



# REGULAR COMMISSION MEETING

PORT OF KENNEWICK

MAY 28, 2013 MINUTES

## CALL TO ORDER

Commission President Skip Novakovich called the Commission meeting to order at 2:00 p.m. in the Port of Kennewick Commission Chambers located at 350 Clover Island Drive, Suite 200, Kennewick, Washington 99336.

### The following were present:

**Board Members:** Skip Novakovich, President  
Don Barnes, Vice-President  
Gene Wagner, Secretary

**Staff Members:** Tim Arntzen, Executive Director  
Tana Bader Inglima, Director of Governmental Relations & Marketing  
Tammy Fine, Director of Finance/Auditor  
Larry Peterson, Director of Planning & Development  
Bridgette Scott, Executive Assistant  
Lucinda Luke, Port Counsel

## PLEDGE OF ALLEGIANCE

Lucinda Luke led the Pledge of Allegiance.

## PUBLIC COMMENT

No comments were made.

## CONSENT AGENDA

The consent agenda consisted of the following:

- A. Approval of Direct Deposit and Warrants Dated May 15, 2013 (Clerk's Note: Corrected from April 30, 2013)**  
Direct Deposit totaling \$19,682.48 and Expense Fund Voucher Numbers 34367 through 34370 totaling \$3,978.35; for a grand total of \$25,660.83.
- B. Approval of Warrant Registers Dated May 29, 2013 (Clerk's Note: Corrected from May 15, 2013)**  
Expense Fund Voucher Numbers 34371 through 34421 totaling \$137,708.41.  
Construction Fund Voucher Number 3421 through 3428 totaling \$60,255.36.
- C. Approval to Sell and Convey Surplus Property; Resolution 2013-14**
- D. Authorization for Commission President to sign Statement of Support for the Guard and Reserve**

**MOTION:** Commissioner Barnes moved approval to remove Item C from the consent agenda and to table it until the next meeting; Commissioner Wagner seconded. With no further discussion motion carried unanimously. All in favor 3:0.

**MOTION:** Commissioner Barnes moved approval of items A, B & D on the consent agenda; Commissioner Wagner seconded. With no further discussion motion carried unanimously. All in favor 3:0.



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## REPORTS COMMENTS AND DISCUSSION ITEMS

### A. *Oak Street Update*

Mr. Peterson gave a brief history of the property and shared photographs illustrating the renovation process. The remodel project provides six locations for industrial businesses, varying between 4,500 – 6,000 square feet; creating a total of 33,000 square feet of revenue generating space. None of the spaces are uniform, but from an efficiency standpoint, we are making sure every light fixture and plumbing fixture is uniform. The Port will begin marketing the space upon completion of the project. The space will lease for \$.45 - \$.50 per square foot. A lay down yard is available near the property but is not contiguous.

### B. *Vista Field Update*

Mr. Peterson attended the City of Kennewick Planning Commission meeting on May 20, 2013. The Planning Commission recommended the Vista Field Comprehensive Plan Amendment move forward to City Council. The Council will set the docket, send notifications, and hold a public hearing to amend the Comp Plan to change the land use designation from “public facility” to “commercial”. Mr. Peterson estimated it will go before the City Council for a work shop in mid to late September. There were very few questions of the Planning Commission. City staff did a good job covering the City Council’s concerns.

### C. *Vista Field Redevelopment Planning with Young Professionals*

Mr. Peterson gave a district wide presentation to the Young Professionals of Tri-Cities. The Young Professionals did a charrette a few years ago and are considering a charrette specific to Vista Field. The group consists of about 600 people and they would like to get involved in their community’s future.

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

Commissioners reported on their respective committee meetings and presentations.

### E. *Non-Scheduled Items*

1. Ms. Bader Inglima shared the Kennewick Fire Department used the Cable Green Golf Course for non-destructive training for first responders.
2. Mr. Arntzen shared Matt Boehnke met with him to review Port activities. Mr. Boehnke is running for a City Council position.

## PUBLIC COMMENTS

John Givens, 6116 W. 8<sup>th</sup> Avenue, Kennewick. Mr. Givens is very interested in the Oak Street property. A conversation with Mr. O’Brien led him to believe the market lease rates in the Vista Field area are approximately \$.50 per square foot for warehouse space and approximately \$1.00 per square foot for office space. He stated the goal for the Oak Street redevelopment is for the Port to get market rates and which would be close to the \$.50 rate. Mr. Givens asked for clarification. Mr. Novakovich stated that the Public Comments portion of the agenda is not for back and forth conversation, just comments.

Brent Gerry, 5401 Kalakaua Court, West Richland. Mr. Gerry stated the groundbreaking for Jerod Shelby’s SSC North America in West Richland was held today. The media was there and it was well attended by dignitaries and economic development partners. Financing is in place and the building



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should go up quickly. Mr. Gerry thanked the Port for their involvement. SSC has already received 19 orders to produce vehicles that start at \$750,000. After the first building is complete, Mr. Shelby would like to build a campus for SSC.

No further public comments were made.

Mr. Novakovich anticipates the Executive Session to last approximately 30 minutes for Potential Litigation, per RCW 42.30.110(1)(i); with no action anticipated. Mr. Novakovich asked the public to notify Port staff if they will return after the executive session.

Mr. Novakovich recessed the meeting at 2:44 p.m., for approximately 10 minutes.

Mr. Novakovich reconvened the meeting into Executive Session at 2:55 p.m..

## EXECUTIVE SESSION

### *A. Potential Litigation, per RCW 42.30.110(1)(i)*

Ms. Fine exited the chambers at 3:23 p.m. to extend the Executive Session for approximately 10 minutes.

Ms. Fine exited the chambers at 3:31 p.m. to extend the Executive Session for approximately 15 minutes.

Ms. Fine exited the chambers at 3:46 p.m. to extend the Executive Session for approximately 10 minutes. The regular meeting reconvened at 3:57 p.m. with no action taken.

## ADJOURNMENT

With no further business to bring before the Board; the meeting was adjourned at 3:58 p.m.

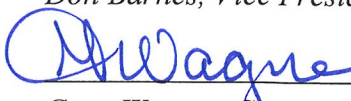
### **APPROVED:**

PORT of KENNEWICK

BOARD of COMMISSIONERS

  
Skip Novakovich, President

  
Don Barnes, Vice President

  
Gene Wagner, Secretary