



SPECIAL COMMISSION MEETING

PORT OF KENNEWICK

DECEMBER 2, 2014 MINUTES

CALL TO ORDER

The Special Commission meeting was called to order at 1:30 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: Don Barnes, President
Skip Novakovich, Vice-President
Thomas Moak, Secretary

Staff Members: Tim Arntzen, Executive Director
Tammy Fine, Director of Finance/Auditor
Amber Hanchette, Director of Real Estate and Operations
Larry Peterson, Director of Planning and Development
Bridgette Scott, Executive Assistant
Lucinda Luke, Port Counsel (via telephone)
Lisa Schumacher, Special Projects Coordinator

PLEDGE OF ALLEGIANCE

Mr. Barnes led the Pledge of Allegiance.

PUBLIC COMMENT

No comments were made.

NEW BUSINESS

A. Vista Field Land Exchange and Sale; Resolution 2014-38

Mr. Peterson introduced a proposed land exchange and sale for the Commission's consideration. Mr. Singleton has developed plans to construct a 35,000 square foot building and outdoor fields to accommodate a health/training facility oriented towards football and soccer known as the Fit for Fun-Plex (FfFP). Mr. Singleton has a binding real estate contract to purchase the 4.24 acre site adjacent the Three Rivers Entertainment District (TRED). Development of the initial FfFP site would negatively impact the transportation network in the Vista Field/TRED area and therefore the Port discussed options with Mr. Singleton to potentially relocate his pending Fit for Fun-Plex project. Mr. Singleton demonstrated a commitment to the community's overall best interest while also balancing his desire to construct the FfFP in the Vista Field area.

Mr. Singleton proposed a land exchange and sale with the Port involving the parcels at the southwest corner of Deschutes Avenue and North Quay Street under the following general terms:

- Exchange the 4.24 FfFP parcel for a 6.37 acre Port parcel at the SW corner Deschutes and Quay;



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- Purchase under contract a 3.52 acre Port parcel on North Quay Street for \$350,000
 - (6% interest, 7 annual payments);
- Prior to closing Port to apply for and obtain Business Park (BP) zoning;
- Prior to closing Port to adjust the boundary line between the two North Quay Street parcels;
- Assure the buyer redevelopment of the Vista Field site would not negatively impact the exchange site.

The 2011 Comprehensive Scheme of Development identified these parcels as surplus to the Port's needs. Both the Vista Field 2013 Final EIS and the conceptual Vista Field master plan developed at the week-long charrette in early November 2014 identified the Singleton property as crucial for the circulation network in the Vista Field area. Considering the reasons for the proposed land exchange and sale this sale as negotiated does not contain a construction requirement or repurchase provision.

Mr. Singleton and his investors have determined that the Verizon site, which is 9.89 acres, is acceptable from a development standpoint. Mr. Peterson indicated the cost associated with rezoning and the boundary line adjustment will be approximately \$2500. The City of Kennewick understands importance of this land exchange and at this time, does not identify any issues regarding the rezoning. Mr. Peterson stated a small triangle of the property is being reserved in case the City determines the need for a roundabout at the intersection of Quay Street and Deschutes Avenue.

Mr. Arntzen reminded the Commission that Ms. Luke is on the phone in case the Commission has any questions regarding the land exchange and sale.

Mr. Arntzen stated the Singleton property is critical to the connectivity for the Vista Field redevelopment and praised Mr. Singleton and his partners for being community-minded and willing to work with the Port on the land exchange. Mr. Arntzen believes our community needs Mr. Singleton and the Fit for Fun-Plex project in the area, because it is a significant investment, creates opportunities for everyone, and creates jobs and economic development, but most important it is good for our neighborhood and community.

PUBLIC COMMENTS

Lionell Singleton, a Tri-Cities Fever player and fellow Tri-Cities Fever player Brandon Wilson created a mentoring program called After School Matters, which provides tutoring and athletics for students at Eastgate Elementary and Park Middle schools in Kennewick, and Jefferson Elementary School in Richland, and hopes to expand the after-school program to Pasco schools in the future. Mr. Singleton stated his passion has been sports, community, giving back, and creating a safe place for kids. Mr. Singleton has lived in the Tri-Cities for the past four years and is willing to help and by contracting with the Port for a land exchange and sale, he can add a football and soccer field. Mr. Singleton thanked the Commission and stated this could impact a lot of kids in Tri-Cities.



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No further comments.

MOTION: Commissioner Novakovich moved for approval of Resolution 2014-38 authorizing the Port's Executive Director to execute all necessary documentation associated with the exchange and land sale with Lionell Singleton and to take all other action necessary to close this transaction. Commissioner Moak seconded.

