



REGULAR COMMISSION MEETING

PORT OF KENNEWICK

APRIL 26, 2016 MINUTES

CALL TO ORDER

Commission President Skip Novakovich called the Regular Commission meeting to order at 2:00 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: Skip Novakovich, President
Thomas Moak, Vice-President
Don Barnes, Secretary

Staff Members: Tim Arntzen, Chief Executive Officer
Tana Bader Inglima, Deputy Chief Executive Officer
Amber Hanchette, Director of Real Estate and Operations
Nick Kooiker, Chief Financial Officer/Auditor
Larry Peterson, Director of Planning and Development
Lisa Schumacher, Special Projects Coordinator
Lucinda Luke, Port Counsel

PLEDGE OF ALLEGIANCE

Barbara Johnson led the Pledge of Allegiance.

APPROVAL OF THE AGENDA

MOTION: *Commissioner Barnes moved to adopt the Agenda, as presented; Commissioner Moak seconded. With no further discussion, motion carried unanimously. All in favor 3:0.*

PUBLIC COMMENT

No comments were made.

CONSENT AGENDA

Consent agenda consisted of the following:

- A. *Approval of Direct Deposit and E-Payments Dated April 19, 2016***
Direct Deposit and E-Payments totaling \$79,422.90
- B. *Approval of Warrant Registers Dated April 26, 2016***
Expense Fund Voucher Numbers 37835 through 37871 for a grand total of \$346,334.12
- C. *Approval of Commission Meeting Minutes Dated April 12, 2016***

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



REGULAR COMMISSION MEETING

PORT OF KENNEWICK

APRIL 26, 2016 MINUTES

NEW BUSINESS

A. Purchase and Sale Agreement with Blaine Tamaki (Spaulding Business Park); Resolution 2016-15

Ms. Hanchette reported before the Commission is a purchase and sale agreement with Blaine Tamaki for .53 acres in the Spaulding Business Park. The Port purchased approximately 32 acres in Richland in the 1990's and prepared the land for development. Spaulding Business Park includes a mix of commercial businesses, medical professionals, and non-profit entities and Mr. Tamaki is interested in purchasing the last remaining lot. Mr. Tamaki has made an offer for the price of \$7.90 per square foot or approximately \$181,052. Mr. Tamaki will initially employ 5 staff members with a growth strategy to add 2-3 more staff members over the next 5 years. The location is in a desirable part of the community surrounded by other similar professionals already located in the Spaulding Business Park.

PUBLIC COMMENT

No comments were made.

MOTION: *Commissioner Moak moved for approval of Resolution 2016-15, authorizing the Port's Executive Director to execute all necessary documentation associated with the land sale to Blaine Tamaki and to take all other action necessary to close this transaction; Commissioner Barnes seconded.*

Discussion:

Mr. Moak stated this is a good sale and the business fits nicely within Spaulding.

Mr. Barnes stated the purchase and sale agreement is consistent with Port's plans and the intended use is compatible with the businesses already located in the area. The property sale will allow the Port to utilize the resources for Vista Field and other projects.

Mr. Novakovich applauded Ms. Hanchette on her efforts.

With no further discussion, motion carried unanimously. All in favor 3:0.

PRESENTATIONS

A. The Link, KPFD Board Members, Barbara Johnson and Corey Pearson

Mr. Arntzen introduced Corey Pearson, Executive Director of the Kennewick Public Facilities Board (KPFD) and Barbara Johnson, President of the KPFD Board.

Ms. Johnson thanked the Commission for the opportunity to present an update on The Link and what has been taking place at the KPFD since the joint meeting in April 2015. Ms. Johnson stated some items addressed at the joint meeting with the Port, City of Kennewick and the KPFD were beneficial to the KPFD and how their interpretation of the building could provide a connection between The Link and Vista Field. Ms. Johnson believes the KPFD listened to the Port's concerns and hopes the Commission sees The Link as an impactful development for Vista Field. Ms. Johnson stated the KPFD Board plans to take action this week on when The Link proposal will go on the ballot.



