

## **AGENDA**

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

Tuesday, October 9, 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 September 28, 2012
- B. Approval of Warrant Registers Dated October 10, 2012
- C. Approval of Commission Meeting Minutes Dated August 28, 2012
- D. Approval of Special Commission Meeting Minutes Dated September 12, 2012
- E. Approval to Award Contract for Pacific Cataract and Laser Institute (PCLI) Apron and Taxiway; Resolution 2012-46

**V. PRESENTATION(S)**

- A. East Stake of the Church of Jesus Christ of Latter-day Saints "Day of Service" Lechelt Road Project

**VI. NEW BUSINESS**

- A. Adoption of the 2013 Work Plan; Resolution 2012-47
- B. Amended 2013 Work Plan Memo
- C. 2013 Preliminary Budget Workshop
- D. Clover Island Development Company, LLC., (Clover Island Inn) 5-Year Lease Agreement; Resolution 2012-48

**VII. BREAK**

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

- A. Vista Field
  - 1. Planning, Environmental and Economic Analysis Update
- B. Waterfront Center Conference / Congressional and Agency Meetings, Washington, D.C.
- C. Bruker Elemental, Manufacturer of the Year Award
- D. Commissioner Meetings (formal and informal meetings with groups or individuals)
- E. Non-Scheduled Items

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

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

**XI. ADJOURNMENT**

***PLEASE SILENCE CELL PHONES***

**PORT OF KENNEWICK**

**RESOLUTION No. 2012-46**

***A RESOLUTION OF THE PORT OF KENNEWICK BOARD OF COMMISSIONERS  
ACCEPTING AND AWARDING A CONTRACT FOR THE CONSTRUCTION OF A  
TAXIWAY AND APRON FOR PACIFIC CATARACT AND LASER INSTITUTE, INC.***

**WHEREAS**, the Board of Commissioners of the Port of Kennewick approved Resolution 2011-17 authorizing the Port's Executive Director to execute a Purchase and Sale Agreement with Pacific Cataract and Laser Institute, Inc., (PCLI) on June 14, 2011; and

**WHEREAS**, the Purchase and Sale Agreement specifies the Port will construct a taxiway and apron adjacent to PCLI and Vista Field Airport; and

**WHEREAS**, the Port utilized the small works roster to solicit bids for constructing a taxiway and apron adjacent to PCLI and Vista Field Airport; with \_\_\_\_\_ submitting the lowest bid; and

**WHEREAS**, \_\_\_\_\_ submitted a proposal to construct the a taxiway and apron for a cost of \$ \_\_\_\_\_, including sales tax; and

**WHEREAS**, Port staff has reviewed the wage rates submitted by \_\_\_\_\_ during the process to determine the lowest bidder for the construction of the taxiway and apron 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 \_\_\_\_\_ to construct the taxiway and apron adjacent to PCLI in the amount of \$ \_\_\_\_\_, including applicable tax and hereby awards the construction contract to \_\_\_\_\_.

**BE IT HEREBY FURTHER RESOLVED** that the Executive Director is authorized to enter into a contract between the Port of Kennewick and \_\_\_\_\_ to construct the taxiway and apron adjacent to PCLI, 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 9th day of October 2012.

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

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

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

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

# **PORT OF KENNEWICK**

## **Resolution No. 2012-47**

### **A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PORT OF KENNEWICK ADOPTING THE 2013 WORK PLAN**

**WHEREAS**, the Port of Kennewick Commission conducted a Planning Workshop at its Special Meeting on Tuesday, September 25, 2012, to receive public input and discuss in open session proposed plans and development policies to be undertaken and implemented in calendar year 2013; and

**WHEREAS**, following input from the public and discussion amongst the Commission, the Commission requested additions and modifications to the work plan and policies presented by staff; and

**WHEREAS**, the requested additions and modifications have been incorporated into the document titled "Port of Kennewick 2013 Work Plan".

**NOW, THEREFORE, BE IT HEREBY RESOLVED** the Board of Commissioners of the Port of Kennewick hereby adopt the 2013 Work Plan as identified in the document titled "Port of Kennewick 2013 Work Plan" herein attached hereto and identified as "Exhibit A".

