



REGULAR COMMISSION MEETING

PORT OF KENNEWICK

MAY 27, 2014 MINUTES

CALL TO ORDER

Commission President Don Barnes called the 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: 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

Barb Carter led the Pledge of Allegiance.

Mr. Barnes commented agenda items may be added to the Regular Commission Meeting Agenda after the agenda is closed and the notice is published if a Commissioner or the Executive Director explains the necessity and receives a majority vote of the Commission at a public meeting.

Mr. Barnes further stated he received notification this morning that a Warrant Register for payment to PS Media was inadvertently omitted from the Consent Agenda and that an Executive Session needs to be added to the Agenda.

MOTION: Commissioner Moak moves to add Item D, Approval of Warrant Register dated May 28, 2014 to the Consent Agenda and Item B to the Executive Session item for Real Estate (Site Selection), per RCW 42.30.110(1)(b) to the Agenda; Commissioner Novakovich seconded. With no further discussion, motion carried unanimously. All in favor 3:0.

PUBLIC COMMENT

Mark Blotz, 5727 West Victoria, Kennewick, Washington. Clover Island Inn had the "Kick off to summer party," over Memorial Day weekend. The events were very successful, with approximately 1000-1200 guests on the island. Clover Island Inn will be holding 20 events this summer and Mr. Blotz thanked the port for allowing the events and for their advertising support. It was two evenings of great entertainment and was well received by the community.

Jose Chavallo, 5927 West Quinault Avenue, Kennewick, Washington. Mr. Chavallo believes the port has good ideas and good vision, but believes big projects like Vista Field need a catalyst to get started. Mr.



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Chavallo previously purchased land from the port at the Spaulding Business Park site and built a three million dollar building. Mr. Chavallo indicated that Vista Field is a big passion for him, and he believes it would be great asset for the community. Mr. Chavallo has an idea for a project at Vista Field to bring in young professionals and create a “live, work and play,” atmosphere. During a recent meeting with the Kennewick City Manager, she suggested he seek ideas and support from the Port Commission. Mr. Chavallo is hopeful his concept would fit with the vision the Commission has for Vista Field.

COMMISSIONER COMMENTS

Mr. Novakovich thanked Mr. Blotz for bringing people to the island with the sponsored events. Mr. Novakovich believes it helps bolster the businesses on the island and downtown and helps the port vision.

Mr. Moak stated Mr. Chavallo’s concept, “live, work and play,” is something the Commission has addressed several times and believes is part of the vision for Vista Field. Mr. Moak is very interested in seeing port property and surrounding properties become successful. He believes those are the sorts of ideas the port needs to see.

No further comments were made.

CONSENT AGENDA

The consent agenda consisted of the following:

A. *Approval of Direct Deposit and Warrants Dated May 19, 2014*

Direct Deposit totaling \$28,805.13 and Expense Fund Voucher Numbers 35672 and 35673 totaling \$1,546.85; for a grand total of \$30,351.98

B. *Approval of Warrant Register Dated May 28, 2014*

Expense Fund Voucher Numbers 35674 through 35701 and 35703 through 35717 for a grand total of \$90,080.53.

C. *Approval of Commission Meeting Minutes dated May 13, 2014*

D. *Approval of Warrant Register Dated May 28, 2014*

Expense Fund Voucher Number 35702 for a total of \$14,449.52.

Mr. Novakovich would like to remove item D from the consent agenda and approved separately because on April 12, 2011, he disclosed that Esprit, the company he and his wife owns, has a contract with PS Media to produce the Port’s newsletter. Esprit does not get paid directly from the Port; they get paid from PS Media. Item D is the payment to PS Media and in the interest of any kind of perception that there could be a conflict, he would like to recuse himself from any action on this item.

MOTION: *Commissioner Novakovich moved for removal of Item D of the Consent Agenda, for separate consideration; Commissioner Moak seconded. With no further discussion, motion carried unanimously. All in favor 3:0.*

PUBLIC COMMENT

No comments were made



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MOTION: Commissioner Novakovich moved for approval of the consent agenda, with exception of Item D; Commissioner Moak seconded. With no further discussion, motion carried unanimously. All in favor 3:0.

PUBLIC COMMENT

No comments were made.

MOTION: Commissioner Moak moved for approval of consent agenda Item D, for payment to PS Media; Commissioner Barnes seconded. Commissioner Novakovich recused himself. With no further discussion, motion carried. All in favor 2:0. Mr. Novakovich abstained.