REGULAR COMMISSION MEETING

PORT OF KENNEWICK

APRIL 26, 2016 MINUTES

Mr. Pearson thanked the Commission and stated after initial plans for expansion of the Three Rivers Convention Center did not pass in 2013, it allowed the KPFD to research the shortcomings of the campus. Through a social media survey, the KPFD asked the community to rank local activities in terms of importance and the results were as follows:

- Traveling Entertainment;
- Local Theater;
- Local Tradeshow Events;
- Tri-City Americans Hockey;
- Mid-Columbia Symphony Orchestra.

Furthermore, the community was asked to complete the following sentence, “The Tri-Cities needs better facilities for...”:

- Performing Arts (65%);
- Athletics (20%);
- Conventions (9%);
- Business Events (6%).

Mr. Pearson stated The Link will address the following:

- Renovations to the Toyota Center
 - New lobby space, seating including additional ADA seating, concessions, video boards and mechanical upgrades;
- Addition of Exhibit Hall and Theater
 - 350 permanent seats, fly loft, orchestra pit and mechanical board;
- Joint meeting space and connection to Toyota Center
 - Open space that links the Three Rivers Convention Center and Toyota Center that has clear doors that can open up to Vista Field.

Mr. Moak asked what the natural life of the Toyota Center is with the additional improvements.

Mr. Pearson stated with any facility there is routine maintenance and the core structure of the facility is solid, however, there are issues mechanically that will be addressed. With the additional improvements, Mr. Pearson estimates the Toyota Center will be viable for 10-15 years. The KPFD understands eventually the Toyota Center will need to be replaced, however, the new structure has been designed to stand on its own if the Toyota Center is no longer in use. Mr. Pearson and the City of Kennewick believe with routine maintenance the facility can last for another 15-20 years.

Ms. Johnson stated a new arena could cost up to \$100,000,000 and the Toyota Center is owned by the City of Kennewick. It would be the City’s decision to construct a new facility.

Mr. Moak inquired how competitive the facility will be with the addition of The Link to other facilities located in Yakima or Spokane.

Mr. Pearson stated The Link is approximately 110,000 square feet of additional space which includes 50,000 square feet of exhibit space, and 25,000-30,000 square feet of lobby space, which is dual purpose. Spokane recently underwent renovations and added 100,000 square feet of exhibit



REGULAR COMMISSION MEETING

PORT OF KENNEWICK

APRIL 26, 2016 MINUTES

space and a hotel was recently completed that has an additional 70,000 square feet of meeting space and is physically connected to the Convention Center by a sky bridge. The Link will put the KPFD ahead of Yakima Convention Center, who is currently looking at expanding as well. One of the competitive advantages The Link provides is the hotel, theater, exhibit hall and convention center and 6000 seat arena under one connected space. There is no other facility like this that has all the available amenities under one roof in the Northwest.

Ms. Johnson reported the need to add additional space is immediate, because our current customers are already being courted by Yakima, Spokane and Boise. The organizations have indicated they do not want to leave the Tri-Cities; however, if we cannot provide the facility, they have to take their business elsewhere. In order to keep our current clients, such as the Washington Wine Grape Growers Association and the Washington-Oregon Potato Conference, it is important to invest in The Link.

Mr. Moak asked what would be the wow factor for convention attendees.

Mr. Johnson stated the build out of Vista Field will bring the wow factor and the expansion will help bring the businesses to Vista Field. Ms. Johnson believes there needs to be additional opportunities for businesses besides what the local market can bring.

Mr. Moak believes activities that take place across from Vista Field will improve our development. Mr. Moak stated it was very helpful seeing the KPFD presentation and believes it will interact well with Vista Field and will be a positive addition to our community.

Ms. Johnson added the KPFD has been diligent about meeting with the Arts Center Task Force and has entered into a Memorandum of Understanding with them. Ms. Johnson believes there is a need for both theaters: The Link will accommodate a 2,300 seat Broadway Show, and the Vista Arts Center is an 800 seat theater venue that will accommodate regional and local shows.

Mr. Barnes believes The Link could be mutually beneficial and if Vista Field can gain momentum from The Link, it will be a compatible relationship. Mr. Barnes inquired how the KPFD will disperse accurate information to the voters.

