

# **AGENDA**

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

Tuesday, August 14, 2012  
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 July 13, 2012
- B. Approval of Warrant Registers Dated July 25, 2012
- C. Approval of Direct Deposit and Warrants Dated July 31, 2012
- D. Approval of Warrant Registers Dated August 14, 2012
- E. Approval of Commission Meeting Minutes Dated June 12, 2012
- F. Approval of Commission Meeting Minutes Dated June 26, 2012
- G. Approval of Emergency Replacement of Oak Street DB5 HVAC; Resolution 2012-38
- H. Authorize Application For Funding Assistance To The Community Economic Revitalization Board (CERB) for a 2012 Community Revitalization Grant Program Project to Enhance and Improve the Clover Island North Shoreline; Resolution 2012-39
- I. Approval to Accept and Award a Contract to Absolute Power to Replace all Shop & Shop Room Lighting Fixtures at the Oak Street Ag Engineering Building, in conjunction with the (PUD) Energy Efficiency Lighting Project; Resolution 2012-40

**V. PRESENTATIONS**

- A. Tri-Cities Airport Update, Jim Toomey, Port of Pasco
- B. Tri-City Raceway Site Analysis, Ferdouse Oneza, Oneza & Associates
- C. Clover Island Inn Summer Concert, Mark Blotz
- D. Clover Island Artwork, Barb Carter

**VI. BREAK, IF NEEDED**

**VII. REPORTS, COMMENTS AND DISCUSSION ITEMS**

- A. Comp Scheme/Financial Planning Contract for Anchor QEA
- B. Clover Island
  - 1. Hotel Lease Principles
- C. Vista Field
  - 1. Selection/Appointment of Committee Members for Future of Vista Field Airport RFQ
- D. Cancellation of Regular Commission Meeting September 11, 2012
- E. Schedule Special Commission Meeting September 12, 2012
- F. Commissioner Meetings (formal and informal meetings with groups or individuals)
- G. Non-Scheduled Items

## **AGENDA**

Tuesday, August 14, 2012

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

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

**X. ADJOURNMENT**

***PLEASE SILENCE CELL PHONES***

***PORT OF KENNEWICK***

**RESOLUTION No. 2012-38**

***A RESOLUTION OF THE PORT OF KENNEWICK BOARD OF  
COMMISSIONERS DESIGNATING OAK STREET INDUSTRIAL PARK DB5  
EMERGENCY HVAC REPLACEMENT AS EXEMPT FROM PUBLIC WORKS  
COMPETITIVE BIDDING REQUIREMENTS***

**WHEREAS**, in accordance with RCW 39.04.280, the Port of Kennewick (Port) is authorized to designate certain public works contracts as emergencies and, therefore, exempt from competitive bidding requirements; and

**WHEREAS**, the Port of Kennewick's DB5 HVAC unit stopped working, threatening the tenants ability to perform work in nearly 100 degree weather which could of resulted in loss of income to the tenant; and

**WHEREAS**, under his delegation of authority, the Executive Director authorized emergency replacement with A-1 Refrigeration and so notified each commissioner individually;

**NOW, THEREFORE, BE IT RESOLVED** that the Port of Kennewick Board of Commissioners designates the HVAC replacement as an emergency public works project within the guidelines of RCW 39.04.280, and therefore exempt from competitive bidding requirements.

**ADOPTED** by the Board of Commissioners of the Port of Kennewick on the 14<sup>th</sup> day of August, 2012.

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

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SKIP NOVAKOVICH, *President*

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DON BARNES, *Vice President*

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GENE WAGNER, *Secretary*

# **PORT OF KENNEWICK**

## **RESOLUTION No. 2012-39**

### ***A RESOLUTION OF THE PORT OF KENNEWICK BOARD OF COMMISSIONERS AUTHORIZING AN APPLICATION FOR FUNDING ASSISTANCE TO THE COMMUNITY ECONOMIC REVITALIZATION BOARD (CERB) FOR A 2012 COMMUNITY REVITALIZATION GRANT PROGRAM PROJECT TO ENHANCE AND IMPROVE THE CLOVER ISLAND NORTH SHORELINE***

