



SPECIAL JOINT MEETING

PORT OF KENNEWICK

OCTOBER 21, 2014 MINUTES

CALL TO ORDER

Commission President Don Barnes and Mayor David Rose called the Port of Kennewick and City of Richland Special Joint meeting to order at 5:30 p.m. at the City of Richland Council Chambers, located at 505 Swift Boulevard, Richland, Washington 99352.

The following were present:

Board Members: Don Barnes, President (Co-chaired the meeting)
Skip Novakovich, Vice-President
Thomas Moak, Secretary (Excused Absence approved by consensus October 14, 2014)

Staff Members: Tim Arntzen, Executive Director
Tana Bader Inglima, Director of Governmental Relations & Marketing
Amber Hanchette, Director of Real Estate & Operations
Larry Peterson, Director of Planning & Development
Bridgette Scott, Executive Assistant

City of Richland: Mayor David Rose (Co-chaired the meeting)
Mayor Pro Tem Phillip Lemley
Councilman Brad Anderson
Councilman Terry Christensen
Councilman Greg Jones
Councilman Sandra Kent
Councilman Robert Thompson
Marcia Hopkins, City Clerk
Bill King, Deputy City Manager
Heather Kintzley, City Attorney
Joe Schiessl, Parks and Public Facilities Director

PLEDGE OF ALLEGIANCE

Joe Schiessl led the Pledge of Allegiance.

PUBLIC COMMENT

No comments were made.

PARTNERSHIP OPPORTUNITIES

A. Introduction: David Rose, City of Richland and Don Barnes, Port of Kennewick

Mr. Barnes thanked the City of Richland for the opportunity to hold the joint meeting. In reviewing the strategic leadership plan for the City of Richland and the Goals and Objectives for Port of Kennewick, Mr. Barnes sees numerous commonalities, such as: financial stability and operating effectiveness, infrastructure, facilities and economic vitality, targeted investments, natural resource management and community amenities. At the Port of Kennewick our primary focus is economic development, job creation, and projects that enhance the quality of life for our citizens. Mr. Barnes values the partnership with the City of Richland and stated we have had a very successful endeavor at Spaulding Business



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Park. Mr. Barnes is optimistic that the Port and City will be able to collaborate on another project in the near future, which will create opportunities for economic development and/or quality of life benefits for our citizens.

B. General Concepts: Bill King, City of Richland and Tim Arntzen, Port of Kennewick

Mr. King stated the City and the Port have had a long and mutually successful partnership, which led to the completion of the Spaulding Business Park. City and Port staff have been looking for additional partnership opportunities and the City is very interested in Vista Field, Columbia Drive and Clover Island. Mr. King believes what the Port is accomplishing on the waterfront is complimentary to the City of Richland's development. Some of the past ideas, such as water taxis, may be an option for the future, as the waterfront is developed.

Mr. King stated potential new projects for the overlapping jurisdictions may include projects in the following areas:

- Island View
- Badger Mountain South
- Queensgate/Duportail Area

Mr. King stated Spaulding Business Park is almost complete, with a few small private lots remaining, but believes there needs to be a joint effort to continue developing the area.

Mr. Arntzen recapped the partnership with the City of Richland and the development of Spaulding Business Park. The Port has one parcel remaining to sell and have reached build-out. Mr. Arntzen stated the City of Richland recognizes that the Port of Kennewick has a broad area to cover, with numerous jurisdictions and thanked the City for their partnership and understanding, in identifying new projects. Mr. Arntzen further stated, that the Port provided the infrastructure for Spaulding Business Park, but it was the private businesses that helped the park succeed.

JOINT ELECTED DISCUSSIONS

Mr. Rose inquired if any retail stores were interested in the property.

Mr. Arntzen indicated that retail wanted to be part of Spaulding because of the freeway frontage; however, the Port made a tough decision by deciding what types of business to pursue.

Mr. Rose asked if the Eden Medical site is still planning on accommodating a sister building.

Mr. Peterson stated the site can accommodate a twin building, with a sky-walk connecting the two buildings.

Mr. Arntzen and Mr. King have discussed the potential for a short term project which would improve parking access to Trailhead Park. The Port of Kennewick Commission has approved a Memorandum of Understanding, and which will be presented for approval to the Richland City Council. The Port will fund up to \$10,000 for parking alternatives and in-house Master Planning, to improve access to Badger Mountain. The Port Commission is enthusiastic about the project because it is important to our community.

Mr. Rose stated there have been numerous complaints regarding the street parking.



