

# REGULAR COMMISSION MEETING

PORT OF KENNEWICK

JULY 25, 2006

MEETING MINUTES

## CALL TO ORDER

Commission President David Hanson called the Regular Commission meeting to order at 2:30 p.m. in the Riverside Room of Clover Island Inn located in Kennewick, Washington.

**Members Present:** David Hanson, President  
Gene Wagner, Vice President  
Linda Boomer, Secretary

**Staff Present:** Tim Arntzen, Executive Director  
Dan Cryer, Director of Operations/Airport Manager  
Larry Peterson, Director of Planning and Development  
Tammy Huffman, Director of Finance/Auditor  
Sherrie Bowers, Administrative Assistant

## PLEDGE OF ALLEGIANCE

Commissioner Hanson led the Pledge of Allegiance.

## PUBLIC COMMENT

- Clover Island Inn General Manager Mark Blotz stated the hotel was bringing another riverside concert to the island. He announced the group *POCO* would be performing Friday, August 18, 2006. He explained the group was on a worldwide tour and was very pleased Kennewick was on their tour schedule. He thanked the Port Commission and staff for their support of this concert.

## CONSENT AGENDA

- ❖ *Commissioner Gene Wagner moved approval of the consent agenda. Commissioner Linda Boomer seconded and the motion carried unanimously.*

*The consent agenda consisted of the following:*

- *Regular Commission Meeting Minutes of July 11, 2006*
- *Payroll Roster dated July 14, 2006*  
Expense Fund Voucher Nos. 25545-25553 totaling \$14,740.64
- *Payment Roster dated June 27, 2006*  
Airport Operations Fund Voucher Nos. 40422-40428 totaling \$4,244.23  
Construction Fund Voucher Nos. 2061-2064 totaling \$15,582.78  
Expense Fund Voucher Nos. 25554-25586 totaling \$33,402.59

## NEW BUSINESS

- **Resolution No. 2006-34 Authorizing Submittal of an Application to the Community Economic Revitalization Board (CERB) for a Wine Incubator Feasibility Study**  
Director of Finance/Auditor Tammy Huffman explained CERB requires all applicants to approve a resolution authorizing a feasibility study grant application. This resolution would fulfill this requirement and also, if the feasibility study is approved, allow Port staff to apply for grant funding for a wine incubator via the CERB process. Ms. Huffman recommended approval of the resolution.

Executive Director Tim Arntzen added he and Director of Planning and Development Larry Peterson had spoken to both small and large wineries interested in a wine facility and felt this was the right time to proceed with wine industry businesses.

- ❖ ***Commissioner Boomer moved approval of Resolution No. 2006-34 authorizing submittal of an application to the Community Economic Revitalization Board for a wine incubator feasibility study and authorized the Port's Executive Director to execute all necessary documentation associated with the submittal of the grant application. Commissioner Wagner seconded and the motion carried unanimously.***

## **REPORTS, COMMENTS AND DISCUSSION ITEMS**

### ➤ **Meeting Reports**

- Mr. Arntzen reported attending a City of Kennewick Council workshop where he reported the progress of current Port projects. He stated the Council had requested a September joint meeting with Port of Kennewick Commission to discuss future joint ventures. He also attended the annual Washington Public Ports Association Executive Director Seminar, a Tri-Ports meeting, a ribbon-cutting ceremony for the Walker-Heye building at Spaulding Business Park and met with Ken Harvey, Editor/Publisher of the newly established *Tri-City Citizen* newspaper.
- Ms. Huffman attended an Interagency Outdoor Recreation Committee meeting and presentation in Olympia.
- Commissioner Boomer reported attending a Washington Public Ports Association Commissioners seminar and the Walker-Heye building ribbon cutting at Spaulding Business Park.
- Commissioner Hanson reported attending a Historic Downtown Kennewick Association reception, a TRIDEC Executive Board meeting and the Walker-Heye building ribbon cutting at Spaulding Business Park.
- Commissioner Wagner reported attending a Benton-Franklin Council of Governments Executive Board meeting, Benton-Franklin Council of Governments Policy Advisory Committee meeting, a Washington State Good Roads and Transportation meeting, a Benton-Franklin-Walla Walla County Good Roads and Transportation meeting and the Walker-Heye building ribbon cutting at Spaulding Business Park.

### ➤ **Non-scheduled Items**

- Mr. Arntzen announced the Port of Kennewick Clover Island near shore redevelopment project placed second on the Comprehensive Economic Development Strategy (CEDS) grant ranking matrix.
- Mr. Arntzen stated several members of the Clover Island Yacht Club had recently taken a trip to the Lewiston-Clarkston area where they verbally advertised the Port's boatyard facility. As a result, Port staff had already provided haul-out services to one of the boaters the Clover Island Yacht Club members had spoken with about the services

available at the Port's boatyard. He expressed his appreciation for their word-of-mouth advertising.

- Mr. Arntzen stated he had received a very nice thank you note from Walker-Heye, PLLC expressing their appreciation of Real Estate Analyst/Special Project Coordinator Teresa Hancock's efforts and professionalism in planning the recent ribbon cutting for their new facility in Spaulding Business Park.
- Mr. Arntzen stated City of Kennewick was holding a ceremonial ribbon cutting adjacent to the 27<sup>th</sup> Avenue/Creekstone Drive Park and Ride Facility on Thursday, July 27, 2006 at 1:00 p.m.
- Mr. Arntzen announced a ground breaking ceremony was scheduled for Tuesday, August 1, 2006 at 9:00 a.m. for the new Ashley-Bertsch Group, Inc. building in the Spaulding Business Park.

## **PUBLIC COMMENT**

- Mr. Rod Mineke asked how the Kennewick City Council felt about the tremendous improvements the Port had been making on Clover Island. Mr. Arntzen stated the council was very pleased with the improvements and progress made on the island.

## **EXECUTIVE SESSION**

### **♦ *Real Estate Matter: RCW 42.30.110(b)***

The Regular Commission meeting was recessed into Executive Session at 2:47 p.m. for discussion of real estate matters. Executive Session was anticipated to last approximately twenty minutes with no action expected.

## **ADJOURNMENT**

The Regular meeting was reconvened at 3:15 p.m. and with no further business to bring before the Board the Regular Commission meeting was adjourned at 3:15 p.m.

***APPROVED:***

**PORT OF KENNEWICK  
BOARD OF COMMISSIONERS**

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*David Hanson, President*

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*Gene Wagner, Vice-President*

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*Linda Boomer, Secretary*