REPORTS COMMENTS AND DISCUSSION ITEMS

A. Office Remodel, Award of Bid; Resolution 2014-09

Ms. Hanchette brought forth Resolution 2014-09, for the Board's consideration. The resolution is a contract with Banlin Construcion LLC, for the Port's Corporate Office remodel. The scope of the project will include:

1. Transform the first floor office to a multi-purpose space, which will include a server room and conference room, with the ability to hold teleconferences.
2. Reconfigure the second floor office space from two to four office spaces and reconfigure the front lobby to include an internal camera system.
3. Bring the existing office space up to current City of Kennewick codes.

In accordance with port bidding policies, five general contractors from the port's small works roster were invited to bid on the construction remodel. A site visit was required for all invitees. The port received three bids for this project, and Banlin Construction LLC's bid of \$143,045.38, was deemed as the lowest responsible bid. The bid from Booth and Sons was the lowest bid of \$128,200; however, it was considered a non-responsive bid as they omitted a signature on the bid form and did not have the construction bid bond witnessed.

PUBLIC COMMENT

No comments were made.

MOTION: Commissioner Novakovich moved for approval of Resolution 2014-09, authorizing the Port's Executive Director to execute the contract with Banlin Construction LLC, for the construction remodel of the Port of Kennewick corporate offices, for the sum of \$143,485.38, plus applicable tax; Commissioner Moak seconded.

Discussion:

Mr. Moak inquired if the port's standard operation procedures is to reject a bid if it is not signed and declare it non-responsive?

Ms. Hanchette indicated it is port standard practice and consulted with Ms. Luke, port legal counsel, before moving ahead. By Booth and Sons not signing their form, the port cannot hold them to their bid and the bid can be declared as non-responsive. Also, Booth and Sons did not have their bid bond witnessed, which is also considered non-responsive.



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Mr. Novakovich stated, when the remodel project was first addressed, the numbers were less; however, Ms. Fine and Mr. Kooiker explained by remodeling in phases and not completing it all at once, the port is saving taxpayer dollars. Mr. Novakovich feels staff was very prudent in saving money and is very pleased with the outcome. He appreciates Ms. Fine and Mr. Kookier's hard work.

Motion carried unanimously. All in favor 3:0.

REPORTS COMMENTS AND DISCUSSION ITEMS

A. *Vista Field Redevelopment Advisory Committee*

Mr. Peterson stated he prepared a draft list of 16 organizations and members based on the discussion regarding the Vista Vision Task Force from the May 13, 2014 meeting. He requested direction from the Board regarding additions or deletions to the list and the process of the appointment process:

DRAFT organization, member and disciplines list:

- | | |
|---------------------------------|---|
| 1. Government Agency/Landowner: | City of Kennewick |
| 2. Government Agency/Landowner: | Kennewick Irrigation District |
| 3. Government Agency/Landowner: | Benton County |
| 4. Business/Civic: | Tri-Cities Visitor and Convention Bureau |
| 5. Business/Civic: | TRIDEC |
| 6. Business/Civic: | Tri-Cities Regional Chamber |
| 7. Business/Civic: | Young Professionals of Tri-Cities |
| 8. Business/Civic: | Columbia Center Mall |
| 9. Quasi-Government: | Kennewick Public Facilities District (KPFD) |
| 10. Finance/Real Estate: | Commercial Real Estate |
| 11. Finance/Real Estate: | Residential Real Estate |
| 12. Finance/Real Estate: | Banking/Finance |
| 13. Development: | Economic Development |
| 14. Development: | Architecture |
| 15. Education: | KSD or CBC or WSU |
| 16. Community: | Citizen at Large |

Mr. Barnes believes this is an excellent starting point and stated that the Commissioners provided input to Mr. Arntzen and Mr. Peterson regarding the makeup of this committee. Mr. Barnes believes those that should absolutely participate and be essential to the committee are the following:

City of Kennewick
Kennewick Irrigation District (KID)
Benton County
Tri-Cities Visitor and Convention Bureau
TRIDEC
Tri-Cities Regional Chamber

Mr. Novakovich expressed his excitement and confirmed with Mr. Peterson the list is a commonality of what all three Commissioner's presented. Mr. Novakovich suggested combining



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the Columbia Center Mall and the KPFD and have one person represent both entities, which would decrease the number to 15 participants.

