

## **AGENDA**

***Port of Kennewick  
Regular Commission Business Meeting  
Port of Kennewick Commission Chambers  
350 Clover Island Drive, Suite 200, Kennewick, Washington***

Tuesday, August 12, 2014  
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. COMMISSIONER COMMENTS**
- V. CONSENT AGENDA**
  - A. Approval of Direct Deposit and Warrants Dated August 4, 2014
  - B. Approval of Warrant Registers Dated August 13, 2014
  - C. Approval of Commission Meeting Minutes Dated July 22, 2014
  - D. Authorizing the Port's Executive Director to Execute all Documents and Agreements on Behalf of the Port to Complete the Land Sale Transaction with Kennewick Game Farm LLC; Resolution 2014-21
  - E. Approval of Changes to the Interlocal Agreement and By-laws of the (CIAW) Cities Insurance Association of Washington; Resolution 2014-22
  - F. Approval for the Commission President to Sign Letters of Support for the Manhattan Project National Historic Park
- VI. PRESENTATIONS**
  - A. Vista Field Redevelopment, Michael Mahaffey of Duany, Plater-Zyberk (DPZ)
  - B. Comp Scheme Update, Ben Floyd Anchor QEA
  - C. Government Finance Officers Association (GFOA) Budget Best Practice Guidelines
- VII. REPORTS, COMMENTS AND DISCUSSION ITEMS**
  - A. Clover Island Security Update
  - B. Ag Engineering & Development Company
  - C. West Richland Racetrack Development Sequence
  - D. Commissioner Meetings (formal and informal meetings with groups or individuals)
  - E. Non-Scheduled Items
- VIII. PUBLIC COMMENT** *(Please state your name and address for the public record)*
- IX. COMMISSIONER COMMENTS**
- X. EXECUTIVE SESSION, if necessary** *(Ask public if they are staying, and if not, where they can be located if the Executive Session ends early.)*
  - A. Real Estate (minimum price), per RCW 42.30.110(1)(c)
- XI. ADJOURNMENT**

***PLEASE SILENCE CELL PHONES***

**PORT OF KENNEWICK**  
**RESOLUTION 2014-21**

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
PORT OF KENNEWICK AUTHORIZING A PURCHASE AND SALE AGREEMENT  
WITH KENNEWICK GAME FARM LLC**

**WHEREAS**, Kennewick Game Farm LLC (Purchaser), has offered to purchase 144 acres (15 separate parcels) in the area graphically depicted on Exhibits "A" and "B", in Finley, Washington from the Port of Kennewick (Seller) for the of sum of \$562,000; 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 authorized the land sale after the Executive Session held during the July 22, 2014 Regular Commission Meeting.

**BE IT FURTHER RESOLVED** that the Port's Executive Director is authorized to execute a Purchase and Sale Agreement with Kennewick Game Farm LLC in the sum of \$562,000 and is authorized to execute all documents and agreements on behalf of the Port to complete the transaction as specified above.

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

**ADOPTED** by the Board of Commissioners of Port of Kennewick on the 12th day of August 2014.

**PORT OF KENNEWICK  
BOARD OF COMMISSIONERS**

By:

