



REGULAR COMMISSION MEETING

PORT OF KENNEWICK

APRIL 8, 2014 MINUTES

CALL TO ORDER

Commission President Don Barnes called the Commission meeting to order at 2:01 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
Tana Bader Inglima, Director of Governmental Relations & Marketing
Tammy Fine, Director of Finance/Auditor
Amber Hanchette, Director of Real Estate & Operations
Larry Peterson, Director of Planning & Development
Bridgette Scott, Executive Assistant
Lucinda Luke, Port Counsel
Lisa Schumacher, Special Projects Coordinator

PLEDGE OF ALLEGIANCE

Commissioner Barnes led the Pledge of Allegiance.

PUBLIC COMMENT

No comments were made.

COMMISSIONER COMMENTS

No comments were made.

CONSENT AGENDA

The consent agenda consisted of the following:

- A. Approval of Direct Deposit and Warrants Dated April 2, 2014**
Direct Deposit totaling \$43,448.54 and Expense Fund Voucher Numbers 35484 and 35485 totaling \$1,546.25; for a grand total of \$44,944.79.
- B. Approval of Warrant Register Dated April 9, 2014**
Expense Fund Voucher Numbers 35486 through 35542 for a grand total of \$85,671.59
- C. Approval of Commission Meeting Minutes dated March 25, 2014**

PUBLIC COMMENT

No comments were made.

MOTION: Commissioner Novakovich moved for approval of the Consent Agenda as presented; Commissioner Moak seconded. With no further discussion, motion carried unanimously. All in favor 3:0.



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PRESENTATIONS

A. *Scott Woodward, Tapteal Greenway & Ridges to Rivers Open Space Network*

Ms. Bader-Inglima introduced Mr. Scott Woodward of the Tapteal Greenway & Ridges to Rivers Open Space Network.

Mr. Woodward thanked the Commission for their time and the opportunity to present the Conservation Futures Property Tax Initiative. Mr. Woodward sees the Conservation Futures as an investment opportunity in our children, community health and our legacy as Tri-City citizens.

The Conservation Futures Fund ballot measure will allow Benton County to maintain and expand access to quality outdoor recreation and protect our county's natural beauty and quality of life. The measure would create stable, reliable funding to preserve natural areas and farmlands, protect wildlife habitat and land around rivers and creeks, and increase outdoor recreation and educational opportunities.

The Conservation Futures property tax would be assessed at \$0.00625 (6 ¼ cents) per \$1,000.00 of assessed value, or \$11.00 per year for the median Benton County household with an assessed value of \$181,800.00. This would raise approximately \$950,000.00 a year for ten years.

The Conservations Futures fund would be used exclusively for acquiring park land and open space, preserving and maintaining farmlands and agricultural land, protecting wildlife habitat, improving and completing walking, hiking and biking trails, protecting land around rivers, creeks and lakes, and creating areas for children to enjoy nature and outdoor recreational activities.

If the ballot measure is approved, a community committee would be formed, including a representative from Parks and Recreation and the Benton County Commissioners would have final approval over projects and funds.

B. *City of West Richland, Mayor Brent Gerry*

Mayor Gerry thanked the Commission for the opportunity to introduce the new West Richland Councilman, Mr. Byron Martin and Mr. Russ Connoles, the new West Richland Community and Economic Development Director.

Mr. Martin stated he is a long time West Richland resident and is excited about being appointed to the city council. Mr. Martin has been working with the city in different capacities and is looking forward to his new position and being the liaison to the port.

Mayor Gerry reiterated that he will be turning over the liaison duties to the port to Mr. Byron, so that he may focus on his mayoral duties. Mayor Gerry invited Commissioner Moak to a West Richland Council Meeting, for his introduction to the Council.

Mr. Connoles stated he is very excited about the prospects in the Tri-Cities. For the past six years, he served as a Project Manager/Engineer for the Roads Department in Spokane County and is looking forward to the challenges and watching the community grow.



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Mr. Barnes values all of the Port's jurisdictional partners and appreciates the working relationship with West Richland and is looking forward to working on the raceway project.