**ADOPTED** by the Board of Commissioners of the Port of Kennewick this 9th day of October, 2012.

***PORT of KENNEWICK  
BOARD of COMMISSIONERS***

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

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

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



## **2013 WORK PLAN**

September 25, 2013  
10:00 A.M.  
Commission Chambers

350 Clover Island Drive  
Suite 200  
Kennewick, WA 99336

Tel: (509) 586-1186  
Fax: (509) 582-7678

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## PROSPECTIVE VISION

- **Understand the Vista Field Airport Economic and Transportation Potential**
- Continue to Maximize Economic Efforts by Obtaining Strategic Real Property
- Focus on Waterfront Development/Redevelopment
- Realize & Support Economic Development Opportunities with Wine & Tourism Industry
- Provide Additional Development Building Space Throughout the Port District
- Continue to Secure Grant Funding Opportunities
- Operational Expenses Offset By Operational Incoming—"Close the Gap" (Cost-Benefit Analysis)
- Fund Projects with Resources In-Hand, Not with Bond or Loan Financing
- Pursue Projects with Development Partners Demonstrating Support; (Match Funding, Political Support and Enthusiasm)
- Pursue Fewer Projects While Selecting Projects with the Greatest Investment Return (ROI) to the Port and the District Taxpayers

## ACHIEVEMENTS ( 2011—September 2012 )

- **CLOVER ISLAND**

- ✓ Construction Project - Metz Family Plaza Trellis & Artwork Installation (100% Complete)
- ✓ Construction Project - Causeway West (100% Complete)
- ✓ Construction Project - Cedars & Hotel Parking Lot Reconstruction (100% Complete)
- ✓ Marina at 98% Occupancy
- ✓ Corps of Engineers Deed Restriction Removed on Corner Parcel

- **COLUMBIA DRIVE**

- ✓ Demolished to Grade 205 E. Columbia Drive (100% Complete)
- ✓ Demolished to Grade 315 E. Columbia Drive (100% Complete)
- ✓ Demolished to Grade 407 E. Columbia Drive (100% Complete)
- ✓ Mejia Properties Under Contract (Chieftain Motel, Labor Ready, The Pawn Shop)

- **SPAULDING BUSINESS PARK**

- ✓ Design - Freeway Monument Sign (85% Complete)
- ✓ Design & Construction Project - Replacement/Upgrade of Light Poles (75% Complete)
- ✓ **Closed 1.58 ac Land Sale (Willamette Dental) - \$ 230,000**
- ✓ **Pending 5.65 ac Land Sale (Blair Sampson) - \$1,000,000**

- **WEST RICHLAND INDUSTRIAL PARK**

- ✓ Planning- Racetrack Concept Development Plan (100% Complete)
- ✓ Partnered with City of West Richland, Benton County, Benton REA and WSDOT in Support of the West Richland Red Mountain Interchange Project
- ✓ Negotiated Lease with Alexander Farms to Continue Perfecting Water Rights



## ACHIEVEMENTS ( 2011—September 2012 )

### • VISTA FIELD AIRPORT

- ☑ Vista Field 2011 Airport Master Plan Update (100% Complete)
- ☑ Leased Corporate Hangar B to Aviation Related Business - \$ 15,780 (Annual Income)
- ☑ Closed 3.50 ac Land Sale (Pacific Cataract & Laser Institute) - \$ 470,000

### • VISTA FIELD INDUSTRIAL PARK

- ☑ 100% Occupancy - VFDF A and VFDF B
- ☑ Benton PUD Energy and Lighting Rebate for VFDF Buildings (100% Complete)
- ☑ Closed 5.27 ac Land Sale (VFIP II LLC) - \$ 490,000

### • OAK STREET INDUSTRIAL PARK

- ☑ DB1 & DB2 Rehabilitation Design (25% Complete)
- ☑ Obtained Benton PUD LEEP Rebate for Lighting Upgrades DB 1/DB 2 - \$ 17,380
- ☑ Obtained Benton PUD LEEP Rebate for Lighting Upgrades Ag Engineering- \$ 11,490
- ☑ 100% Occupancy—DB 3
- ☑ 75% Occupancy—DB 4
- ☑ Partnered With Local and Regional Fire, SWAT and Police Agencies for Training
- ☑ Closed 2.45 ac Land Sale (Donald L. Becker) - \$ 119,600

### • FINLEY / HEDGES / TWIN TRACKS INDUSTRIAL

- ☑ Pursue Water Right Transfer for Pending PACLAND Land Sale (90% Complete)
- ☑ Deed Land to Benton County and CID for Piert Road Improvement Project
- ☑ Surveyed and Updated Hedges Parcel Holdings (100%)
- ☑ Reconfigure Property Rail Holdings For Divestment
- ☑ Pending 37.43 ac Land Sale (PACLAND—Hedges) - \$ 220,000

### • DISTRICT WIDE

- ☑ Completed Update to Comprehensive Scheme of Development (100% Complete)
- ☑ Completed Redistricting Required Following Census (100% Complete)
- ☑ Transferred Rail Spurs to Private Sector



## WORK IN PROGRESS

### **CLOVER ISLAND**

- Village at Island Harbor Site and Building Design
- Yacht Club Site Improvement Causeway Shoreline Enhancement Project Underway
- Applied for ALEA, RCO Boating, and CERB Grants for Clover Island Improvements