\_\_\_\_\_  
DON BARNES, *President*

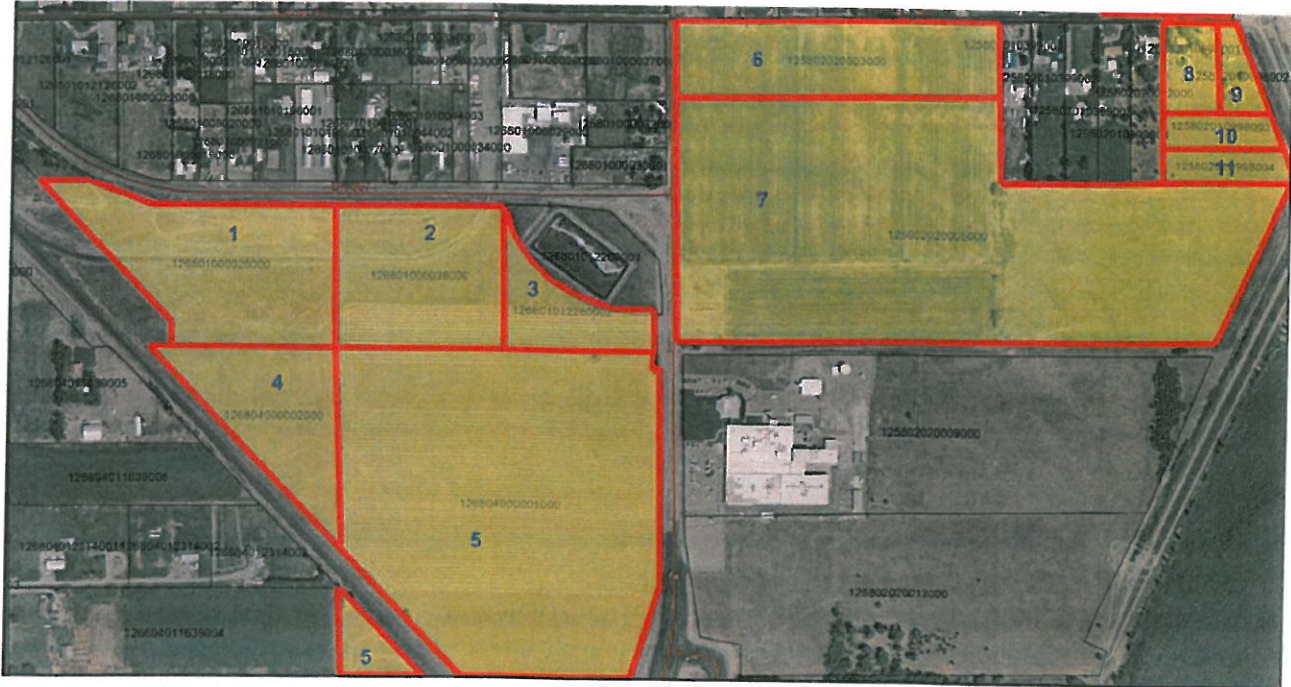
By:

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SKIP NOVAKOVICH, *Vice President*

By:

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THOMAS MOAK, *Secretary*

# FINLEY INDUSTRIAL PARK/ NORTH PARCEL SUMMARY



	Parcel No.	Reference	Acres	Zoning
1	126801000026000	SR 397 / Chemical	7.00	Heavy Ind.
2	126801000038000	South of Long Branch Tavern	5.35	Heavy Ind.
3	126801012260002	Lot 2, SP 2260	3.42	Heavy Ind.
4	126804000002000	Vacant Land	6.00	Heavy Ind.
5	126804000001000	Vacant Land	37.36	Heavy Ind.
5.5	126804000009001	Vacant Land	3.37	Heavy Ind.
6	125802020003000	Vacant Land	9.82	Heavy Ind.
7	125802020005000	Vacant Land	43.51	Heavy Ind.
8	125802010998001	Lot 1, SP 998 – 236205 E. Lechelt	1.96	Heavy Ind.
9	125802010998002	Lot 2, SP 998 – 236709 E. Lechelt	1.00	Heavy Ind.
10	125802010998003	Lot 3, SP 998 – Vacant Land	1.50	Heavy Ind.
11	125802010998004	Lot 4, SP 998 – Vacant Land	1.50	Heavy Ind.
	<b>TOTAL PORT OWNED LAND – NORTH FINLEY</b>		<b>127.60</b>	

Notes: Segment of Parcel ID#5 lying Southwest of BNSF Mainline is zoned Rural Lands 5  
Parcel ID#5.5 is Not Shown however is located South/Southeast of Parcel ID#5