Mr. Pearson stated the KPFD will utilize their website and send out educational pamphlets and hold open houses. There is a local Tri-City group that has been lobbying for the project using social media that has gained momentum; however, the KPFD needs to inform the general public about the project.

Mr. Barnes stated the justification for the project is clear and easy to understand from the perspective of a convention; however, how is the KPFD going to convince Kennewick taxpayers that The Link is mutually beneficial?

Ms. Johnson stated the KPFD needs to focus on two important facts: first, almost 60% of the people that pay for goods and services are not from Kennewick, but are from Richland and Pasco and this will be a regional amenity; but Kennewick voters will be the one to ultimately decide.



REGULAR COMMISSION MEETING

PORT OF KENNEWICK

APRIL 26, 2016 MINUTES

Secondly, the KPFD needs to educate the Kennewick voter on how they benefit from the campus with events like graduations and celebrations. Furthermore, if The Link is successful, it will help generate new business at Vista Field, like shops, restaurants, and entertainment, which will be beneficial to the Kennewick voter.

Mr. Novakovich thanked Ms. Johnson and Mr. Pearson for their presentation.

B. Longmont, Colorado Public Amenities

Mr. Moak recently visited Longmont, Colorado which is home to the Prospect New Town new urbanism development. Kiki Wallace, developer of Prospect New Town purchased the family's tree farm and annexed the 80 acres into the City of Longmont. Mr. Wallace worked with DPZ to design the new urbanism development, the first of its kind in Colorado.

Prospect New Town is a community that boasts several different styles for residential and commercial, while following design standards that are in place. The development utilizes non-traditional street names and alley ways and has a number of parks that are the hub for community gatherings. Mr. Moak reported the development has both a Home Owners Association and a Business Association. Mr. Moak stated Prospect is 15 years into the development and it has not reached total buildout yet.

Mr. Moak posed several questions for the Commission and staff in relation to Vista Field:

- Housing Style: traditional, modern or both;
- Developers: one developer or multiple developers (Prospect has multiple developers which provides additional variety to the development);
- What type of businesses would the community like to see in Vista Field;
- What type of residential housing should be available, single family, townhomes, and/or condos;
- Residential housing prices;
- Create a design review committee to maintain standards of development.

Mr. Moak encouraged the Commission and staff to speak to Mr. Wallace and discuss some of the issues he has encountered over the past 15 years and try and learn from their mistakes and their successes.

NEW BUSINESS (Continued)

A. Bid Award: Columbia Gardens Underground Utilities; Resolution 2016-16

Mr. Peterson reported invitations to bid the Columbia Gardens Utilities were published and plans and specifications were made available to all contractors. Three bids were received with Big D's Construction of Tri-Cities, Inc. Construction Company's bid of \$277,655.00 being deemed as the lowest responsible bid. Mr. Peterson stated the bid came in well under the engineer's estimate of \$527,103. Mr. Peterson stated if the Commission approves Resolution 2016-16, work can begin as early as May 9, 2016 with a completion date of August 26, 2016.

Mr. Barnes verified that the project was based on unit pricing and inquired if the bid amount can fluctuate due to unforeseen circumstances.



REGULAR COMMISSION MEETING

PORT OF KENNEWICK

APRIL 26, 2016 MINUTES

Mr. Peterson confirmed that the bid is based on unit pricing and the price can fluctuate if there is additional fill needed.

PUBLIC COMMENT

No comments were made.

MOTION: Commissioner Moak moved for approval of Resolution 2016-16, authorizing the Port's Executive Director to execute the contract with Big D's Construction of Tri-Cities, Inc. for the installation of utilities at the Columbia Garden Wine Village Phase #I on Columbia Drive for the sum of \$277,655, plus applicable tax; Commissioner Barnes seconded.

Discussion:

Mr. Novakovich thanked Mr. Peterson for his diligence.

With no further discussion, motion carried unanimously. All in favor 3:0.

