ways for communities to grow and believes she would welcome the opportunity to work with public entities. Mr. Moak agrees with Mr. Arntzen regarding the UGB Study group meeting and stated, if the Port outlined our properties, they may realize we don't have a lot to offer.

Mr. Barnes stated the City is an important partner to the Port and believes Futurewise could provide some benefit regarding Vista Field and help us find better way to approach the redevelopment. Mr. Barnes stated if there is a reasonable, modest role the Port can play, to facilitate dialogue between parties, it might be worth exploring.

Mr. Arntzen stated the City of Kennewick will need to determine their direction and move forward. Mr. Arntzen stated if a community continues pushing the urban growth boundary, by creating suburban sprawl, which is less expensive, as opposed to revitalizing a community with in-fill, urban decay will be more prevalent. The Port has made a choice to revitalize our community by redeveloping Columbia Drive and Vista Field and foster in-fill.

Mr. Novakovich likes Mr. Arntzen's suggestion and stated it will be up to the City to decide their path forward. Mr. Novakovich would hate to damage our relationship with Futurewise and stated it would be beneficial to attend the meeting and clarify the Port has no available land in the area.

Mr. Arntzen thanked the Commission for their guidance, and stated Mr. Peterson, Mr. Moak and myself will meet prior to the meeting and asked Mr. Moak to present the Port's perspective.

REPORTS, COMMENTS AND DISCUSSION ITEMS

A. Comprehensive Scheme Update

Mr. Peterson reported the Comprehensive Scheme is the document to inform all citizens and our development partners the direction the Port is going over the next ten years. The previous Comp Scheme was updated in 2011, with an amendment for direct closure and redevelopment of the Vista Field Airport in 2013. Mr. Peterson stated the Comp Scheme will weave in key elements such as how our efforts fit together. The Port's efforts have focused on redeveloping areas, such as Columbia Drive, Spaulding Business Park, Clover Island, Vista Field and the former Tri-Cities Raceway.

Mr. Peterson reported over the past two months, he, Mr. Moak, and Ben Floyd of Anchor QEA, held four public meetings at different locations throughout the community: West Richland, City of Richland Community Center, Ben-Franklin Transit Transfer station and Benton PUD. We have also met with six of our jurisdictional partners and are in the process of scheduling with the City of Kennewick. Our goal with the public and jurisdictional meetings is to garner information to see what projects are crucial to the community. Mr. Peterson hopes to have the Comp Scheme completed in conjunction with the Vista Field Master plan by the end of 2015.

Mr. Moak indicated 98% of the comments and discussion were about existing Port properties and projects. Mr. Moak stated it is important for the Port to keep looking forward and determine where potential strategic opportunities lie and continue to exploring opportunities for our community.

B. Vista Field Update

Mr. Peterson stated at the April 28, 2015 Regular Commission Meeting, the Board received a memo regarding Vista Field and the projects that need to be completed by December 2015. Mr. Peterson shared a proposed timeline for Vista Field Redevelopment:

- May 31st: Closing comment period on Draft Charrette Report;
- June – July: Address current zoning codes and identify necessary changes;
- June – August: Compile Draft Charrette Report and comments and create the Draft Master Plan with Duany Plater-Zyberk;
- September – October: Review Draft Master Plan and present to numerous agencies and organizations;
- November: Conduct Public Hearings to consider adopting Vista Field Master Plan;
- December: Adopt Comprehensive Scheme, which incorporates the Vista Field Master Plan.

Mr. Barnes stated this is a very concise path forward and the timeline informs the public of the steps the Port needs to take prior to breaking ground.

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

Commissioners reported on their respective committee meetings.

D. Non-Scheduled Items

1. Ms. Scott stated an invitation has been extended to the Commission to attend the Tri-Cities Regional Chamber of Commerce luncheon regarding State of the Cities Presentation on May 27, 2015.

2. Ms. Bader Inglima stated last year, the Port partnered with the City of Kennewick and submitted an application for American's Best Communities sponsored by Frontier Communications, DISH Network, CoBank, and The Weather Channel. Ms. Bader and Ms. Emily Estes-Cross wrote the application, which focused on waterfront revitalization. The application was filed by Tri-Cities Regional Chamber of Commerce, Tri-City Development Council (TRIDEC), with the City, Port and Visit Tri-Cities as partners. Ms. Bader Inglima reported 347 communities applied for the contest and only 50 communities, including Kennewick, passed the first stage and received $50,000, which is earmarked for developing strategies for bolstering the local economy and quality of life. On Wednesday, May 13, 2015, Frontier Communications will be presenting the quarter-finalist award to the City, the Port and our partners at the Clover Island Inn. Ms. Bader Inglima further stated, our partners are fine tuning the details for the next submission process, where fifteen semi-finalists will be selected to present their strategies at the America's Best Communities summit, with eight finalists awarded $100,000 to continue implementation of their plans. In April of 2017, America's Best Communities will name the three winners and award the following:

- First Place: $3,000,000;
- Second Place: $2,000,000;
- Third Place: $1,000,000.