### **COLUMBIA DRIVE**

- Mejia Properties Under Contract
- Manage and Maintain Properties
- Coordinated Second Volunteer Cleanup at Duffy's Pond
- Created Trailhead Parking Lot at Willows

### **SPAULDING BUSINESS PARK**

- Continue Promoting Park to Medical, Professional and Office Industry

### **WEST RICHLAND INDUSTRIAL PARK**

- Marketing 1 Acre Parcel Adjacent Black Heron Distillery
- Refining Racetrack Development Concept Plan

### **VISTA AIRPORT & VISTA FIELD INDUSTRIAL PARK**

- "Planning, Environmental, and Economic Assessment of Alternatives" Study
- Design/Construction of Access Apron from PCLI Property to Taxiway A
- Market Former Verizon Facility Parcels

### **OAK STREET INDUSTRIAL PARK**

- Remodel DB 1 and DB 2 to Attract Industrial Businesses and Obtain Lease Income
- Manage and Maintain Port Properties to Enhance Rental Revenues
- Pursuing Vacating ROW Easement Between DB 4 and Lease Lot 1 for Possible Sale

### **DICKERSON INDUSTRIAL PARK (SOUTHRIDGE)**

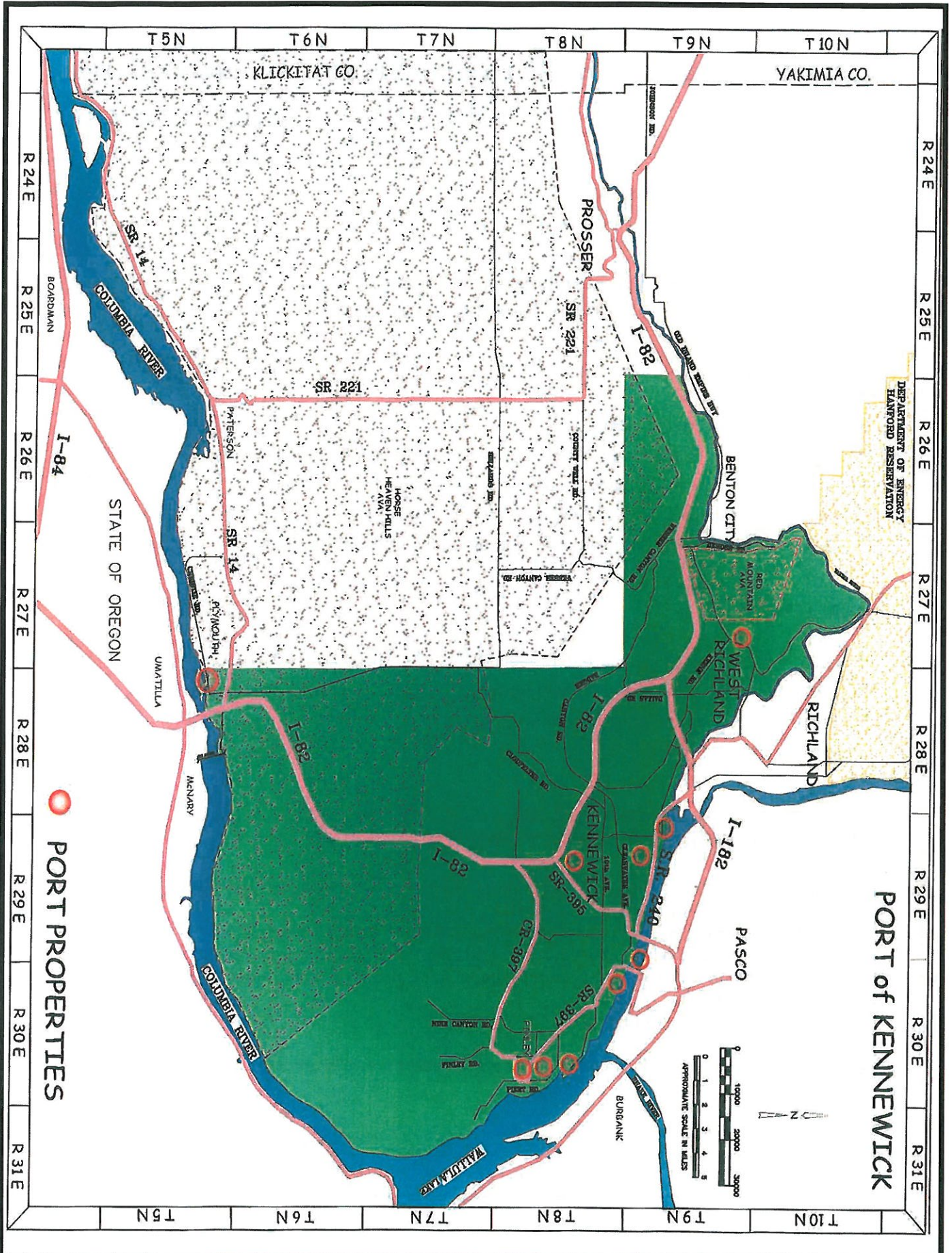
- Monitor City's Local Revitalization Financing (LRF) Project Progress
- Monitor Kennewick General Hospital (KGH) Progress
- Monitor Ridgeline Drive Adjacent to Port Parcels to Preserve Integrity/Market Value