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Mr. Arntzen appreciates the opportunity and believes this is a good interim project, while staff continues to look for additional opportunities for both jurisdictions.

Mr. Thompson asked how the Port of Kennewick Commission prioritizes and allocates their resources. By understanding the process, he believes it will help the Council determine what joint projects can be pursued.

Mr. Barnes stated there are several factors that help determine Port projects. Many projects take a number of years to plan, fund, and properly execute to completion. If we look at the Spaulding Business Park as an example, the Port purchased the property in 2000, worked on the infrastructure in 2001, and it is now nearing completion in 2014. Mr. Barnes stated it is difficult to fairly and equally designate resources, and in most circumstances, it all comes down to timing. Current Port Projects are in various stages:

- Spaulding Business Park: nearly complete.
- Columbia Drive: construction will begin soon.
- Vista Field: early planning stages.

Mr. Novakovich stated the Commission considers which projects can be accomplished with the funds in hand and staff resources. Mr. Novakovich further stated, the Port has to determine which projects are the best return on investment, to be able to build community projects. At this time, the Port of Kennewick has zero debt with approximately \$9,000,000 in the bank; however, we have \$7,000,000 committed for capital projects over the next two years. Mr. Novakovich stated Port projects take time, and the Trailhead parking is a great interim project the City and Port can partner on, until we find a larger project.

Mr. Schiessl reported we are in the early planning stages and at this time we do not have any alternatives developed for consideration. The Parks Commission is aware of the potential project with the Port and once the Memorandum of Understanding is signed, we can begin planning and determine the best path forward. Mr. Schiessl stated a report should be ready by year end.

Mr. Christensen feels there is a lot of emphasis currently on the Port's mega projects and is afraid the City of Richland may fall by the wayside.

Mr. King stated the parking at Trailhead Park would be considered a small interim project and Port and City staff continue looking for longer term opportunities.

Mr. Lemley inquired if the Friends of Badger Mountain agree with a new parking lot.

Mr. Schiessl stated the Parks Commission had a public hearing and the Friends of Badger Mountain members spoke and are supportive of a new parking lot.

Mr. Novakovich stated the Friends of Badger Mountain have met with the Port of Kennewick on several occasions regarding the trail. Mr. Novakovich further stated, the MOU, which the City Council is considering tonight, states the Port will contribute up to \$10,000 for planning; however, in the 2015-2016 Budget, the Port set aside \$150,000 for construction of the parking lot.



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Mr. Arntzen stated Vista Field will consume a lot of time and money and the Port will need to manage community expectations during the process. Mr. King and Mr. Arntzen have been looking for joint projects over the years and will find something that is beneficial to the City of Richland and the Port of Kennewick. Mr. Arntzen stated our partnership with the City of Richland is very important to the Port and suggests we continue dialogue about a larger joint project.

Ms. Kent appreciates the Port of Kennewick coming forward with an exciting project, which matches the feedback the Council has received about what is important to the citizens of Richland. Ms. Kent indicated the citizens of Richland appreciate well, maintained parks with continuous improvements, which she finds most attractive about the proposal for the parking lot.

Mr. Anderson believes the parking lot is a great idea and although it may not create revenue, it is a safety concern. Mr. Anderson believes the project fits well with the City of Richland and the Port Kennewick and though it is not a glamorous project, it is one that needs to be done. Mr. Anderson would like to hear from the residents regarding extra parking.

PUBLIC COMMENT

No comments were made.

CONCLUDING REMARKS

Mr. Rose stated it has been five years since our last joint meeting and appreciates that City and Port staff have continued fostering a positive working relationship. Mr. Rose stated the partnership with the Port is important to the City and he looks forward to working together on future projects.

Mr. Barnes agrees that the parking lot is not a large return on investment project like Spaulding Business Park; however, Badger Mountain Trail has counted 180,000 hikers per year, which is amazing. The parking lot project will be a community benefit and make the area safer for the residents.


ADJOURNMENT

With no further business to bring before the Board; the meeting was adjourned at 6:13 p.m.

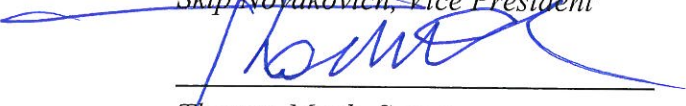
APPROVED:

PORT of KENNEWICK

BOARD of COMMISSIONERS


Don Barnes, President


Skip Novakovich, Vice President


Thomas Moak, Secretary