

## AGENDA

*Port of Kennewick  
Special Commission Business Meeting  
CLOVER ISLAND INN  
435 Clover Island Drive, Kennewick, Washington*

Tuesday, December 10, 2013  
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 November 27, 2013
  - B. Approval of Warrant Registers Dated December 11, 2013
  - C. Approval to Change Payroll Dates
  - D. Approval of 2014 Moorage Rates
- V. PRESENTATIONS**
  - A. 2013 Friend of the Port
  - B. Clover Island Inn, Amber Martin
- VI. NEW BUSINESS**
  - A. Luster Glaze America Inc. Lease Agreement; Resolution 2013-31
  - B. Finley Industrial Park Land Sale; Resolution 2013-32
- VII. REPORTS, COMMENTS AND DISCUSSION ITEMS**
  - A. 2014 Commission Organization Representation
    - 1. West Richland Economic Development Committee
  - B. Vista Field Update
  - C. 2013 Budget Amendments – Cost Allocation Methodology
  - D. Holiday Office Hours
  - E. Cancellation of December 24, 2013 Commission Meeting
  - F. Commissioner Meetings (formal and informal meetings with groups or individuals)
  - G. Non-Scheduled Items
- VIII. OATH OF OFFICE**
- IX. PRESENTATIONS (continued)**
  - A. Commissioner Wagner Service Award
- X. PUBLIC COMMENT** *(Please state your name and address for the public record)*
- XI. ADJOURNMENT**

***PLEASE SILENCE CELL PHONES***

***Please stay after the meeting for a  
Retirement Open House for Commissioner Gene Wagner***

# PORT OF KENNEWICK

## Resolution No. 2013-31

### ***A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PORT OF KENNEWICK APPROVING A LEASE AGREEMENT WITH LUSTER GLAZE AMERICA INC.***

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

***WHEREAS***, a new three (3) year lease with Luster Glaze America Inc effective March 1, 2014, has been negotiated by Port staff; and

***WHEREAS***, Port staff and the Port attorney have reviewed the proposed Lease Agreement and find it is in proper form and is in the Port's best interest; and

***WHEREAS***, after consideration of the attached lease agreement, the Port Commission has determined that the lease is proper.

***NOW, THEREFORE, BE IT HEREBY RESOLVED*** that the Board of Commissioners of the Port of Kennewick hereby approves a new three (3) year lease with Luster Glaze America Inc as presented and authorizes the Port's Executive Director to execute all documents and agreements 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 10<sup>th</sup> day of December, 2013.

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

\_\_\_\_\_  
SKIP NOVAKOVICH, President

\_\_\_\_\_  
DON BARNES, Vice President

\_\_\_\_\_  
GENE WAGNER, Secretary

**PORT OF KENNEWICK**

**RESOLUTION No. 2013-32**

***A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PORT OF KENNEWICK AUTHORIZING A PURCHASE AND SALE AGREEMENT WITH RON TENNIS AND LISA TENNIS***

**WHEREAS**, Ron and Lisa Tennis (Purchaser), has offered to purchase 5.8 acres and improvements at 236406 E. Lechelt Road, Kennewick, WA 99336 within the area known as the Finley Industrial Park from the Port of Kennewick (Seller) for the of sum of \$105,000.00; 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.

**WHEREAS**, the Port Commission accepts the sum of \$2,500.00 as earnest money from Purchaser; an amount less than the \$5,000.00 requirement indicated in the Real Property Sales Policy adopted through Resolution No. 2008-28 and agrees to pay all closing costs in lieu of necessary roof repairs.

**NOW, THEREFORE; BE IT HEREBY RESOLVED** that the Board of Commissioners of the Port of Kennewick hereby approves Resolution 2013-32 authorizing the Port's Executive Director to execute a Purchase and Sale Agreement with Ron and Lisa Tennis in the sum of \$105,000.00 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 on the 10th day of December, 2013.

**PORT of KENNEWICK  
BOARD of COMMISSIONERS**

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

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

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