**WHEREAS**, the Port approved a comprehensive plan that includes this project area; and

**WHEREAS**, under the provisions of CERB, funding assistance is requested to: revitalize a downtown business district; increase activity for existing businesses, promote infill and redevelopment of a downtown area; improve the safety and enjoyment of bicyclists and pedestrians; enhance in-city recreational opportunities; and enable historic preservation and/or aesthetic amenities tied to the community's identity or niche; and

**WHEREAS**, our organization considers it in the best public interest to complete the 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 Community Economic Revitalization Board (CERB) 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 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.*
- *This resolution becomes part of a formal application to CERB.*

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 14<sup>th</sup> day of August, 2012 located at Clover Island in Kennewick.

PORT OF KENNEWICK  
BOARD OF COMMISSIONERS

By: \_\_\_\_\_  
SKIP NOVAKOVICH, President

By: \_\_\_\_\_  
DON BARNES, Vice President

By: \_\_\_\_\_  
GENE WAGNER, Secretary

**PORT OF KENNEWICK  
RESOLUTION 2012-40**

***A RESOLUTION OF THE PORT OF KENNEWICK BOARD OF COMMISSIONERS  
ACCEPTING AND AWARDING A CONTRACT WITH ABSOLUTE POWER IN ASSOCIATION WITH THE  
ENERGY EFFICIENCY LIGHTING PROJECT FOR THE AG ENGINEERING OAK STREET BUILDING***

**WHEREAS**, following 28+ years of continued occupancy, the Port is in the process of updating the Ag Engineering Building to serve the needs of the current tenant and future tenants, and

**WHEREAS**, the Port utilized the small works roster to solicit bids for performing electrical maintenance to Port buildings and properties through calendar year 2012; with Absolute Power, Inc. submitting the lowest bid to perform maintenance tasks on an as-needed basis, and

**WHEREAS**, the existing lighting system in the shop and shop area at the Oak Street Ag Engineering Building is inefficient, yet the lighting system is one of the key elements necessary to attract and retain tenants, and

**WHEREAS**, the Benton County Public Utility District (PUD) operates a Lighting Energy Efficiency Program (LEEP) to offset some of the costs for improving energy efficiency in older buildings such as Oak Street DB1 & DB2, Ag Engineering and Vista Field Development Building #1, and

**WHEREAS**, Absolute Power, Inc., in coordination with Benton PUD submitted a proposal to upgrade all shop and shop room lighting fixtures at the Oak Street Ag Engineering Building for a cost of \$22,513.65, including sales tax and a rebate in the amount of \$5,990.00, yielding a net cost including sales tax of \$16,523.65, and

**WHEREAS**, Port staff has reviewed the wage rates included in the lighting enhancement bids submitted by Absolute Power Inc. during the process to determine the lowest bidder for electrical maintenance tasks and determined the proposed rates are consistent with those submitted during the bidding process.

**NOW THEREFORE, BE IT RESOLVED** that the Port of Kennewick Commission does hereby accept the bid of Absolute Power, Inc. to replace all shop and shop room lighting fixtures at the Oak Street Ag Engineering Building in the amount of \$22,513.65, including applicable tax and hereby awards the construction contract to Absolute Power, Inc.

**BE IT HEREBY FURTHER RESOLVED** that the Executive Director is authorized to enter into a contract between the Port of Kennewick and Absolute Power, Inc to replace all shop and shop room lighting fixtures at the Oak Street Ag Engineering Building, and that the Executive Director is further authorized to proceed with all necessary procedures required to complete construction of the project.

**ADOPTED** by the Board of Commissioners of Port of Kennewick on the 14th day of August 2012.

**PORT OF KENNEWICK  
BOARD OF COMMISSIONERS**

By: \_\_\_\_\_  
SKIP NOVAKOVICH, *President*

By: \_\_\_\_\_  
DON BARNES, *Vice President*

By: \_\_\_\_\_  
GENE WAGNER, *Secretary*