



# REGULAR COMMISSION MEETING

PORT OF KENNEWICK

AUGUST 28, 2012 MINUTES

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## 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  
Teresa Hancock, Real Estate & Special Projects Coordinator  
Bridgette Scott, Executive Assistant  
Lucinda Luke, Port Counsel

## PLEDGE OF ALLEGIANCE

Mrs. Anita Young led the Pledge of Allegiance.

## PUBLIC COMMENTS

Ed Frost, 609 W. Albany Avenue, Kennewick. Mr. Frost would like to address the proposed airport study; he realizes there is criticism about embarking on the study and the amount of money it will cost. He believes the Commission has no choice whether or not to do study; a decision needs to be made on the airport based on the best factual information available to the Commission. He commented it is very clear the pro and con sides do not agree on the projected operating or capital costs of the airport; however, he does not believe either side has any actual, factual data on the use of the airport. Mr. Frost feels the Commission should make the decision based on facts and the way to get the facts is to carry on with the study. He realizes it is controversial, and if he were able to make the decision, he would spend the money on Duffy's Pond. Mr. Frost feels there are a lot of projects the Port has embarked upon that are not receiving enough attention due to the airport.

Kirk Williamson, 527 N. Reed, Kennewick. Mr. Williamson has been in the tax district since the mid 1970's. When he first arrived in the area, one of the first questions he asked was "Why in the world is there an airport in what should be the central retail and professional entertainment district?" Mr. Williamson feels it is time to answer that question and congratulated the Commission for making the effort to find the real facts to determine the future of Vista Field. He cautioned the Commission that since the 1970's there has been no such thing as a short term decision regarding Vista Field. The decisions the Commission and public will make over the next year will be 20 or 30 year decisions. He congratulated the Commission for spending the money, and taking the heat to put the study together to learn the true facts.





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Mr. Ed Keenan, 5504 West 11th Avenue, Kennewick. Mr. Keenan inquired about the ownership of Vista Field and whose responsibility it is. In March 2010, the Port voted to keep Vista Field open. He feels this was a promise made to the community to keep Vista Field open. He stated two companies have built near the airport; Cadwell Labs spent \$2 million, and Pacific Cataract spent about \$4 million. Jay Jump leased one of the Port's buildings and set up a business. He stated the three companies are using the airport. Mr. Keenan explained that the vote is solid; and it was their word of honor to keep the airport open. Mr. Keenan reiterated that Carl Cadwell offered to help with the FBO. Mr. Keenan has not heard either Commissioner stand up to defend their decision and keep their word. Mr. Keenan feels the Port is spending \$250,000 to confirm if their word is good. Mr. Keenan asked the Commission to keep their word and do their business.

C. Mark Smith, 1433 Chardonnay Drive, Richland. Mr. Smith has been managing economic development organizations for the past 43 years on the federal, state and local level, and retired a few years ago as the Economic Development Director for the City of Richland. Mr. Smith cares about the decision to be made regarding Vista Field, not on behalf of the Port of Kennewick, but for the entire Tri-Cities. In the economic development business, we deal with competitive advantage, which means taking advantage of your assets and minimizing your liabilities. The Port has an opportunity with Vista Field to make an incredible long term decision of major importance to the port district and the entire Tri-Cities. Mr. Smith stated he is not particularly involved in Vista Field and what has happened in the past; but he does agree the Commission should go ahead with the study because the Port does not have the data needed to take to the taxpayers. He stated the Port has an incredible asset, one of the major land assets remaining in the Tri-Cities. It could be used as a new town center. Mr. Smith commented the first phase of the Ruckelshaus study will be presented soon and with more coordination between the cities, he believes the Port will have the opportunity long-term, based on the study, to have a development opportunity that will never happen again if you do not use the property to its fullest potential.

Donna Noski, Mayor of West Richland. Ms. Noski read a letter written on behalf of the City Council into the record. The following is an excerpt from the letter: "The critical and financially-impactful decisions to be made regarding Vista Field deserve careful attention to fiscal accountability and transparency in decision-making relative to the future of Vista Field. Our City Council and staff support the process the Port of Kennewick is taking to resolve this key issue and its effect on the long-term financial viability of the Port to carry out its mission throughout the Port District."