REPORTS, COMMENTS AND DISCUSSION ITEMS

A. Vista Field Update

Mr. Peterson stated staff and DPZ are currently pulling together the design principals, zoning regulations, and the TSIE for the Vista Field Master Plan, for adoption by the City of Kennewick. Michael Mehaffy of DPZ suggested the Port should schedule two meetings: one with developers outside our community who have done projects of this magnitude before and one with local realtors to see how Vista Field may be received in the current market and what niche Vista Field will fill. Mr. Peterson suggested a handful of realtors who have been engaged throughout the Vista Field process attend the meeting.

Mr. Moak appreciates the idea but believes the Port should meet with a mix of local and out of state developers.

Mr. Peterson suggested the Port hold four different meetings with the following attendees:

- Local relators;
- Local Builders;
- Developer of Kendal Yards in Spokane;
- Northwest Developers from Seattle, Boise and Portland.

Mr. Moak believes developers from the Northwest is sufficient.

Mr. Peterson stated the Commission has recently discussed the aviation history of Vista Field and inquired how prominent aviation should be throughout Vista Field, for example, a plaque, a monument, road names or art objects.

Mr. Arntzen reported that he and Mr. Peterson are meeting with Mr. Mehaffy and Laurence Qamar on Friday and will discuss draft #I of the Phase I infrastructure plan. As staff refines draft #II, we are looking at incorporating a gateway feature or art object at the Deschutes entrance and asked the Commission for their thoughts.



REGULAR COMMISSION MEETING

PORT OF KENNEWICK

APRIL 26, 2016 MINUTES

Mr. Novakovich would like to maintain and appropriately reflect the history of the airport, whether that be at the entryways or elsewhere within the development.

Mr. Moak is in favor of recognizing the role of aviation at Vista Field and suggested an art piece or plaque would be sufficient.

Mr. Barnes suggested an appropriate, respectful recognition of aviation however, it does not need to be prevalent throughout the development.

Mr. Arntzen asked the Commission for their thoughts on the name Vista Field.

Mr. Barnes stated most everyone in the Tri-Cities knows where Vista Field is, however, that does not mean that we need to keep the name.

Mr. Novakovich believes the development needs to remain Vista Field.

Mr. Moak stated at former airfields, the word "field" has been dropped and he objects to using field but is fine with Vista.

Mr. Novakovich believes maintaining the history is important and reiterated the entire development does not need to be aviation, but he would like to preserve the history for future generations.

Mr. Arntzen will continue to work on Phase I while the Commission mulls over a potential name.

Mr. Moak stated naming the development has not been discussed with the public and he believes the Commission needs to thoroughly discuss the name with the community, realtors and developers before any decision is made. Mr. Moak inquired why the name would keep the Port from moving forward.

Mr. Arntzen stated for example, as part of Phase I, he is currently looking at the gateway feature and has been looking at a vertical element that is somewhat reminiscent of aviation. Another factor would be the styling of the development, however, that would hinge on how the Commission recognizes aviation within the development.

Mr. Barnes stated there are three courses of action the Commission can take: the name remains Vista Field, the word field is dropped from the development, or consider a new name; however, Mr. Barnes believes an open meeting regarding the name is not a wise use of Port resources.

Mr. Novakovich agrees with Mr. Barnes and stated he likes Vista or Vista Field.

Mr. Barnes would like to discuss the naming of Vista Field during the May 10, 2016 meeting.



REGULAR COMMISSION MEETING

PORT OF KENNEWICK

APRIL 26, 2016 MINUTES

Mr. Moak stated the gateway feature located on Deschutes Avenue could be stylistically reminiscent of aviation, but not heavy aviation.

Mr. Arntzen appreciates the discussion and will work with Ms. Carter and Ms. Bader Inglima on an art object reminiscent of aviation for the entrance. Mr. Arntzen stated as the project moves forward, he inquired if staff can evaluate suggestions brought forth by the town architects and then present them to the Commission for discussion.

Mr. Novakovich stated that is the role of the Commission role and believes that is a good suggestion. Mr. Novakovich believes the Commission agrees that the gateway entrance on Deschutes should evoke a sense of aviation and the theme for Phase I may be reminiscent of aviation but indirectly.