Ms. Bader Inglima stated only four cities in Washington were selected to move forward in the contest. Ms. Bader Inglima stated it is a partnership with the City, leveraging our investment on Columbia Drive, which we are already making. The Port will receive a Go Pro Camera to document activities that are happening due to waterfront revitalization and Ms. Bader Inglima is confident that we will be able to provide an excellent visual story. Furthermore, The Weather Channel will be coming to Kennewick and providing a national weather channel vignette.

Ms. Bader Inglima reported Corps of Engineers are moving forward to select alternatives for the Clover Island shoreline 1135 project, and hopes to have them identified by this summer. We are looking ahead to the design phase in the 2016 budget year and construction in 2016-2017. We have been communicating with the Corps team and our federal relations consultant about planning a trip to Washington D.C. to speak with our Congressional Representatives and the Federal Corps of Engineers about the significance of the 1135 project. We would like to convey to our representatives the importance of fully funding the 1135 project and make sure they are aware that it is a priority for our district and our community. It would not only improve our local habitat and environment, but it would create an opportunity to leverage economic development on the island.

Ms. Bader Inglima stated the Department of Commerce recently enacted a stand-alone Office of Native American Business Development and named Cisco Minthorn, a CTUIR Member, as the Senior Advisor for Native American Affairs to the National Center for American Indian Enterprise Development. Furthermore, there may be an opportunity visit with Mr. Minthorn and update him about activities taking place on the island, as a Memorandum of Understanding partner. With the budgeting process beginning shortly, our federal relations consultant suggested it would be best to travel sooner.

Mr. Arntzen stated the Walla Walla Corps office strongly suggested the Port plan a trip to Washington D.C. and present the 1135 project. Mr. Arntzen stated time is of essence, and since we are looking to travel during the summer, he suggested a Commissioner travel with Ms. Bader Inglima to Washington D.C. to attend the meetings.

Mr. Barnes stated this is an important trip to make, which could move the Port forward on the 1135 project and have a positive impact on the funding for Clover Island and believes the trip is very worthwhile.

Mr. Moak sees this is a prudent trip and feels it is important to travel to Washington D.C.

Mr. Arntzen stated the primary reason for the Port to travel to Washington D.C. is to discuss the 1135 project, however, there are additional reasons for staff and Commission to travel; to set up a meeting with Mr. Minthorn to discuss the island and our partnership with the CTUIR;

and to visit Baltimore's Inner Harbor, which is a perfect example of urban revitalization of a waterfront, on an international scale.

It is the consensus of the Commission for Ms. Bader Inglima and a Commissioner travel to Washington D.C.

3. Mr. Arntzen stated, John Lindeman has asked the Port to consider including artwork that honors the Hispanic heritage within the wine village. Mr. Lindeman inquired if there was a way to include artwork that displays the commitments and contributions made by the Hispanic culture, primarily to the agricultural growth in the State of Washington. Mr. Arntzen reached out to Davin Diaz of the Hispanic Chamber and asked if he had any interest in the idea. Mr. Arntzen received an email from Mr. Diaz, who stated, this is an idea they would like to explore. Mr. Arntzen stated there are no commitments at this time, but he would like to arrange a meeting to discuss possible concepts. Mr. Arntzen stated there is interest from the community and he would like to see if the concept is viable.

4. Mr. Peterson presented slides from the nearly completed Duffy's Pond Trail and stated the City needs to add bollards for lighting and complete the landscaping.

PUBLIC COMMENTS
No comments were made.

COMMISSIONER COMMENTS
No comments were made.

Mr. Barnes anticipates the Executive Session will last approximately 40 minutes, for Real Estate, Site Selection, per RCW 42.30.110(1)(b), Real Estate, Minimum Price, per RCW 42.30.110(1)(c) and Potential Litigation, per RCW 42.30.110(1)(i) with no action anticipated. Mr. Barnes asked the public to notify Port staff if they will return after the executive session.