Mr. Moak stated he liked the first nine organizations, however, it is important to include the right people from those organizations. Mr. Moak agrees with Mr. Novakovich, that one person may fit two organizations or entities, which would open up opportunities for others to participate. Mr. Moak stated he would like to see a diverse group of people make up the committee.

Mr. Barnes agrees with the possibility of combining two organizations, which could be represented by one individual.

Mr. Moak inquired about the value Mr. Peterson sees in having a higher educator on the list.

Mr. Peterson explained a representative from Columbia Basin College (CBC) or Washington State University (WSU) would bring a different perspective to the committee. Also, the Kennewick School District (KSD) would benefit from the generated tax revenues and there may be impacts on the district, by adding 1,400 new residents to the community.

Mr. Novakovich stated that KSD, CBC and WSU are large employers in the area and are constantly recruiting. Having an educator represented on the committee would be beneficial and bring different ideas.

Mr. Moak added that he would like to see more than one citizen-at-large position that is not associated with a particular group or organization.

Mr. Barnes reiterated that those on the committee will assist in processing the information and serve as a sounding board, but at the same time, Mr. Barnes expressed that any citizen in our region is welcome to provide input. The citizen input is extremely valuable, crucial and important to the redevelopment of Vista Field and the port.

Mr. Novakovich agrees completely with Mr. Barnes. Mr. Peterson did a great job identifying the Commission's wish in including the opportunity for the public at large to provide any and all comments to the Commission or staff throughout the redevelopment process. It is important to reiterate that citizen input is invaluable and crucial to all points in the redevelopment process.

Mr. Arntzen stated that the current role of the task force could follow the same protocol that the port used for the 2010 Vista Field Advisory Board. As you in-panel the committee, the Commission would give them specific tasks in writing, and a small amount of homework, so the task force does not usurp the authority of the Commission. Nor does the task force take such a broad approach, that they tamp out any public comment. Mr. Arntzen will present draft guidelines for the task force at a future meeting. He recommended the Commission be cognizant that an individual could play a dual role, for example, a realtor or banker can be considered a citizen-at-large.

Mr. Novakovich stated that Mr. Arntzen raised a good point, and as we go through the



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organizations, we should look for the individual from that entity that has the vision and will contribute the most to the committee. The Board should consider creating a few alternate positions, not necessarily from the specific organization, but as individuals, that have vision, in case a member is unable to attend a meeting.

Mr. Novakovich inquired today's discussion will be part of the guidelines document?

Mr. Arntzen stated that much of what has been discussed can be included in the document, and staff will be able to tailor and modify the 2010 Vista Field Advisory Board rules, and bring back to the Commission for approval. Mr. Arntzen would like the Commission to tackle the committee list in phases:

1. List of entities and citizens-at-large
2. List of individuals
3. Establish guidelines

Mr. Arntzen suggested the Commission work on the entities and citizens-at-large portion today.

Mr. Peterson reiterated that Mr. Barnes believed the top six are considered essential and Mr. Moak agrees with top nine. At this time, one through six are agreed upon by two Commissioners.

Mr. Novakovich stated he would like to combine Columbia Center Mall (#8) and the Public Facilities District (#9) and is fine with the entire list. Mr. Novakovich agrees with Mr. Arntzen, that there are some citizens-at-large that could serve a dual role.

Mr. Barnes agrees with Mr. Novakovich regarding the combination of Columbia Center Mall and the KPFD. Mr. Barnes indicated that the KPFD will be represented through the City of Kennewick seat as well.

Mr. Moak indicated that the KPFD may say that the City does not represent them; KPFD is their own separate organization and are only appointed by the City and operate independently.

Mr. Arntzen confirmed the list of organizations the Commission agreed upon:

1. City of Kennewick
2. Kennewick Irrigation District
3. Benton County
4. Tri-Cities Visitor and Convention Bureau
5. TRIDEC
6. Tri-Cities Regional Chamber
7. Young Professionals of Tri-Cities
8. Columbia Center Mall
9. Kennewick Public Facilities District (KPFD)

The Commission agrees with the first nine organizations represented on the list, with Columbia Center Mall/ Kennewick Public Facilities District (KPFD) combined.



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Mr. Barnes believes education should be included on the list.

Mr. Arntzen suggested adding two citizens-at-large, however the list is missing key components of banking and architecture.

Mr. Novakovich stated he liked this list as is and believes banking and architecture are very important components and would bring a new perspective to the committee.

Mr. Moak stated it all depends on the individual.