Mr. Peterson briefed the Commission on the Master Plan progress and stated the document is multiple pieces that need to be pulled together. The Port is waiting for the final document which is the draft economic development and market expectations which should be available soon. However, the City is still conducting the water system analysis, which is to be completed by the end of May. Mr. Peterson stated once the pieces are complete, DPZ will assemble the final Master Plan in hopes of presenting to the City in June.

B. Columbia Drive Update

Mr. Peterson reported staff and Mr. Thornhill are working on necessary revisions for the Columbia Gardens Wine Village buildings and are working within the amount of \$4,800,000, as was previously discussed by the Commission.

Ms. Bader Inglima stated following the approval of Big D's Construction contract for the ground and utility work at Columbia Gardens, she would like to schedule a groundbreaking event on Monday, May 9, 2016. The groundbreaking will provide an opportunity for the Port and our partners, the City of Kennewick, Benton PUD, and Frontier Communications to gather for a ceremony to initiate construction of the Columbia Gardens Urban Wine and Artisan Village.

C. Commissioner Retreat

Mr. Arntzen stated previously the Commission discussed a Commission retreat and possible Agenda topics. Mr. Arntzen stated that although there has been substantial feedback from the Commission, there has not been a consensus on discussion topics. Furthermore, in addition to the agenda topics, the cost for Jim Darling, of Maul Foster Alongi, to facilitate the meeting would be approximately \$15,000. Mr. Arntzen inquired if the Commission would like staff to continue pursuing a retreat and asked for further guidance regarding the prioritization of projects.

Mr. Novakovich stated the Port has a lot of projects occurring and even if we could reduce the cost of a retreat, it was not budgeted. Mr. Novakovich suggested the Commission postpone the retreat and remove the item from the CEO goals and substitute other critical items such as a Vista Field Developer's workshop or the Rural County Capital Funds. Mr. Novakovich believes these items are more critical to the Port's mission than an unbudgeted retreat.



REGULAR COMMISSION MEETING

PORT OF KENNEWICK

APRIL 26, 2016 MINUTES

Mr. Arntzen reported staff held a retreat in Wenatchee last week which focused on team building, and was very basic and did not require a moderator.

Mr. Novakovich believes a Commission retreat is a good idea, however, the retreat needs to be beneficial and justifiable and he is unsure if the Commission is at that point.

Mr. Moak stated the Commission could focus the retreat around the Comprehensive Scheme, which will be adopted later this year and it would dovetail nicely with what the Port is trying to accomplish and the future of the Port.

Mr. Barnes stated the Commission could hold a meeting regarding the Comp Scheme and combine it with some elements of a retreat.

Mr. Arntzen stated the intention of staff was to hold a meeting in the fall where public input was taken on the draft Comp Scheme and facilitated by Ben Floyd. Following the meeting, Mr. Floyd would include public comments and present the final Comp Scheme to the Commission for approval, no later than the end of November. If the Commission desires a combined Comp Scheme review and a retreat, certain expectations need to be met. The Commission is legally required to have public input regarding the Comp Scheme, however, a retreat may include quality, detailed discussions related to philosophy, with limited questions from staff and no public input. Mr. Arntzen believes it is possible to combine a retreat with the Comp Scheme, however, certain criteria will need to be established.

Mr. Barnes stated the Port has limited resources for a full retreat, however, Mr. Barnes would like to combine the Comp Scheme Meeting with some elements of a retreat.

Mr. Moak believes the Commission needs the time to discuss the philosophy of Vista Field and other Port properties. Mr. Moak does not feel the Port should expend \$15,000 for a Commission retreat, however, he believes a retreat needs to happen in order to give staff direction.

Mr. Barnes believes a portion of the meeting could center on philosophical discussions related to Port projects, which is relative to the Comp Scheme.

Mr. Novakovich likes that option and believes it would be a natural progression coming out of a public hearing related to the Comp Scheme. Mr. Novakovich asked the Commission if they would like to schedule, in conjunction with the Comp Scheme Public Meeting, a mini retreat that focuses on the philosophy of the Port and postpone a full retreat for another time.

Mr. Barnes is in favor of combining elements of a retreat with the Public Comp Scheme meeting.

