

AGENDA
Regular Commission Business Meeting
Port of Kennewick
Port of Kennewick Commission Chambers
Tuesday, June 14, 2011
2:00 p.m.

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. PUBLIC COMMENT *(Please state your name and address for the public record)*

IV. CONSENT AGENDA

- A. Approval of Direct Deposit and Warrants Dated May 31, 2011
- B. Approval of Warrant Register Dated June 1, 2011
- C. Approval of Direct Deposit and Warrants Dated June 15, 2011
- D. Approval of Warrant Registers Dated June 15, 2011
- E. Approval of Special Joint Meeting with West Richland Minutes Dated May 9, 2011
- F. Approval of Commission Meeting Minutes Dated May 10, 2011
- G. Approval of Commission Meeting Minutes Dated May 24, 2011
- H. Approval of Warrant Register Dated June 15, 2011

V. PRESENTATIONS

- A. Underwater Robot, Franklin County Deputy Terry Brown

VI. NEW BUSINESS

- A. Card Rooms on Clover Island; Resolution 2011-16
- B. PCLI Land Sale; Resolution 2011-17
- C. Vista Field Industrial Park II Land Sale, Resolution 2011-18

VII. OLD BUSINESS

- A. Submission of a Single, Combined Application for a Benton Franklin Council of Governments, Comprehensive Economic Development Strategy (CEDS) Grant; Resolution 2011-19

VIII. BREAK, IF NEEDED

IX. REPORTS, COMMENTS AND DISCUSSION ITEMS

- A. Clover Island Update
 - 1. Tri-Cities Visitor & Convention Bureau Facebook Posting
- B. Vista Field
 - 1. Airport Rules and RFP for FBO Operator Update
 - 2. Ed Frost Email
 - 3. Part-Time Airport Manager
 - 4. Commission/Staff Decision-Making Delegation
 - 5. Issuance of Access Cards
 - 6. Vista Field Fee Schedule Study
- C. Commissioner Meetings (formal and informal meetings with groups or individuals)
- D. Non-Scheduled Items

X. PUBLIC COMMENT *(Please state your name and address for the public record)*

XI. 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, per RCW 42.30.110(1)(i)

XII. ADJOURNMENT

PLEASE SILENCE CELL PHONES

PORT OF KENNEWICK

Resolution No. 2011-16

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PORT OF KENNEWICK RELATED TO CARD ROOMS ON CLOVER ISLAND AND/OR ITS WATER RESOURCES

WHEREAS, the Port has received a request from a private developer to locate a card room on Clover Island and/or its water resources; and

WHEREAS, the proposal would be for a commercial/retail establishment, with a card room occupying no more than 1/3 of the square footage of the overall facility; and

WHEREAS, the commercial/retail operations are consistent with the uses called out in the Clover Island Master Plan and other related document, however, the card room proposal may not be consistent with said documents; and

WHEREAS, whether or not to permit a card room on the island and/or its water resources is subject to the discretion of the commission; and

WHEREAS, the Port Commission has considered the matter fully.

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Port of Kennewick hereby adopts this Resolution, determining that it is in the best interest of the public to prohibit card rooms on Clover Island and/or its water resources, and further and instructs the Executive Director to take all action necessary to enforce the Resolution.

ADOPTED by the Board of Commissioners of Port of Kennewick on the 14th day of June, 2011.

***PORT OF KENNEWICK
BOARD OF COMMISSIONERS***

By: _____
SKIP NOVAKOVICH, *President*

By: _____
DAVID HANSON, *Vice President*

By: _____
GENE WAGNER, *Secretary*

PORT OF KENNEWICK

Resolution No. 2011-17

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PORT OF KENNEWICK AUTHORIZING A PURCHASE AND SALE AGREEMENT WITH PACIFIC CATARACT & LASER INSTITUTE

WHEREAS, Pacific Cataract & Laser Institute, Inc. P.C. (Purchaser), has offered to purchase 3.50 acres for the area graphically depicted on *Exhibit "A-1"* adjacent the Port's Vista Field Airport Kennewick, Washington, from the Port of Kennewick (Seller) for the of sum of \$472,517.50; 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 2011-17 authorizing the Port's Executive Director to execute a Purchase and Sale Agreement with Pacific Cataract & Laser Institute, Inc. P.C. in the sum of \$472,517.50 and hereby authorizes 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 and option as referenced above are consistent with all previous Port policies, including its Comprehensive Scheme of Development.