### **FINLEY / HEDGES / TWIN TRACKS INDUSTRIAL**

- Remain Active in Piert Road Extension Process
- Update Parcel Surveys for Lease and Sale Potential
- Transfer Rail Improvement Property to KET
- Identify/Update Wells and Water Right Permits for Capacity on Port Ag Land
- Appraisals Ordered for Residential Properties Deemed Surplus

### **OTHER**





PORT of KENNEWICK

● PORT PROPERTIES

## PROPERTY PORTFOLIO

### CLOVER ISLAND

- 17 Acres
- Zoning: City of Kennewick - CM (Commercial Marina)
- Municipal Services: Water, Sewer, Electricity and Natural Gas

### STRENGTHS

- Unique, Waterfront Property
- Lighthouse, Gateway, Public Plazas, Shoreline Trails & Public Art Amenities
- Brand New Moorage, Premier Food Service & Hospitality Amenities
- Newly Constructed 12,200sf Yacht Club/Office Building
- Tourism, Mixed Use, Commercial & Recreational Opportunities

### CHALLENGES

- Lack of Curb Appeal on Approach to Island
- Inconsistent Design Development Standards for Main Arterial Road to Island
- Minimal Directional Signage Options

### SUGGESTED WORK & PROPERTY MANAGEMENT PLAN

- ☐ Continue to Fund Shoreline Restoration (4 Years) - \$4,000,000 (Only w/Grant Funding)
- ☐ Village at Island Harbor A/E - \$ 119,067
- ☐ **Contracted Improvements at Yacht Club/Office Building - \$ 45,000 ®**
- ☐ Shoreline Improvements (A&E Phase III and Shoreline Stabilization) - \$ 233,200
- ☐ Implement Public Art Project (Confederated Tribes of the Umatilla Indian Reservation - CTUIR) - \$ 120,000
- ☐ Implement Public Art Projects (Eagle) - \$ 9,325
- **HOLD Corner Parcel For Complimentary Development Project ®**

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## COLUMBIA DRIVE

- 13.21 Acres
- Zoning: City of Kennewick - CG (Commercial General)
- Municipal Services: Water, Sewer, Electricity, Natural Gas and Wireless Coverage

### STRENGTHS

- Columbia Drive and Clover Island Drive Exposure
- Tourism Opportunities - Within River Proximity For Trails/Recreation
- Near Historic Downtown Kennewick
- Within Minutes of Columbia Center Boulevard, Richland, Pasco and West Kennewick
- Original Kennewick Waterfront Destination
- CTUIR Territory