Mr. Barnes recessed the Regular Commission Meeting at 3:52 p.m. for approximately 8 minutes.

EXECUTIVE SESSION *(Ask public if they are staying, and if not, where they can be located if the Executive Session ends early.)*

A. Real Estate, Site Selection, per RCW 42.30.110(1)(b)
B. Real Estate, Minimum Price, per RCW 42.30.110(1)(c)
C. Potential Litigation, per RCW 42.30.110(1)(i)

Mr. Barnes convened the meeting into Executive Session at 4:00 p.m. for approximately 40 minutes.

Ms. Hanchette exited chambers at 4:40 p.m. and extended session for 5 minutes.

Ms. Hanchette exited chambers at 4:45 p.m. and extended session for 5 minutes.

Ms. Hanchette exited chambers at 4:50 p.m. and extended session for 5 minutes.

Mr. Barnes adjourned the Executive Session at 4:55 p.m.

Mr. Barnes reconvened the meeting into General Session at 4:55 p.m.

ADJOURNMENT

With no further business to bring before the Board; the meeting was adjourned at 4:55 p.m.

APPROVED:

PORT of KENNEWICK
BOARD of COMMISSIONERS

Don Barnes, President

Skip Novakovich, Vice President

Thomas Moak, Secretary

PORT OF KENNEWICK

Resolution No. 2015-10

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PORT OF KENNEWICK APPROVING A LEASE RENEWAL 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 month to month lease renewal with Soulek Inc. (known as Washington Surplus) effective May 1, 2015, 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 month to month lease renewal 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 12th day of May, 2015.

PORT of KENNEWICK
BOARD of COMMISSIONERS

By: DN Barnes

DON BARNES, *President*

By: Skip Novakovich

SKIP NOVAKOVICH, *Vice President*

By: Thomas Moak

THOMAS MOAK, *Secretary*

PORT OF KENNEWICK

Resolution No. 2015-11

A RESOLUTION OF THE PORT OF KENNEWICK BOARD OF COMMISSIONERS ACCEPTING AND AWARDING A GENERAL CONSTRUCTION CONTRACT FOR UPGRADED SECURITY GATES AT CLOVER ISLAND MARINA, KENNEWICK

WHEREAS, an invitation to bid for the removal of existing marina gates and fabrication plus installation of three new security gates with lighting at the Clover Island Marina was properly issued to five (5) contractors on the port's small works roster with approved plans and specifications being made available to prospective bidders, and

WHEREAS, construction bids have been received and staff and the port legal counsel have certified that the bids received are in compliance with the bid form requirements; and

WHEREAS, the staff and the port legal counsel have certified that the low bidder for the project is Ray Poland & Sons, Inc. in the amount of $66,463.20 including applicable sales tax for the base bid work which includes removal of existing marina gates and fabrication plus installation of three new security gates with lighting at the Clover Island Marina; and

NOW THEREFORE, BE IT RESOLVED that the Port of Kennewick Commission does hereby accept the bid by Ray Poland and Sons, Inc. for removal of existing gates and fabrication with installation of three new security gates with lighting at the Clover Island Marina, as the low bidder in the amount of $66,463.20, including applicable tax and hereby awards the construction contract to said low bidder.

BE IT HEREBY FURTHER RESOLVED that the Executive Director is authorized to enter into a contract between the Port of Kennewick and Ray Poland and Sons, Inc. for the construction and installation of three new security gates with lighting at the Clover Island Marina. The Executive Director is further authorized to proceed with all necessary procedures required to complete work of the project.

ADOPTED by the Board of Commissioners of Port of Kennewick on the 12th day of May 2015.

PORT OF KENNEWICK
BOARD OF COMMISSIONERS

By: DN Barnes
DON BARNES, *President*

By: Skip Novakovich
SKIP NOVAKOVICH, *Vice President*

By: ____________________
THOMAS MOAK, *Secretary*

PORT OF KENNEWICK

Resolution No. 2015-12

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PORT OF KENNEWICK APPROVING A ONE YEAR LEASE AGREEMENT WITH SOLAR MOBILITY LLC

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 one (1) year lease with Solar Mobility, LLC effective May 15, 2015, 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 one (1) year lease with Solar Mobility LLC 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 12th day of May, 2015.

PORT of KENNEWICK
BOARD of COMMISSIONERS

By: DN Barnes
DON BARNES, *President*

By: Skip Novakovich
SKIP NOVAKOVICH, *Vice President*

By:
THOMAS MOAK, *Secretary*