Mr. Barnes agrees with Mr. Moak, it comes down to individual, not the position they hold or their employer. Mr. Barnes stated this is an excellent starting point and inquired what the next step would be.

Mr. Arntzen suggested the Commission narrow down list for agencies and groups today and then come up with separate lists of individuals that may be able to play a dual role for the citizen-at-large positions.

Mr. Peterson suggested the Commission keep the top nine organizations and the remaining positions for citizens-at-large. As the Commission generates their individual lists, they should keep in mind what perspective that person would bring.

Mr. Barnes stated he likes the first nine organizations with a balance of citizens-at-large filling out the remaining positions. It's clear that certain disciplines are coveted and would make great contributions to the committee. The Commission can bring back the names of individuals they would like to see from the nine organizations and then round out with the citizen-at-large positions. There is potential for overlap with any name.

Mr. Barnes stated he likes the top eight with the addition of education, then add individuals based vision and diversity.

Mr. Moak questioned what kind of educator would it be, K-12, CBC or WSU?

Mr. Peterson commented that Mr. Moak has previously expressed it should be an individual with vision, not their organization.

Mr. Novakovich confirmed the total number of the committee be fifteen, with the first eight organizations, (mall and public facilities district combined) from the list, add education, and the remaining six positions are citizens-at-large.

Mr. Peterson asked each Commissioner to provide a list to staff by June 4, 2014, which would include the individuals within the organization from the categories one through eight, with the addition of education and an additional list for the citizens-at-large positions.



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Mr. Arntzen confirmed the following list:

1. City of Kennewick
2. Kennewick Irrigation District
3. Benton County
4. Tri-Cities Visitor and Convention Bureau
5. TRIDEC
6. Tri-Cities Regional Chamber
7. Young Professionals of Tri-Cities
8. Columbia Center Mall/ Kennewick Public Facilities District
9. Education
10. Citizen-at-large
11. Citizen-at-large
12. Citizen-at-large
13. Citizen-at-large
14. Citizen-at-large
15. Citizen-at-large

Mr. Peterson proposed the working title for the committee be the "*Vista Vision Task Force*," which captures the Commission's idea of vision.

Mr. Arntzen posed one last question to the Commission: should there be an application process for the citizen-at-large positions or would the Commission like to appoint the individuals?

Mr. Novakovich does not see the necessity of an application if the Commission is going to submit names and most likely, there will be some overlap between lists.

Mr. Barnes commented that most are individuals we have worked with in the past and believes through experience and association, the Commission could recommend and invite individuals to participate. Mr. Barnes is not in favor of the application process.

Mr. Moak understands the majority view point, but disagrees with a handpicked task force. He believes the public perception will be viewed as a handpicked group by the Commission.

Mr. Barnes reiterated that an individual does not need to be on the committee to voice their input on Vista Field.

B. U.S. Department of Energy Letter

Mr. Arntzen stated in 2010, he signed a letter regarding the U.S. Department of Energy and the Hanford site (*Exhibit 1*) created by TRIDEC with several other agencies on behalf of the Commission. Recently, Mr. Arntzen received another letter (*Exhibit 2*) from TRIDEC requesting his signature, regarding 1,300 acres of Hanford land be returned to the community. Although this is a routine letter Mr. Arntzen would sign, it states, "We invite you to share our request and vision with other interested groups, such as the Native Americans, who we also believe will benefit from sharing some of their cultural heritage located in places around the site." Mr. Arntzen explained



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he would like to reach out to the Confederated Tribes of the Umatilla Indian Reservation (CTUIR) before agreeing to sign the letter.

Mr. Barnes shares Mr. Arntzen's concern, as the CTUIR are valuable partners to the port and with the Memorandum of Understanding (MOU) in place, it would be wise to confer with the CTUIR.

Mr. Novakovich agrees with Mr. Arntzen and Mr. Barnes. The port has a good working relationship with the CTUIR and believes we owe them the obligation of sharing the letter. Mr. Novakovich does not want the relationship disrupted.

Mr. Moak fully supports Mr. Arntzen confirming the statement as well. Mr. Moak believes it is a sign of the port's respect for the tribe and our MOU. He expressed it is important to let them know what is going on and seek their valuable input.

Mr. Arntzen is currently waiting to hear back from the tribe and if there is no objection with the Umatilla's, Mr. Arntzen will sign the letter. The Commission is in agreement with Mr. Arntzen.