Mr. Arntzen reiterated the Commission comments and stated there is support for a form of a retreat and the Comp Scheme Meeting. Mr. Arntzen would like to have one event that captures both topics and believes it would be beneficial to have Mr. Floyd facilitate a retreat. Mr. Arntzen requested additional time to discuss the concept with Mr. Floyd and provide the Commission with



REGULAR COMMISSION MEETING

PORT OF KENNEWICK

APRIL 26, 2016 MINUTES

more detail at a later meeting. Mr. Arntzen thanked the Commission for the clarity and direction and will work on a rough draft.

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

Commissioners reported on their respective committee meetings.

E. Non Scheduled Items

1. Ms. Bader Inglima reported the Tri-City Regional Chamber of Commerce will hold the State of the Ports presentations on June 22, 2016. Per past practice, Mr. Novakovich will present on behalf of the Port. Ms. Bader Inglima will work with P.S. Media on a video that highlights current Port Projects.

Mr. Arntzen inquired if the Commission likes the video presentation.

Mr. Moak prefers to hear from the elected officials.

Mr. Arntzen stated as the Commission positions transition, staff will confer with the Commissioner prior to presentations regarding the use of a video.

2. Mr. Arntzen inquired if the Commission would like to take a formal position on the federal land transfer or if the Commission believes the Port addressed their viewpoint in the *Tri-City Herald* article that was previously published.

Mr. Novakovich stated the Port has expressed their position.

Mr. Moak feels the Port should articulate our concerns and believes the public is entitled to express their opinion on the matter.

Mr. Barnes stated the conveyance of the shoreline is an ambitious undertaking and he expressed his concerns with the process and how the constituents have not had the opportunity to weigh in on the topic. Mr. Barnes believes the *Tri-City Herald* article clearly identified the Port's position.

Mr. Arntzen stated the Commission has the option of composing a letter that emphasizes the Port's special relationship with the Confederated Tribes of the Umatilla Indian Reservation (CTUIR).

Mr. Barnes stated if the Port wanted to adopt a formal position, the conveyance should be placed on the agenda. The Port's MOU clearly states we will confer with the CTUIR on river related issues.

Mr. Moak inquired if staff has conferred with the CTUIR.

Mr. Arntzen stated staff has conferred with the CTUIR and have had several discussions with a few members. The CTUIR has not disclosed their position at this time.



REGULAR COMMISSION MEETING

PORT OF KENNEWICK

APRIL 26, 2016 MINUTES

The consensus of the Commission is to abstain from any decision at this time.

3. Mr. Peterson received an email from Boyce Burdick and read it into the record,
“Larry, I had a stroke last Tuesday and now I am in rehab hoping to go home this week. I will miss the Port meeting today, but I wanted to comment that the Port should either build the woonerf itself or get a developer who knows what one is. From last week’s comments, it is obvious to me that there are no local developers who know what one is or understand the Port’s philosophy about Vista Field.”
Staff wishes Mr. Burdick a speedy recover.

PUBLIC COMMENTS

Aaron Johnston, 306 Armistead, Richland. Mr. Johnston has a great amount of respect for people who serve on boards and stated there were a few issues he would like to address regarding The Link presentation. Mr. Johnston inquired about the existing coliseum, and stated if the City chooses not to rebuild the arena, how would that affect the competitive advantage Mr. Pearson spoke of. Furthermore, he has yet to hear what the anticipated development costs would be and as a member of public, believes that is an important fact that should be disclosed. Mr. Johnston stated another item that has not been addressed is the anticipated annual cost of operations and what is the expected shortfall the taxpayers would have to cover. Mr. Johnston stated Mr. Pearson spoke of the group which is made up of private citizens, and Mr. Johnston wondered what their role is in this process and how they interact with KPFD. Mr. Johnston believes it is important to evoke a vision when you are doing a development and Vista is a view and Vista Field is what it was, and Mr. Johnston sees it as the view of what it should be, from a developer and marketer standpoint.