### CHALLENGES

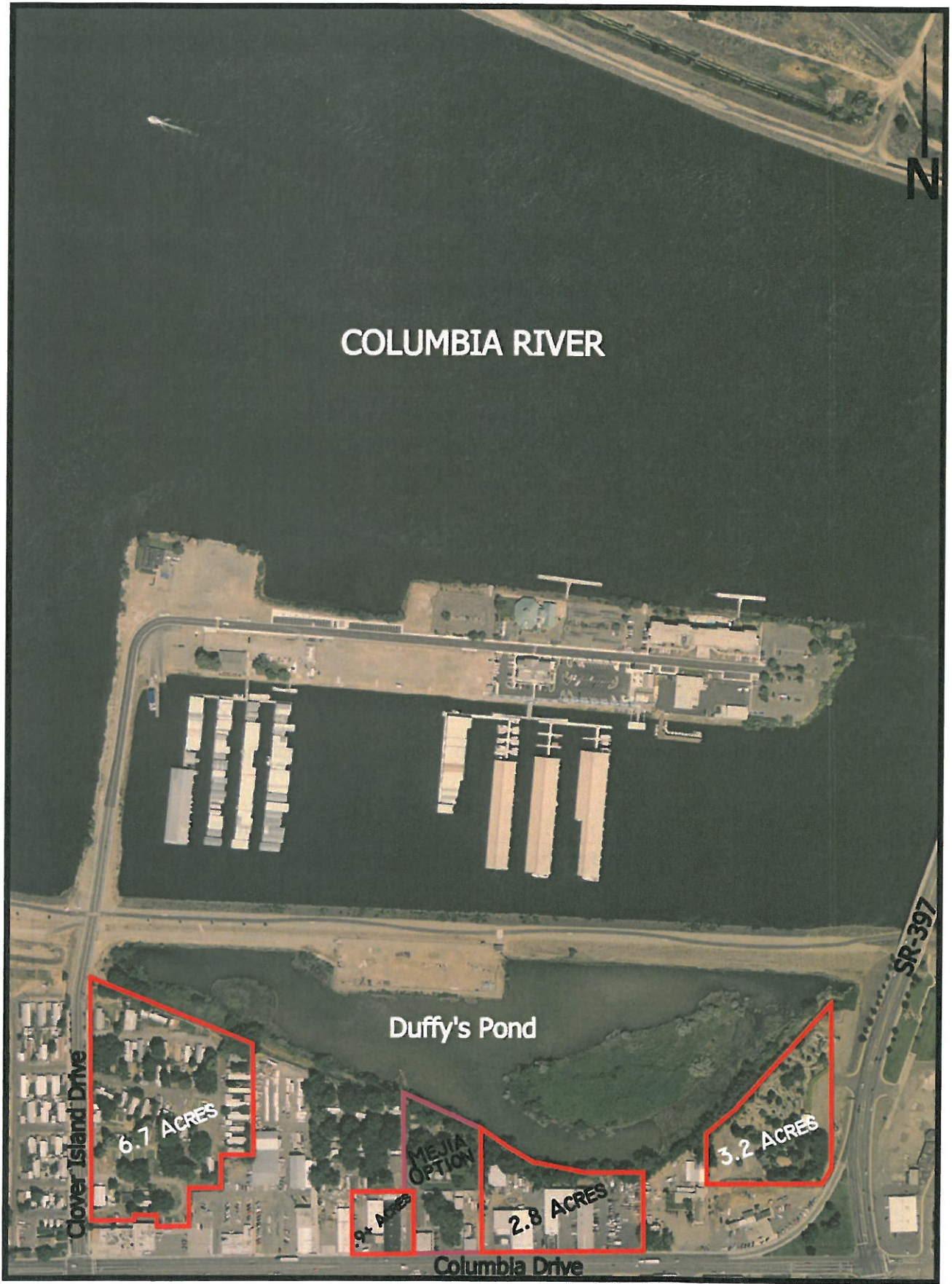
- Lack of City Support
- Blighted Neighborhood Consisting of Residential, Low-Income, Commercial-General and Light Industrial Business-Use Properties
- Inconsistent City Development Standards for Neighboring Properties
- State Highway and High Volume Truck Route

### SUGGESTED WORK & PROPERTY MANAGEMENT PLAN

- ☐ Exercise Option to Purchase Mejia Property (Chieftain Motel, Labor Ready and The Pawn Shop); and Initiate Demolition - \$1,034,000 ®
- ☐ Willows Wine Village A/E - \$114,600 ®
- HOLD Properties Until Planning Process Complete, City of Kennewick Demonstrates Strong Partnership and Currently Owned Sites Cleared for Redevelopment

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COLUMBIA RIVER

Duffy's Pond

Clover Island Drive

6.7 ACRES

9+ ACRES

MEJIA  
OPTION

2.8 ACRES

3.2 ACRES

SR-397

Columbia Drive

## SPAULDING BUSINESS PARK

- 24.96 Acres Sold
- 5.57 Acres Under Contract
- 1.29 Acres Available
- Zoning: City of Richland - C2 (Central Business)
- Municipal Services: Water, Sewer, Electricity, Natural Gas Including Wireless Coverage

### STRENGTHS

- Central Location Between Two Interchanges on SR-240 (Columbia Center Boulevard and Columbia Park Trail)
- Freeway Frontage Visibility
- Ideally Suited for Professional, Medical, Office & Retail Business
- Recorded Covenants, Conditions and Restrictions (CCRs)

### CHALLENGES

- Buffered Between Aging Residential, Transitional Properties and New Professional Businesses.
- Inconsistent Development Standards Between Surrounding Properties

### SUGGESTED WORK & PROPERTY MANAGEMENT PLAN

- ☐ Pursue Acquisition of Additional Sites Within Richland - \$ 300,000 (Land Sale Proceeds)
- **Continue Marketing 1.29 Acre Parcel ®**

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## WEST RICHLAND INDUSTRIAL

- 14 Acres Incorporated (12 Acres Leased)
- 92+ Acres Unincorporated Raceway Property (45 Acres Leased to Alexander Farms)
- Zoning: West Richland (Industrial) and Benton County (Light Industrial)
- Municipal Services: Water, Sewer and Electricity Available to Keene Road Parcels