Jose Chavallo, 102 N. Lincoln Street, Kennewick. Mr. Chavallo shared that he attended the meeting held at the PUD in 2010. He stated there were a lot of people stepping up to keep the airport open and they promised to invest money and do things for the Port. In two years, nothing has happened. Mr. Chavallo supports the study to find out what the real answers are, and by doing the study, it does not mean it is the final say. He thinks it is the right thing to do to find out if it is either good for the airport or good for the taxpayers. Mr. Chavallo is a developer and feels the Port is a diamond in the rough. He stated the other side has promised a lot of things also, and not one person has stepped up to do their part. Mr. Chavallo feels the final study has to be considered and feels the Commission is doing a good job.





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Ruth Swain, Community and Economic Developer for West Richland. As the Director of West Richland's community development, she takes her role very seriously to the Mayor, Council, and taxpayers of West Richland. Ms. Swain values the Port's investment of time and effort in West Richland, as well as the entire district. Ms. Swain shared her appreciation of the Port's assessment of the airport property.

Gary Hansen, Pixelsoft Films LLC, 104 Clover Island Drive, Suite 201, Kennewick. Mr. Hansen read the following statement: Pixelsoft is in the process of producing a documentary about the Kennewick community airport, Vista Air Field. The funding will come from local businesses and community members that want a nonbiased approach of telling all sides of the story to educate tax payers for the upcoming public vote in April of next year. Portions of the documentary will be available for viewing in the following months on the web at [www.ourtricity.com](http://www.ourtricity.com) and then a longer formatted production will be aired multiple times on a local network television station in March of 2013. The documentary will cover why the airport was built in the early 40's, the purpose it served then and what purpose it serves today.

No further comments were made.

## CONSENT AGENDA

Mr. Novakovich commented Consent Agenda items are a number of items taken collectively in one motion to be approved or disapproved.

The consent agenda consisted of the following:

**A. Approval of Direct Deposit and Warrants Dated August 15, 2012**

Direct Deposit totaling \$22,492.76 and Expense Fund Voucher Numbers 33457 through 33460 totaling \$4,245.00; for a grand total of \$26,737.76.

**B. Approval of Warrant Registers Dated August 28, 2012**

Expense Fund Voucher Numbers 33461 through 33511 totaling \$42,003.25.

Construction Fund Voucher Numbers 3322 through 3325 totaling \$40,068.80.

**C. Approval to Accept and Award a Contract with Absolute Power to Replace all Office Lighting Fixtures at the Oak Street Ag Engineering Building, in conjunction with the (PUD) Energy Efficiency Lighting Project; Resolution 2012-41**

**MOTION:** *Commissioner Wagner moved approval of the consent agenda as presented; Commissioner Barnes seconded. All in favor 3:0. With no further discussion motion carried unanimously.*

## OLD BUSINESS

**A. Railroad Maintenance Agreement with Kennewick Transfer (KET); Resolution 2012-42**

The Port of Kennewick owns railroad spur lines in the downtown Kennewick area east of Washington Street and in the Hedges area of unincorporated Benton County. The downtown lines are located within easements in the general vicinity of Bruneau Street and extend to the northeast serving Ash Grove Cement Company. The rail spurs in the Hedges



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area are located on a Port parcel lying north of Bowles Road and south of the Hedges Lagoon and serves as a connection between the Class I (Burlington Northern Santa Fe & Union Pacific) railroad lines in the area and as the access to the Agrium Chemical facility on Bowles Road. In 1953 and 1960 the Port entered into maintenance agreements with the Class I carriers serving these areas and in consideration for the Port's maintenance the Port had the right to collect monies (Spotting Fees) from the railcars using these tracks.

Over the decades the usage of the tracks has decreased to a point where the spotting fees lag far behind the even minimal repairs the Port can justify. At present, Ash Grove Cement Company is the only regular user (*more than 1 car per year*) on the Bruneau line. Activity over the Port line in the Hedges area has also decreased over the decades as production at the Chevron/Unocal/Agrium plants has fluctuated. Maintenance requirements have not reduced accordingly and in fact due to the age of the lines and the increased weights of the current fleet of rail cars on lines never designed for such loads, the Port has experienced a spike in costs to maintain these rail lines.