Mr. Arntzen stated the questions Mr. Johnston posed related to the KPFD and The Link are very fair questions, however, the Port of Kennewick Vista Field project is separate from the KPFD and the Three Rivers Convention Center. Mr. Arntzen stated the Port is working within the fence at Vista Field and has implemented a pay-as-you-go strategy for the redevelopment of the property. Mr. Arntzen thanked Mr. Johnston for his valid questions and encouraged him to discuss his concerns with Mr. Pearson and the KPFD.

No further comments were made.

COMMISSIONER COMMENTS

No comments were made.

Mr. Novakovich anticipates the Executive Session will last approximately 15 minutes, Potential Litigation per RCW 42.30.110(1)(i) with no action anticipated. Mr. Novakovich asked the public to notify Port staff if they will return after the executive session.

Mr. Novakovich recessed the Regular Commission Meeting at 4:46 p.m. for approximately 5 minutes.

EXECUTIVE SESSION

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



REGULAR COMMISSION MEETING

PORT OF KENNEWICK

APRIL 26, 2016 MINUTES

Mr. Novakovich convened the meeting into Executive Session at 4:50 p.m. for approximately 15 minutes.

Mr. Novakovich adjourned the Executive Session at 5:03 p.m.

Mr. Novakovich reconvened Regular Commission Meeting at 5:03 p.m.

ADJOURNMENT

With no further business to bring before the Board; the meeting was adjourned at 5:03 p.m.

APPROVED:

**PORT of KENNEWICK
BOARD of COMMISSIONERS**


Skip Novakovich, President


Thomas Moak, Vice President


Don Barnes, Secretary

PORT OF KENNEWICK

RESOLUTION No. 2016-15

***A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PORT OF
KENNEWICK AUTHORIZING A PURCHASE AND SALE AGREEMENT WITH
BLAINE TAMAKI***

WHEREAS, Blaine Tamaki (Purchaser), has offered to purchase approximately 0.53 acres (to be verified through professional survey) of the area graphically depicted on "*Exhibit A*" at the Spaulding Business Park, in Richland, Washington from the Port of Kennewick (Seller) for \$7.90 per square foot or approximately \$181,052.00; 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.

NOW, THEREFORE; BE IT HEREBY RESOLVED that the Board of Commissioners of the Port of Kennewick hereby authorizes the Port's Chief Executive Officer to execute a Purchase and Sale Agreement with Blaine Tamaki and hereby authorizes the Port's Chief Executive Officer 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.