### STRENGTHS

- Ideally Suited for Wineries and AVA Ancillary Businesses
- Planned Major Intersection Adjacent to Property
- Between Two Rapidly Growing Community Areas
- Close Proximity to World Renowned Wine & Spirits: Hedges, Pacific Rim, Goose Ridge Vineyards and Black Heron Distillery

### CHALLENGES

- “Pioneer” Development Needs to be Initiated to Spur Ancillary Businesses in Immediate Vicinity
- Perceived As Isolated
- Municipal Utilities Presently Unavailable to Raceway Property
- Outside Urban Growth Boundary

### SUGGESTED WORK & PROPERTY MANAGEMENT PLAN

- ☐ Development Building A/E - (2012 Budgeted Funds) - \$ 165,000
- ☐ 2012 Interlocal Agreement - Yakima Gateway Partnership with City (Master Planning, Façade Improvement, Signage and Recruitment Programs/Marketing) - (2012 Budgeted Funds) - \$ 100,000
- ☐ Gateway Preplanning/Construction Management - (2012 Budgeted Funds) - \$ 50,000
- ☐ UGA Assistance - \$50,000 (Land Sale Proceeds)
- **HOLD Racetrack Property ®**
- **HOLD 1 Acre Parcel (Lot 4) for Future Development Building Site ®**
- **Market 1 Acre Interior Parcel (Lot 3) ®**

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N

MacKay & MacDonald  
Red Mountain Center

City Limits

SR-224

Pacific Rim  
12 Acres

2 Acres

Keene Rd

Race Track  
92+ Acres

Keene Rd

SR-224





## VISTA FIELD AIRPORT VISTA FIELD INDUSTRIAL PARK

- 116± Acres Combined
- Zoning: City of Kennewick - PF (Public Facilities), CR (Commercial Regional) and IL (Industrial Light)
- Municipal Services Available

### STRENGTHS

#### AIRPORT LAND:

Centrally Located In Entertainment District  
Toyota Center Coliseum, Three Rivers Convention Center  
and Tri-Cities Business & Visitor Center Professional Office  
Highly Visible  
Active General Aviation Airport  
Recreation and Transportation Terminal

### CHALLENGES

#### AIRPORT LAND:

Aviation Restrictions and Currently Ineligible for FAA Funding  
Encroachment Issues and Limited Expansion Capability  
Limited Number of Based Aircraft

#### INDUSTRIAL PARK:

Aviation Restrictions  
Limited Expansion Capability  
High Traffic Area for Industrial Trucks

### SUGGESTED WORK & PROPERTY MANAGEMENT PLAN

- ☐ Vista Field Airport - Planning, Environmental, and Economic Assessment of Alternatives Study - \$ 225,000
- ☐ **Vista Field Airport - Construct Apron/Taxiway (PCLI Land Sale) - \$ 75,000 ®**
- ☐ Vista Field Airport - Apply for State Aviation Grants as Appropriate
- ☐ **Vista Field Industrial Park - VFDF Building Improvements/Common Area and Landscaping - \$ 350,000 ®**
- HOLD Airport Properties Until Completion of On-going Vista Field Planning, Environmental and Economic Assessment of Alternatives Study
- Market Verizon Industrial Parcels Pending Completion of Vista Field Planning, Environmental and Economic Assessment of Alternatives Study

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## OAK STREET INDUSTRIAL PARK

- 75+ Acres
- Zoning: City of Kennewick - IH (Industrial Heavy)  
Benton County - I2 (Industrial Heavy)
- Municipal Services: Water, Sewer and Electricity Available

### STRENGTHS

- Close to City and Transportation Corridors - SR 397 Nearby
- Flat Topography
- Municipal Utilities
- 35,000sf Available Due to Ti-Sport "Graduating" Development Buildings

### CHALLENGES

- Poor Visibility
- No Rail Access at Present
- High Ground Water
- Poor Maintenance of Aging Area; Lacks Curb Appeal
- Municipal Utilities Unavailable to Land Located in County

### SUGGESTED WORK & PROPERTY MANAGEMENT PLAN

- ☐ **DB 1 and DB 2 Remodel Project - \$1,800,000** (Grant Funds: \$75,000 HAEIFC and \$20,000 Benton PUD LEEP) - (2011 Budgeted Funds) - \$ 300,000 ®
- ☐ **Pursue Right-of-Way Easement Vacate Resolution with City of Kennewick for Possible Adjacent Land Sale Consideration ®**
- HOLD Vacant Property Southeast of Roth Until Roadway Completed
- **Consider Selling .791 Acre Leased Parcel Once Easement Resolved ®**

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## SOUTHRIDGE "DICKERSON"

- 8.50 Acres
- Zoning: City of Kennewick - CC (Commercial Community)
- Municipal Services Available