Mr. Novakovich is pleased with vision of West Richland and believes the vision will expand with the help of Mr. Connole and Mr. Martin.

REPORTS COMMENTS AND DISCUSSION ITEMS

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

Commissioners reported on their respective committee meetings.

B. Non-Scheduled Items

1. Mr. Moak appreciated the editorials in the Tri-City Herald. He is excited about the projects the port is pursuing and that the editorials were favorable to the port. In the future, he hopes to see a positive editorial for West Richland and the raceway project.
2. Mr. Barnes shared Mr. Moak's opinions on the editorials and believes the redevelopment of Vista Field is a huge task and the port has one opportunity to do it right.
3. Ms. Scott reminded the Commission that the No-Conflict Statement and Public Disclosure Statements are due by April 15, 2014. Also, the Commission has received an invitation to participate in the Three Rivers Community Roundtable. The Roundtable will be holding their first meeting on April 16, 2014. She stated that Mr. Novakovich has attended in past and inquired if the Commission is interested in attending this meeting. Mr. Moak believes someone should attend the initial meeting and then see if there is any value in attending further. He will verify his availability and will attend if possible. Mr. Arntzen suggested if there is a conflict in Mr. Moak's schedule, a staff member could attend the meeting in his place, as long as we are not breaching protocol.
4. Ms. Bader-Inglisma reported on the Tri-City editorials and believes the editorials confirm the recognition in the investment the Commission has made. Ms. Bader-Inglisma thanked the Tri-City Herald Editorial Board and Ms. Pihl for their support. It is very important to keep the community abreast the port's activities.
5. Ms. Luke confirmed that the port has completed the transaction of divesting itself of rail assets, except for one small piece at the Gunderson site. The transaction closed last September; however, the final step involved a six-month notice to Union Pacific and Burlington Northwest Santa Fe. The six months have expired and we have now terminated a 1953 and 1960 maintenance agreement. Ms. Luke thanked Mr. Peterson for his effort in completing the transaction. Mr. Peterson reiterated the closing of the rail assets was a project identified in the Port's 2011 Comprehensive Scheme.
6. Ms. Fine reported that the 2013 annual financial report is almost complete.

PUBLIC COMMENTS

Brent Gerry, 5401 Kalakaua Court, West Richland. Mr. Gerry, a marina tenant, requested an update from Ms. Hanchette regarding new marina gates and the security system. Mr. Gerry offered his assistance to walk the docks at night and make notes on any lights that may be out, which would alleviate any staff overtime, and note any other issues he may see.

No further comments were made.



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COMMISSIONER COMMENTS

Mr. Novakovich thanked Mr. Peterson and Ms. Luke for their work on the railroad.

No further comments were made.

Mr. Barnes anticipates the Executive Session will last approximately 40 minutes for Potential Litigation, per RCW 42.30.110(1)(i), with no action anticipated. Mr. Barnes asked the public to notify Port staff if they will return after the executive session.

Mr. Barnes recessed the meeting at 2:55 p.m., for approximately 5 minutes.

Mr. Barnes reconvened the meeting into Executive Session at 3:02 p.m. for 40 minutes.

EXECUTIVE SESSION

A. Potential Litigation, per RCW 42.30.110(1)(i)

Ms. Hanchette exited the chambers at 3:42 p.m. to extend the Executive Session 10 minutes.

Ms. Fine exited the chambers at 3:52 p.m. to extend the Executive Session 5 minutes.

Ms. Fine exited the chambers at 3:57 p.m. to extend the Executive Session 10 minutes.

After verifying the public was not waiting, the regular meeting reconvened at 4:03 p.m. with no action taken.

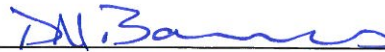
ADJOURNMENT

With no further business to bring before the Board; the meeting was adjourned at 4:03 p.m.


APPROVED:

PORT of KENNEWICK

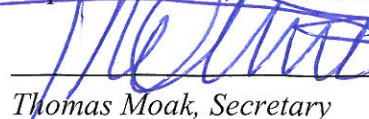
BOARD of COMMISSIONERS



Don Barnes, President



Skip Novakovich, Vice President



Thomas Moak, Secretary