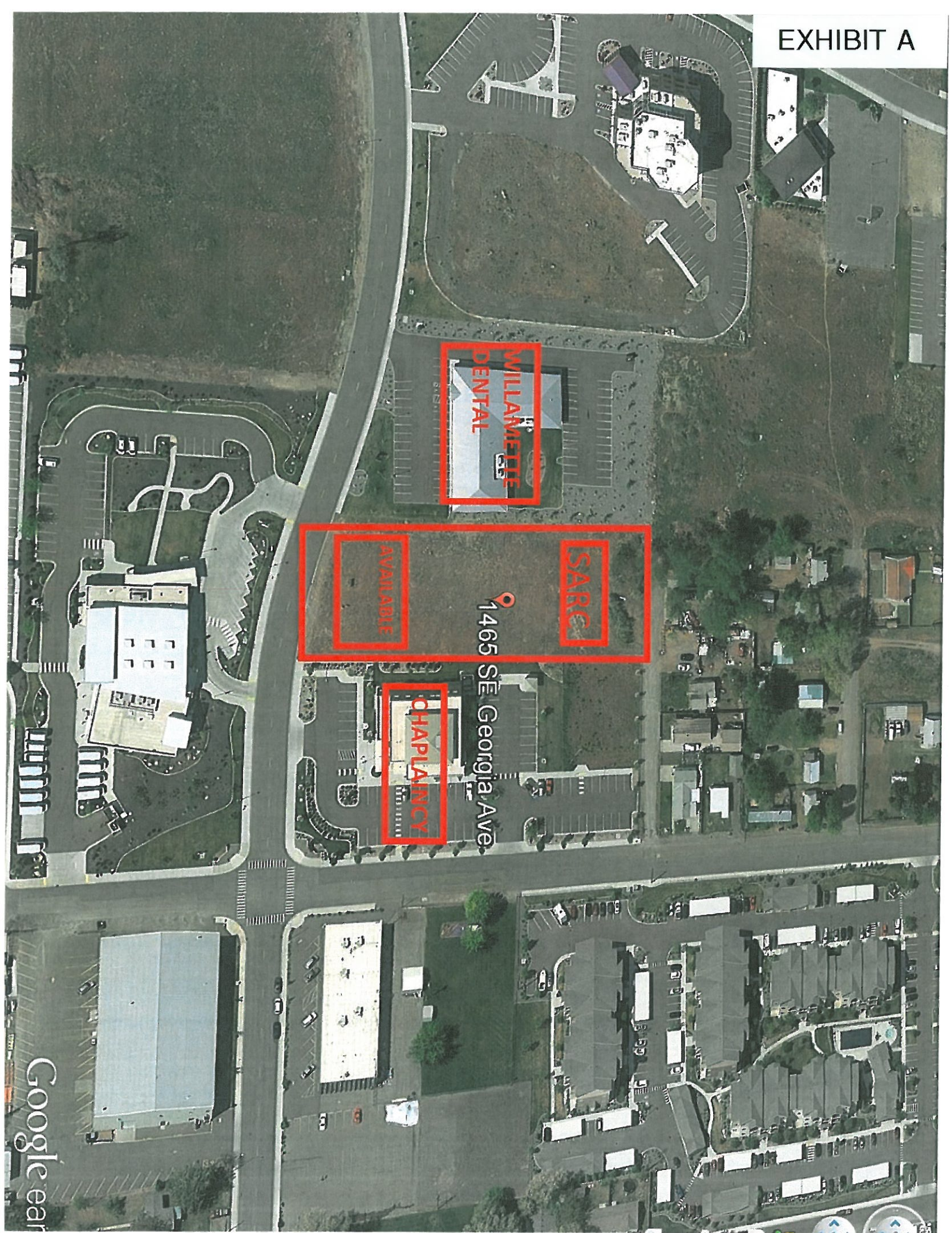
ADOPTED by the Board of Commissioners of the Port of Kennewick on the 26th day of April, 2016.

**PORT of KENNEWICK
BOARD of COMMISSIONERS**

By: 
SKIP NOVAKOVICH, President

By: 
THOMAS MOAK, Vice President

By: 
DON BARNES, Secretary



PORT OF KENNEWICK

Resolution No. 2016-16

***A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PORT OF
KENNEWICK ACCEPTING AND AWARDING A UTILITY CONSTRUCTION CONTRACT
FOR THE COLUMBIA GARDENS WINE VILLAGE PHASE #1 PROJECT ON
COLUMBIA DRIVE.***

WHEREAS, a request for bids for the installation of utilities at the Columbia Gardens Wine Village Phase #1 site on Columbia Drive was properly advertised with the approved plans and specifications being made available to prospective bidders, and

WHEREAS, construction bids have been received and staff and the project engineer have certified that the bids received are in compliance with the plans and specifications; and

WHEREAS, the staff and the project engineer have certified that the low bidder for the project is Big D's Construction of Tri-Cities, Inc. in the amount of \$277,655.00 and that such bid is in compliance with the plans and specifications; and

NOW THEREFORE, BE IT RESOLVED that the Port of Kennewick Commission does hereby accept the bid of Big D's Construction of Tri-Cities, Inc. for the reconstruction of the roadway and utilities on Clover Island as the low bidder in the amount of \$277,655.00, and hereby awards the construction contract to said low bidder.

BE IT HEREBY FURTHER RESOLVED that the Executive Director is authorized to enter into a contract between the Port of Kennewick and Big D's Construction of Tri-Cities, Inc. for the installation of utilities at the Columbia Gardens Wine Village Phase #1 site on Columbia Drive, and that the Executive Director is further authorized to proceed with all necessary procedures required to complete construction of the project.

ADOPTED by the Board of Commissioners of the Port of Kennewick on the 26th day of April 2016.

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

By:


SKIP NOVAKOVICH, President

By:


THOMAS MOAK, Vice President

By:


DON BARNES, Secretary