### STRENGTHS

- South Gateway Entrance into Kennewick
- Highly Visible
- Interstate 82/Highway 395 Accessibility
- Prime Commercial, Mixed Use and Residential Development Area
- Subject to LRF Development Funding Assistance
- Adjacent to Future Kennewick General Hospital (KGH) Development

### CHALLENGES

- Municipal Utility Extension Required
- Topography Challenges
- Adjacent to High School and High-End Expanding Residential
- City Redirecting LRF Funds Originally Designated for Abutting Road (Ridgeline Drive)

### SUGGESTED WORK & PROPERTY MANAGEMENT PLAN

- ☐ Monitor and Report on Development and LRF Improvements
- ☐ **Establish Vision & Marketing Criteria for 8.50 Acres ®**
- **HOLD 8.50 Acre Parcel Until Kennewick General Hospital (KGH) Construction Well Underway ®**







## FINLEY—HEDGES—TWIN TRACKS

### FINLEY:

- 121 Acres
- Zoning: Benton County - IL (Industrial Heavy)
- Municipal Services: Ground Wells, Electricity and Natural Gas Available

### HEDGES:

- 42 Acres
- Zoning: Benton County - IL (Industrial Heavy)
- Municipal Services: Electricity Available

### TWIN TRACKS: (LONG TERM LEASE ONLY)

- 145 Acres
- Zoning: Benton County - IL (Industrial Heavy)
- Municipal Services: Ground Well, Electricity and Natural Gas Available

### **STRENGTHS**

- Current Dual Rail Service (Twin Tracks)
- Possible Dual Rail Loop Track Development (Twin Tracks)
- Barge Potential (Hedges)
- Flat Topography
- Inter-Tie and Piert Road Project Improves Access Interstate 82/Highway 397

### **CHALLENGES**

- No Municipal Water And Sewer Availability (All)
- Parcel Configuration Creates Internal Circulation Challenges (Hedges)
- Poor Road Access (Hedges)
- Realizing Barge Potential (Hedges)
- Adjacent to Residential (Twin Tracks)
- Expanding Residential (All)

### **SUGGESTED WORK & PROPERTY MANAGEMENT PLAN**

- ☐ **Obtain Fair Market Value of Surplus Residential Properties for Possible Sale ®**
- ☐ Transfer Rail Served Properties as Deemed Consistent With Comprehensive Plan Update
- **Market Remaining Parcels Consistent with Benton County Land Use & Zoning ®**  
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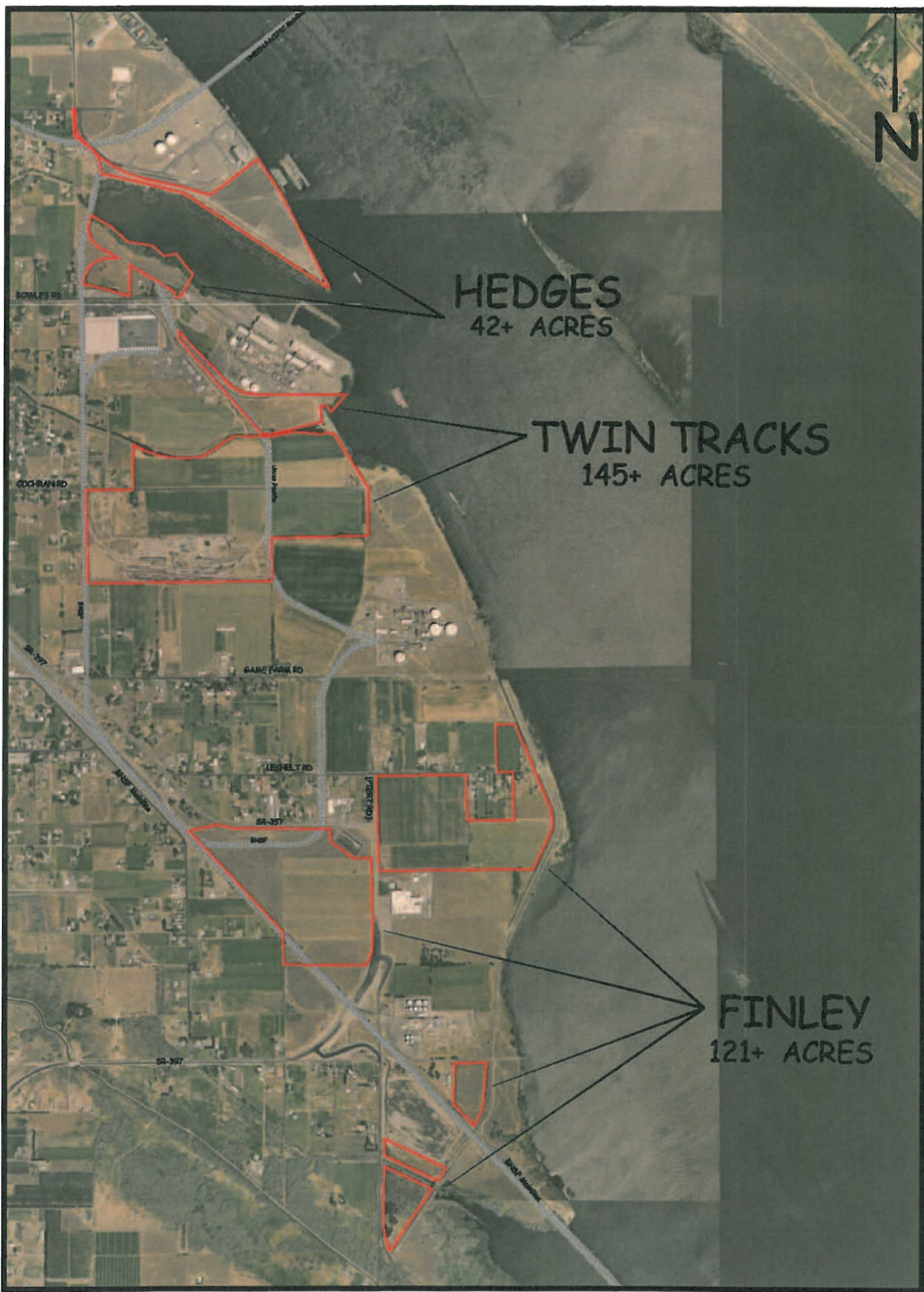