This issue was highlighted in the July 2010 report by Arculus Design & Technical Services which encouraged divesting of these rail lines. The Port's Comprehensive Scheme of Development (Comp Scheme) adopted in November of 2011 went beyond the July 2010 report to consider rail development and operational opportunities on a district-wide basis. The Comp Scheme directs that only the rail lines at the Twin Tracks (Gunderson/Greenbrier) be retained. Although usage of these rail spurs had declined over the decades while maintenance expenses escalated and these rail spurs no longer fit the Port's mission, abandonment of these lines still serving a few businesses is not an option.

Kennewick Transfer (KET), LLC, a sister company of Frontier Rail (*Class III carrier serving Raillex*), submitted a proposal to assume the Port's maintenance responsibilities of these rail lines with the intent of managing these assets in such a way as to reduce maintenance costs while growing usage and correspondingly revenues. The highlights of the proposal as follows:

- ✓ KET assumes responsibility to maintain all Port of Kennewick railroad spur lines;
- ✓ KET assumes all liability with these lines in question;
- ✓ KET creates jobs w/in the Port district & builds a small rail yard in the Hedges/Finley area;
- ✓ Port saves \$36,000+ annually by eliminating maintenance responsibility;
- ✓ Port saves \$4,000+ annually by eliminating insurance on rail assets;
- ✓ Port transfers via Quit Claim to KET, LLC all interest in the Bruneau Street railroad spur lines;
- ✓ Port deeds a 12.67 acre parcel to KET, LLC for development of a rail yard;
- ✓ Current rail customers experience consistent and reliable service, due to KET, LLC maintenance.

Mr. Novakovich reiterated the Port will need to notify Union Pacific and the other rail lines about this transaction; Ms. Luke confirmed.





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***MOTION:*** Commissioner Barnes moved approval of Resolution 2012-42 authorizing the Port's Executive Director to execute a Purchase and Sale Agreement with KET, LLC and hereby authorize the Port's Executive Director to execute all documents and agreements on behalf of the Port to complete the transaction; Commissioner Wagner seconded.

Mr. Barnes supports this transaction and feels it is a small step to closing the operating gap. He believes the private sector will do a much better job with the small rail line and this could perhaps free up a small amount of staff time to work on other worthwhile projects. Mr. Novakovich reiterated the Port incurred over a \$150,000 loss on the rail line since 2010.

*All in favor 3:0. With no further discussion motion carried unanimously.*

## REPORTS COMMENTS AND DISCUSSION ITEMS

### A. Joint Meeting with City of Kennewick

Mr. Arntzen stated the joint meeting was scheduled for this evening; however, he received notice that two key council members were not available for the meeting. In lieu of this, Mr. Arntzen indicated to the City Manager that it would be the Port's choice to not have the meeting. The primary topic of the meeting was Columbia Drive, and without two key decision makers, his view was that there would not be the opportunity to accomplish much at the meeting. Mr. Arntzen requested ratification from the Commission on this decision.

Mr. Novakovich shared he is extremely disappointed in the City of Kennewick, as this meeting has been rescheduled due to the unavailability of council members. Mr. Novakovich is disappointed and disillusioned that the City of Kennewick would appoint a council member to the Vista Field committee to select a consultant and then rescind the appointment at their council meeting on August 21, 2012.

The Commission is in consensus to cancel the joint meeting with the City of Kennewick.

### B. *Special Commission Meeting September 12, 2012*

Mr. Arntzen explained an evening meeting has been scheduled to determine if an occasional evening meeting might be of benefit to the public. The regular business meeting on September 11, 2012 has been cancelled and a special meeting will be held at the Kennewick School District building located at 1000 Fourth Avenue, Kennewick at 6:30 p.m.