C. Columbia Drive Update

Mr. Peterson updated the Commission on the Columbia Drive/Columbia Gardens joint effort for redevelopment with the City of Kennewick. Currently, the port is moving forward with Mr. Black on the 30% design for the buildings at the 421 site. After many attempts it has been determined that the 421 building, in its current location, does not serve our purposes and there is no design value or ability to re-use the material. Mr. Peterson stated the 421 building will be demolished and four new buildings will be placed on the current acre of property. Two of the new buildings, up to 3,600 square feet each, will be located near Duffy's Pond. The third, up to 4,000 square feet, will be along Columbia Drive, separated from the other two by a road through the development. The city is continuing to work on the plans for wine effluent system, and it has been determined that the Cable Greens property will best serve as the location for the system. Mr. Peterson explained port and city staff are moving forward on landscaping plans for Columbia Drive, which include an 8-foot-wide sidewalk and reducing the driveways to five feet. The city is also working with the Army Corps of Engineers on permission to finish the trail around Duffy's Pond and are focusing on a completion date for later this year. Mr. Peterson also stated that the 211 building is currently at the 25% design stage. Mr. Peterson expressed his appreciation for the partnership with the city and is pleased with what they have accomplished thus far.

Mr. Novakovich inquired if the house at Cable Greens will stay. Mr. Peterson believes the house will be removed. To bring the house up to commercial code may not be a cost savings to the port; however, if we can find a way to save the building, we will.

Mr. Moak questioned if there are any plans or value in combining the properties? Could the port potentially erase lot lines and create single properties?

Mr. Peterson explained as the project moves forward, staff will look at the parcel configurations to determine which best suits the development. In regards to the city's binding site plan process, there may be challenges and bonds involved, however, having multiple parcels gives us more



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flexibility to adjust the property lines. Mr. Peterson stated the current configuration will not be the final configuration, and it is easier to do a boundary line adjustment and move parcel lines, than to combine the property.

Mr. Barnes stated the previous vision was to move the main overhead phone and power lines underground, is that still a possibility for relocation?

Mr. Peterson explained that it would cost approximately one million dollars per mile. To relocate the current line that runs from the Cable Bridge to the Causeway is approximately one mile, which would add one million dollars to the expense of the project. To move the lines would be a policy question for the Commission.

Mr. Moak inquired what the time frame would be if the board decided to move the main power lines.

Mr. Peterson explained it could possibly be a five year project. Moving the lines does not impact the development of the 421 site. Currently, there is a ten foot wide easement that will be used for outdoor seating adjacent to the pond. If the lines were moved at a later date, the encumbrance that runs through the property and the visual obstruction would be eliminated.

Mr. Arntzen asked Mr. Peterson to hold off on the power lines at this time, to help city staff move forward with several other projects. He would like to address the issue of the utility easement at a later date, and would like to bring back options and costs for the Commission's consideration.

Mr. Arntzen expressed his appreciation for his staff. He has currently recruited Ms. Bader-Inglima to work on landscaping ideas with Ms. Walsh from the City of Kennewick, and they are coming up with great ideas. The city engineering department offered to draw up plans and asked the port for input. Mr. Arntzen is very proud of the collective efforts made by each team and acknowledged the hard work from Mr. Black, and the port and city staff.

Mr. Barnes inquired when construction would begin.

Mr. Peterson stated that construction activity will begin in late summer and early winter. The time frame is as follows:

1. Mr. Black's 30% drawings are due July 3, 2014
2. Local design teams to complete drawings: July through September 2014
3. Permit and Bid process in October 2014
4. Award bid November 2014
5. Procurement of materials December 2014
6. January 2015, new construction begins, weather permitting

Mr. Moak suggested port project time lines should be on the website. He stated that people want to know what is going on in our community and adding an abbreviated schedule of port projects would be very good.



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D. Clover Island Marina Update

Ms. Hanchette reported the Clover Island Yacht Club shed and landscaping projects are complete. The next project will be the corporate office remodel, which will begin in July. Ms. Hanchette explained she will then address the marina cameras. The port is looking at adding approximately twenty (20) high definition cameras, which will provide usable security footage of the interior and exterior docks, the center isles, the fuel dock, the transient docks and the parking lots. Ms. Hanchette also reported that the security gate designs will be presented to Mr. Arntzen within the next few weeks.