# FINLEY INDUSTRIAL PARK/ SOUTH PARCEL SUMMARY



	Parcel No.	Reference	Acres	Zoning
1	136802013129004	Lot 1, SP 3129 – 235203 Riek Road	6.55	Heavy Ind.
2	136802013129002	Lot 2, SP 3129 – 50205 Pier Road	3.90	Heavy Ind.
3	136802013129003	Lot 3, SP 3129 – 51305 Pier Road	8.87	Heavy Ind.
TOTAL PORT OWNED LAND –SOUTH FINLEY			19.32	

Port Owned Land Summary

Updated: 8/1/2014

Acreage as listed on Benton County Assessor website August 12, 2013

# PORT OF KENNEWICK

## Resolution No. 2014-22

### A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PORT OF KENNEWICK APPROVING CHANGES TO THE BY-LAWS AND INTERLOCAL AGREEMENT TO THE CITIES INSURANCE ASSOCIATION OF WASHINGTON (CIAW)

**WHEREAS**, The Port of Kennewick is a member of the Cities Insurance Association of Washington (CIAW); and

**WHEREAS**, The Cities Insurance Association of Washington (CIAW) is authorized under RCW 48.62 to develop and administer a program which provides an opportunity for members to jointly pool and self-insure their liability losses, and jointly purchase excess insurance, or reinsurance; as well as jointly utilize administrative and other services; and

**WHEREAS**, the CIAW wishes to change its fiscal year

**WHEREAS**, The Board of Directors at their regular meeting on June 9, 2014 voted to notify its Members, as well as the Washington State Department of Enterprise Services of a meeting on July 21<sup>st</sup>, 2014 to vote on said Amendment to the By-Laws and Interlocal Agreement to change the fiscal year.

**WHEREAS**, The Board of Directors at their regular meeting on July 21, 2014 conducted said vote and the Amendments to the By-Laws and Interlocal Agreement were approved by the membership.

**NOW, THEREFORE; BE IT HEREBY RESOLVED**, Article 14 of the By-Laws is amended to read as follows:

#### Article 14 Fiscal Year

The fiscal year of the corporation shall be from ~~September 1st through August 31st~~, to **December 1<sup>st</sup> through November 30<sup>th</sup>**, of the next calendar year, or as set by the Board of Directors.

1. Section 3.8.11 of the Interlocal Agreement is amended to read as follows:

3.8.11 The Board of Directors shall establish an annual budget for the Association. The Administrator shall submit a proposed budget for the following fiscal year 60 days prior to the end of each fiscal year to the Board of Directors. Fiscal years for the Association shall be from ~~September 1st through August 31<sup>st</sup>~~ **December 1<sup>st</sup> through November 30<sup>th</sup>**

of the next calendar year. The Board of Directors shall determine the estimated expenses and cost to be incurred by the Association for the next fiscal year and shall adopt a budget derived from the Administrator's proposed budget. The budget shall be in a form to provide the following information for the Association as a whole: (1) beginning and ending unreserved fund balance, (2) anticipated revenues in detail, and (3) appropriations in detail. The Board of Directors shall apportion that budget cost among the Members and Associates. All payments due the Association from Members or Associates upon the basis of each budgeted assessment shall be paid as invoiced for the fiscal year for which the assessment is made.

2. Section 3.13 withdrawal. A Member may withdraw only at the end of the Associations fiscal year (~~August 31<sup>st</sup>~~) (**November 30<sup>th</sup>**) and only after it has given the Association written notice prior to ~~September~~ **December 1** of the preceding calendar year of its decision to withdraw from this Agreement.

**BE IT HEREBY FURTHER RESOLVED** the Board of Commissioners of the Port of Kennewick hereby acknowledges the appropriate changes to the By-Laws and Interlocal Agreement to accomplish said change.

**ADOPTED** by the Board of Commissioners of the Port of Kennewick on the 12th day of August, 2014.

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

By:

\_\_\_\_\_  
DON BARNES, *President*

By:

\_\_\_\_\_  
SKIP NOVAKOVICH, *Vice President*

By:

\_\_\_\_\_  
THOMAS MOAK, *Secretary*