### C. *Vista Field*

#### 1. *Hangar Rent and Conditions*

As directed by the Commission, Port staff has investigated various holdings, such as Oak Street Developmental Buildings 1 and 2; and the Vista Field Developmental Building and the t-hangars. Mr. Peterson explained staff is reviewing the buildings to determine potential code issues, and to investigate the complaints received regarding electrical and drainage issues. Mr. Peterson commented that the t-hangars are disproportionate in size; and that some rents do not correlate with the space.



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Staff is reviewing the condition of the hangars to assess whether the appropriate rents are being charged. The initial investigation shows the rent is far below what other airports are charging. Staff has also come to realize the hangars have a substantially inferior condition with a superior location. Mr. Peterson explained a similar rate investigation has been done for the Marina from time to time. The t-hangar rents have not been adjusted since the Port acquired the hangars in 2004; however, the rates should consider the condition of the hangars.

The 2011 Vista Field Master Plan calls for the eventual relocation of the hangars as they are too close to the taxi lane.

## **2. *Non-Compliance with Hangar Inspection***

Mr. Peterson shared that all twenty tenants, with the exception of one, have been accommodating and allowed the inspection. One tenant is out of compliance by not submitting verification of insurance and not allowing the inspection. Due to the sensitive issue surrounding the airport, staff wanted to share this information with the Commission.

Ms. Luke stated she will follow up with the tenant. Typically, hangar rentals are month to month. If the tenant continues to refuse, the Port will terminate the agreement.

Mr. Novakovich thanked staff for their time and effort in researching the properties. Mr. Novakovich agrees if a tenant does not follow the conditions of the lease, their lease should be terminated. Mr. Wagner agreed. Mr. Barnes stated the time to negotiate the terms and conditions of the lease are at the beginning of the lease, not during the lease. Mr. Barnes is in favor of parting company with a tenant that does not comply with the lease.

## **3. *Aircraft Related Incident August 15, 2012***

Ms. Bader Inglima shared there was an incident at Vista Field; a person was flying an experimental aircraft and experienced brake failure while landing. Ms. Bader Inglima is pleased to report that no one was injured and pilot walked away unharmed. Ms. Hancock and staff responded immediately to move the airplane out of the sagebrush and to the tie down area. A media release was sent out immediately to control any rumors. Vista Field remained open during the incident. One of the local pilots inquired when the pilot would be returning and wanted to round up some local pilots to offer repairs, etc. Ms. Bader Inglima praised Ms. Hancock for her response to the incident and to the associated emails received, even after 9:00 p.m. Ms. Bader Inglima stated Ms. Hancock's response demonstrates the extent Port staff is willing to accommodate and respond to the citizens of the community.

## **D. *2012 Comprehensive Economic Development Strategy (CEDS) Priority List***

Commissioner Novakovich explained he is on the CEDS committee through the Benton Franklin Council of Governments that reviews applications for funding for economic development projects that are placed on a prioritization list. Mr. Novakovich stated Ms.





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Bader Inglima has written some wonderful grants over the years. Last year, the Port combined two projects and this year the Port submitted separate applications. As a result, the Port Wine Village project was ranked number 1; and the renovation of Light Industrial Buildings was ranked number 4. The Port requested \$1 million for the Wine Village and almost \$800,000 for the Light Industrial Buildings. Ms. Bader Inglima clarified the ranking does not guarantee funding; however, it indicates to EDA or potential grant agencies, that the community voted and ranked the projects in priority order. Ms. Bader Inglima shared her appreciation of Commissioner Novakovich's efforts to support the projects.

**E. *2013 Budget Workshop Adoption Schedule***

Ms. Fine suggested dates for the 2013 Budget adoption process: the Planning Workshop on September 25, 2012; Preliminary Budget Workshop on October 9, 2012; and the Final Budget Hearing/Adoption on October 23, 2012. The final budget must be submitted to the County Clerk by November 30, 2012. Ms. Fine will meet with the Commissioners individually to review the details of the budget. The Commission is in consensus with the recommended dates.