Discussion:

Mr. Novakovich stated this is a fantastic opportunity and Mr. Singleton has demonstrated a wonderful partnership for our community and for the kids. The land exchange is critical for the connectivity to Vista Field and it is a benefit for our entire region and is it an amenity to the redevelopment.

Mr. Moak inquired if DPZ had discussed using the Verizon building during the charrette process.

Mr. Peterson indicated DPZ did not identify the Verizon building as part of the redevelopment during the 2014 Charrette.

Mr. Moak stated the property is of critical importance to the access to Vista Field and he appreciates staff, Mr. Peterson and Mr. Singleton for their work. The more the Port is able to create opportunities for people to come and gather and do things, helps create something more than an individual property can do. Mr. Moak stated the land exchange is in the best interest of not only our project, but the whole economic development of this particular area, and is in favor of the land exchange.

Mr. Barnes asked Ms. Luke to explain if the Port's standard provisions for default were in the contract.

Ms. Luke stated the standard default provisions will be incorporated into the contract, providing an opportunity to cure and process by which there is a contract forfeiture, the property would be returned to the Port.

Mr. Barnes stated the redevelopment is a very ambitious project for the Port and given our size of staff and budget, to be successful, we rely on partnerships with the private sector and jurisdictional partners. Mr. Barnes sees this as a mutually beneficial transaction, which provides Mr. Singleton a larger parcel of land and provides the Port a pivotal piece of property that is vital to Vista Field. Mr. Barnes thanked Mr. Singleton for his willingness and partnership with the Port and is grateful for the opportunity.

Mr. Moak asked Mr. Peterson what the time line is for a zoning change and boundary line adjustment.



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Mr. Peterson stated the process may take approximately 120 to 150 days. The rezoning will need to go before the city planning commission and Kennewick City Council and the boundary line adjustment is administrative.

Mr. Novakovich appreciates the Commission and staff's understanding that when opportunities come along which benefit public, it is critical for the Port to deviate from the work plan and do what is in the best interest for the Port and the public.

Mr. Moak appreciates Mr. Singleton and his investors and their willingness to work with staff, and the Port. We understand that this delayed his project, but hope this is a better project for them in the long run.

With no further discussion, all in favor 3:0. Motion carried unanimously.

PUBLIC COMMENTS

No comments were made.

ADJOURNMENT

With no further business to bring before the Board; the meeting was adjourned at 2:12 p.m.

APPROVED:

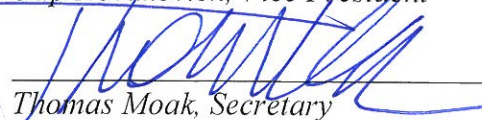
**PORT of KENNEWICK
BOARD of COMMISSIONERS**



Don Barnes, President



Skip Novakovich, Vice President



Thomas Moak, Secretary

PORT OF KENNEWICK

RESOLUTION 2014-38

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF PORT OF KENNEWICK AUTHORIZING A PURCHASE AND SALE AGREEMENT WITH LIONELL SINGLETON

WHEREAS, Lionell Singleton (Purchaser), has offered to exchange 4.24 acres adjacent the Three Rivers Entertainment for a 6.37 acre Port parcel at the southwest corner of Deschutes Avenue and N. Quay Street and purchase a 3.52 acre Port parcel in the area graphically depicted on *Exhibit "A"* at the Vista Field Industrial Area, in Kennewick, Washington from the Port of Kennewick (Seller) for the sum of \$350,000; 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 approves Resolution 2014-38 authorizing the Port's Executive Director to execute a Purchase and Sale Agreement with Lionell Singleton under the terms contained in the contract effectuating the exchange of the 4.24 acre parcel for the 6.37 acre parcel and sale of the 3.52 acre parcel through a real estate contract for the sum of \$350,000 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 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 the Port of Kennewick this 2nd day of December, 2014.

**PORT OF KENNEWICK
BOARD OF COMMISSIONERS**

By: 
DON BARNES, *President*

By: 
SKIP NOVAKOVICH, *Vice President*

By: 
THOMAS MOAK, *Secretary*

CANAL DRIVE

Exhibit "A"

SINGLETON LAND EXCHANGE & SALE

Fit for
Fun Plex
N.W.
TRED
Site

RIO GRANDE AVE

OKANOGAN PL

GRANDIDGE AVE

OKANOGAN AVE

JOHN DAY AVE

DESCHUTES AVE

DESCHUTES AVE

Fit of Fun Plex
& Verizon Site

Contract
Sale

VAN BUREN AVE

YOUNG ST

QUAY ST

N

KELLOGG ST