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HEDGES  
42+ ACRES

TWIN TRACKS  
145+ ACRES

FINLEY  
121+ ACRES



## PLYMOUTH INDUSTRIAL

- 251+ Acres (3 Segregated Parcels)
- Zoning: Benton County - I1 (Industrial Light) and I2 (Industrial Heavy)
- Municipal Services: Ground Wells and Power Available

### STRENGTHS

- Near Interstate 82 and State Route 14
- BNSF Rail Service
- Natural Gas - 1,000 Feet From Site
- Substantial Electrical Service in Immediate Vicinity

### CHALLENGES

- Cultural Resource Protection on Shoreline and Island Areas
- No Municipal Water or Sewer
- Upwind of Residential Neighborhood; Buffer Area
- No Interior Roads

### SUGGESTED WORK & PROPERTY MANAGEMENT PLAN

- ☐ Address Leads As Appropriate
- HOLD Island and Consider Options to Assure Protection of Habitat and Cultural Resources
- **Market Remaining Area Consistent with Benton County Land Use & Zoning ®**

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## ADDITIONAL WORK PLAN PROJECTS

### SUGGESTED WORK PLAN

- ☐ Complete Projects Authorized in 2012 Budget
- ☐ **Acquire Additional Property for Port Portfolio ®**
- ☐ **Pursue Grant Funding as Appropriate ®**
- ☐ **Work to Close Operating Gap ®**
- ☐ **Engage Federal Governmental Relations Firm for Urban Renewal, Shoreline Enhancement, Permitting, Agency Relationships and Advising on Federal Funding Opportunities - \$60,000 ®**
- ☐ Benton County Red Mountain West Richland Interchange Partnerships
- ☐ Miscellaneous Building Repairs/Upgrades
- ☐ Continue Strengthening Governmental Relationships with CTUIR

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[REDACTED]

[illegible]

# ***PORT OF KENNEWICK***

## **RESOLUTION No. 2012-48**

### ***A RESOLUTION OF THE PORT OF KENNEWICK BOARD OF COMMISSIONERS APPROVING CLOVER ISLAND INN LEASE***

**WHEREAS**, the Port of Kennewick (Port) is authorized to enter into certain leases upon such terms as the Port Commission deems proper; and

**WHEREAS**, the Port entered into lease renegotiations with Clover Island Development Company, LLC; and

**WHEREAS**, the terms and conditions of said lease agreement have been reviewed by the Port Commission and deemed proper and acceptable; and

**WHEREAS**, after consideration of the attached lease agreement, the Port Commission has determined that the lease is proper, lease negotiation points have been communicated to the State Auditor's Office with no issues noted, and is in the best interest of the Port's taxpayers.

**NOW, THEREFORE, BE IT RESOLVED** the Port of Kennewick Board of Commissioners agrees to enter into a five year lease, with (4) four periods of (5) five year renewal options, commencing January 1, 2015 with Clover Island Development Company, LLC as presented and hereby authorize the Port's Executive Director to execute all documents and agreement on behalf of the Port to complete the transaction as specified above.

**ADOPTED** by the Board of Commissioners of the Port of Kennewick on the 9th day of October, 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*