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

Mr. Barnes was invited by Senator Murray's staff to attend the Kiona Winery Red Mountain update; it was well attended. The objective was to provide information regarding the Red Mountain interchange and how crucial the infrastructure is to the ongoing development of the area. Mr. Barnes attended the joint Kennewick General Hospital, City of Kennewick, Port of Kennewick, and Benton County meeting. The hospital provided an update on the construction of the hospital. The City provided an update on the vision for Southridge; Benton County Commissioner Leo Bowman gave an update on County matters, and Mr. Barnes shared relevant information on Port topics. Mr. Barnes met with Benton County Commissioner Leo Bowman at the Benton Franklin Fair and Rodeo and briefly discussed the Vista Field Alternatives study.

Mr. Wagner attended regular meetings and a meeting with Tim Arntzen and Benton County Commissioner Leo Bowman.

Mr. Novakovich attended normally assigned meetings, the TRIDEC selection committee to select members for the Board of Directors; met with Kennewick City Manager Marie Mosley, met with Kennewick Councilman Don Britain; toured Bruker Elemental, and will meet with Chairman Les Minthorn of the Confederated Tribes of the Umatilla Reservation tonight.

**G. *Non-Scheduled Items***

1. Mr. Peterson reported the Clover Island Yacht Club (CIYC) has obtained permits to demolish and replace the covered moorage. The CIYC requests the Port's permission to use a quarter of the upland area for staging the demolition and installation of the new docks. One of the two launch lanes is required to be open during the construction process. The equipment will be staged in September and the CIYC hopes the installation will be complete in October. Mr. Peterson shared this is a private sector investment of \$450,000 on Clover Island.



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2. Mr. Arntzen commented the joint meeting with Kennewick General Hospital, City of Kennewick, Port of Kennewick, and Benton County was not a typical meeting. The Vista Field issue came up, and Commissioner Barnes offered his thoughts on Vista Field. Both sides of the issue were widely discussed for 40 minutes. Mr. Arntzen commended Mr. Barnes for articulating a viewpoint that is consistent with his fellow Commissioners. Mr. Arntzen feels Mr. Barnes did a good job under challenging circumstances.

## PUBLIC COMMENTS

Ed Frost, 609 W. Albany Avenue, Kennewick. Mr. Frost voiced his concern and disappointment that the City of Kennewick and Port of Kennewick were not able to have the joint meeting. He is particularly concerned about the Bridge to Bridge, River to Rail project. Mr. Frost stated the UDAT study was basically parked at City Hall. Then, the City of Kennewick paid for a second study two years ago, and now that study is becoming dated. He feels by the time the partners decide to do something, all the data will be outdated. As a citizen of Kennewick and the Kennewick Port District, he feels it is vital for these two groups to discuss this important topic.

No further public comments were made.

Mr. Novakovich anticipates the Executive Session to last approximately 75 minutes for Real Estate (selection of site/acquisition), per RCW 42.30.110(1)(b) and Potential Litigation, per RCW 42.30.110(1)(i) matters, 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 3:06 p.m. for approximately 10 minutes.

Mr. Novakovich reconvened the meeting into Executive Session at 3:17 p.m.

## EXECUTIVE SESSION

**A. Real Estate (selection of site/acquisition), per RCW 42.30.110(1)(b)**

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

Mr. Novakovich called for an Executive Session at 3:17 p.m. to last approximately 75 minutes, with no action expected.

Executive Session adjourned at 4:28 p.m. with no action taken.

The regular meeting reconvened at 4:29 p.m.





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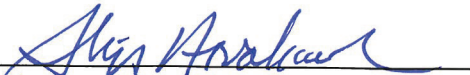
## ADJOURNMENT

With no further business to bring before the Board; the meeting was adjourned at 4:29 p.m.

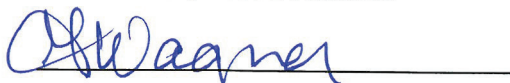
### ***APPROVED:***

**PORT of KENNEWICK**

**BOARD of COMMISSIONERS**

  
Skip Novakovich, President

  
Don Barnes, Vice President

  
Gene Wagner, Secretary

**PORT OF KENNEWICK  
RESOLUTION 2012-41**

**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 office areas 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 office lighting fixtures at the Oak Street Ag Engineering Building for a cost of \$20,657.98, including sales tax and a rebate in the amount of \$5,400.00, yielding a net cost including sales tax of \$15,157.98, 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 office lighting fixtures at the Oak Street Ag Engineering Building in the amount of \$20,657.98, 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 office 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 28th day of August 2012.