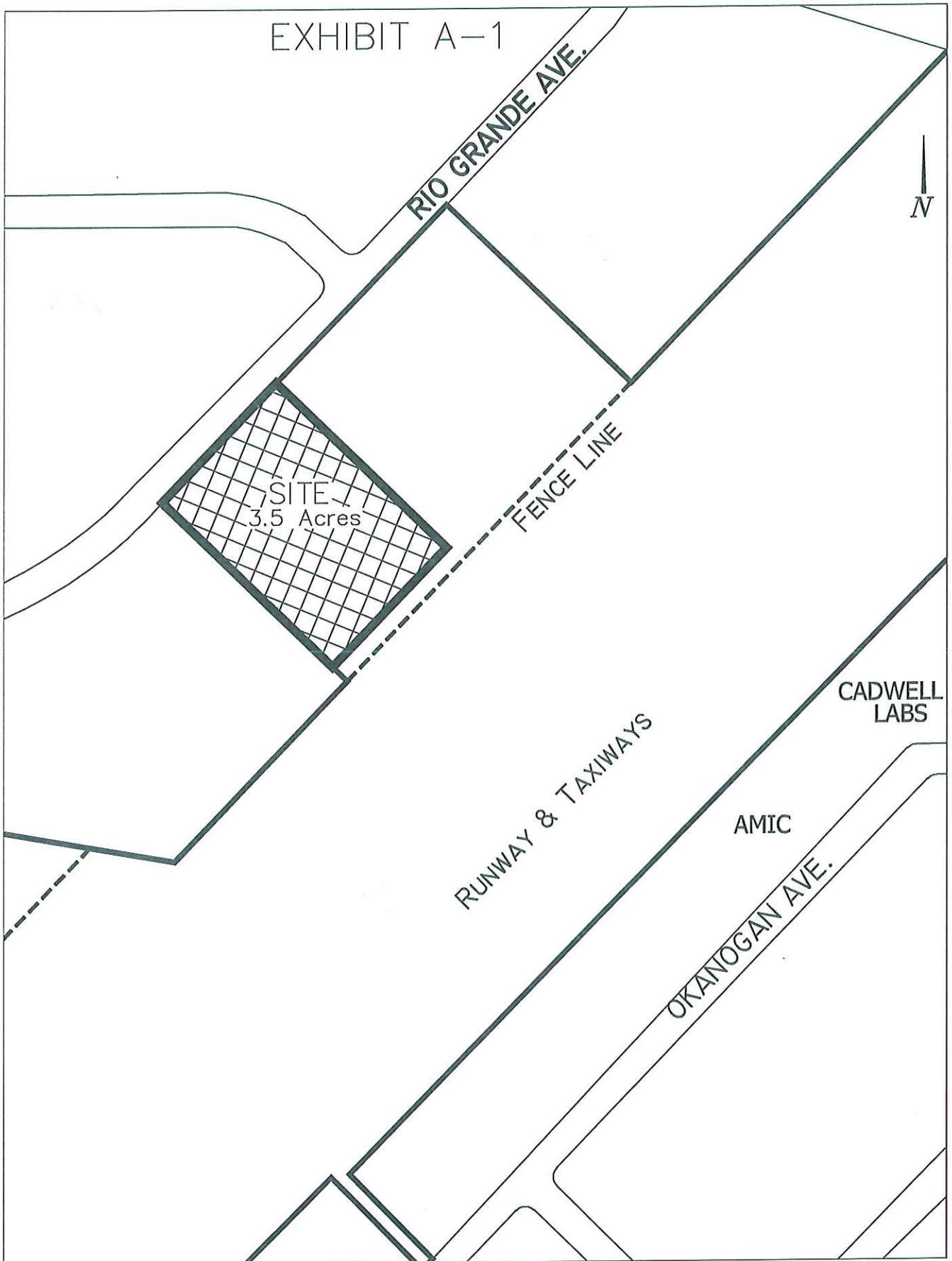
ADOPTED by the Board of Commissioners of the Port of Kennewick on the 14th day of June, 2011.

**PORT OF KENNEWICK
BOARD OF COMMISSIONERS**

By: _____
SKIP NOVAKOVICH, *President*

By: _____
DAVID HANSON, *Vice President*

By: _____
GENE WAGNER, *Secretary*



PORT OF KENNEWICK

Resolution No. 2011-18

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PORT OF KENNEWICK AUTHORIZING A PURCHASE AND SALE AGREEMENT WITH VISTA FIELD INDUSTRIAL PARK II, LLC

WHEREAS, Vista Field Industrial Park II, LLC (Purchaser), has offered to purchase 5.27 acres for the area graphically depicted on *Exhibit "A-1"* at the Port's Vista Field Industrial Park Kennewick, Washington from the Port of Kennewick (Seller) for the sum of \$492,500.00; 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 2011-18 authorizing the Port's Executive Director to execute a Purchase and Sale Agreement with Vista Field Industrial Park II, LLC in the sum of \$492,500.00 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 and option as referenced above are 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 14th day of June, 2011.

***PORT OF KENNEWICK
BOARD OF COMMISSIONERS***

By: _____
SKIP NOVAKOVICH, *President*

By: _____
DAVID HANSON, *Vice President*

By: _____
GENE WAGNER, *Secretary*

EXHIBIT A-1

Beverage Co.



JOHN DAY AVE.

Consolidated
Supply

SITE
5.27 Acres

Paradise
Water

Jesse's
Landscaping

Vista Field
Industrial Park II

DESCHUTES AVE.

Access
Easement

QUAY ST.

McKINLEY ST.

OKANOGAN

F ST.

PORT OF KENNEWICK

RESOLUTION No. 2011-19

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 2011, 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 2011; 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 2011 Work Plan already calls for construction of a development building and for improvements to the existing Oak Street Development building (former Ti-Sports occupancy); and

WHEREAS, the Annual Report of the Comprehensive Economic Development Strategy for 2011 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) 2011 listing; including a 50% match of \$539,000 to construct a new development building in West Richland and to make improvements to the Port's existing Oak Street Development Building in Kennewick; 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 14th day of June, 2011.

**PORT OF KENNEWICK
BOARD OF COMMISSIONERS**

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SKIP NOVAKOVICH, *President*

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DAVID HANSON, *Vice President*

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