**PORT OF KENNEWICK  
BOARD OF COMMISSIONERS**

By:   
SKIP NOVAKOVICH, *President*

By:   
DON BARNES, *Vice President*

By:   
GENE WAGNER, *Secretary*



**PORT OF KENNEWICK  
RESOLUTION 2012-42**

**A RESOLUTION OF THE PORT OF KENNEWICK BOARD OF COMMISSIONERS  
AUTHORIZING A PURCHASE AND SALE AGREEMENT PURCHASE AND SALE AGREEMENT  
FOR RAIL EASEMENTS AND RAIL ASSETS WITH KET, LLC**

**WHEREAS**, the Port of Kennewick owns railroad spur lines in the downtown Kennewick area east of Washington Street and in the Hedges area of unincorporated Benton County; and

**WHEREAS**, in 1953 and 1960 the Port of Kennewick entered into agreements with the Class I rail carriers for the maintenance of these railroad spur lines; and

**WHEREAS**, consistent preventative maintenance to these rail spurs is crucial to assure industrial customers connectivity to the regional and national railroad network is maintained, yet the Port does not have the financial and manpower resources to maintain these lines in condition to assure service interruptions do not occur and negatively impact industrial customers served by these lines; and

**WHEREAS**, KET, LLC a Class III railroad, has presented a proposal wherein maintenance of these railroad spur lines would be shifted from the Port and the public sector to the private sector while also enhancing the level of service to the industrial customers; and

**WHEREAS**, the maintenance proposal includes the transfer of an isolated Port parcel to provide opportunity to KET, LLC to establish a rail yard and offset the maintenance expenses KET, LLC would be assuming; and

**WHEREAS**, the Port Commission finds that said property and easements are 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 authorizes the Port's Executive Director to execute a Purchase and Sale Agreement with KET, LLC 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 and easements are 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 28th day of August 2012.

**PORT OF KENNEWICK  
BOARD OF COMMISSIONERS**

By:

  
SKIP NOVAKOVICH, *President*

By:

  
DON BARNES, *Vice President*

By:

  
GENE WAGNER, *Secretary*



3801 W. Van Giesen Street \* West Richland, WA 99353 \* [www.westrichland.org](http://www.westrichland.org)  
Office of the Mayor\* (509) 967-7119 \* FAX (509) 967-2419

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August 28, 2012

Port of Kennewick  
350 Clover Island Drive, Suite 200  
Kennewick, WA 99336

RE: Vista Field

Dear President Novakovich and Commissioners:

On behalf of the City Council of West Richland, we are pleased to offer our unanimous support of the process the Port is undertaking to determine the wise investment of its resources throughout the Port District and especially with the Vista Field study. As our "economic vitality" partner in service to West Richland tax payers, we are very pleased that the Port Commissioners and staff are dedicated to public involvement and open, transparent government – a guiding principle that our City Council shares with you.

The critical and financially-impactful decisions to be made regarding Vista Field deserve careful attention to fiscal accountability and transparency in decision-making relative to the future of Vista Field. Our City Council and staff support the process the Port of Kennewick is taking to resolve this key issue and its effect on the long-term financial viability of the Port to carry out its mission throughout the Port District.

We commend you for evaluating the socio-economic, environmental, and other effects of future alternatives related to the airport, and the City is grateful and pleased to be invited to sit in on a panel with other public agencies to select the most qualified consultant to prepare the study and report.

An independent review by experts and highly qualified third-parties is a wise decision. As you well know, the City of West Richland has, in recent years, embarked on a more proactive public-involvement program and has commissioned surveys and technical studies through third parties. Our City Council has found that impartial presentation of the facts and issues provides elected officials with vital, strategic information from which to make informed and judicious decisions.

Your efforts to involve the public and independent experts in making decisions regarding port-owned properties is a reflection on the utmost commitment to transparency and "good government" that the Port of Kennewick Commissioners took an oath to fulfill.

Respectfully,

Donna L. Noski  
Mayor

file