E. International Council of Shopping Centers (ICSC) Conference

Ms. Bader-Inglima reported we have great partnership with city and we were invited to support them at the International Council of Shopping Centers (ICSC). Along with the City of Kennewick and the port, the City of Richland also attended. This is a very large trade show and the port made several strong contacts. Ms. Bader-Inglima stated developers were intrigued by the redevelopment of the waterfront and gave the port an opportunity to lay the groundwork for future projects. We were able to take our Columbia Drive/Gardens postcards, with our QR code, which were donated by Esprit. Ms. Bader-Inglima explained the “densification” of the community has changed and developers are looking for projects from a lifestyle perspective.

Ms. Hanchette also attended the ICSC conference and focused on sessions/workshops that related to real estate, local government partnerships, and sustainability. She stated it was very interesting to see how the economy has changed and how perceptions have changed regarding big developers working with government entities. Ms. Hanchette explained the workshops were very valuable, as she was able to hear different perspectives from the retail side and the developers.

F. Public Records / Open Public Meetings Act Update

Ms. Scott reported that legislation has just been signed into law, effective July 1, 2014, requiring local government officials to receive training on Public Records and the Open Public Meeting Act. The WPPA will be offering training at the Commissioners seminar in July. Since public records officers need to be trained as well, Ms. Scott will be putting together training for staff that Commissioners can attend as well.

Mr. Moak stated we may want to reach out to the smaller agencies and coordinate training. Ms. Scott will look into that possibility.

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

Commissioners reported on their respective committee meetings.

H. Non-Scheduled Items

Mr. Arntzen reported that former Commissioner, John Olsen, suffered heart attack and is currently recovering. The port has sent flowers and a card, but Mr. Arntzen has not had a chance to speak with him directly. He will keep the board updated on Mr. Olsen’s recuperation.



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PUBLIC COMMENTS

Steve Mallory, 5822 West Yellowstone, Kennewick, Washington. Mr. Mallory believes it is right that the port is taking their time and considering everything regarding the redevelopment at Vista Field. Mr. Mallory has lived in the Tri-Cities for seven years, and has had the chance to explore many areas of redevelopment within the Tri-Cities. Not all redevelopment is feasible with the amount of money that is required, for example, Downtown Pasco. Mr. Mallory indicated that Vista Field has a chance to become the “new, centralized” downtown of the Tri-Cities, and the old city centers would become more like Burroughs. The vision of Vista Field is a pretty good possibility.

No further comments were made.

COMMISSIONER COMMENTS

No comments were made.

Mr. Barnes anticipates the Executive Session will last approximately 45 minutes, for Real Estate, per RCW 42.30.110(1)(c) and RCW 42.30.110(1)(b), 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 Regular General Board meeting at 3:40 p.m. for five minutes.
Mr. Barnes convened the meeting into Executive Session at 3:48 p.m. for approximately 45 minutes.

EXECUTIVE SESSION

A. Real Estate, per RCW 42.30.110(1)(c)

B. Real Estate, per RCW 42.30.110(1)(b)

Ms. Fine exited the chamber at 4:30 p.m. and extended session 5 minutes.

Ms. Fine exited the chamber at 4:35 p.m. and extended session 5 minutes.

Mr. Barnes adjourned the Executive Session 4:40 p.m.

After verifying the public was not waiting, the Regular Board meeting reconvened at 4:40 p.m. with no action taken.



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ADJOURNMENT

With no further business to bring before the Board; the meeting was adjourned at 4:41 p.m.

PORT of KENNEWICK
BOARD of COMMISSIONERS

APPROVED:



Don Barnes, President



Skip Novakovich, Vice President



Thomas Moak, Secretary

PORT OF KENNEWICK

RESOLUTION 2014-09

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF PORT OF KENNEWICK ACCEPTING AND AWARDING A CONSTRUCTION REMODEL CONTRACT FOR PORT OF KENNEWICK CORPORATE OFFICES AT 350 CLOVER ISLAND DRIVE

WHEREAS, a request for bids for the construction remodel of corporate offices at 350 Clover Island Drive, Kennewick was properly advertised with the approved plans and specifications being made available to prospective bidders, and

WHEREAS, the staff and project architect have certified that the lowest responsible bidder for the project is Banlin Construction LLC in the amount of \$143,485.38, plus applicable tax 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 Banlin Construction LLC for the construction remodel of corporate offices at 350 Clover Island Drive as the lowest responsible bidder in the amount of \$143,485.38, plus applicable tax 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 Port of Kennewick and Banlin Construction LLC for the construction of said building, 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 Port of Kennewick on the 27th day of May 2014.

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

By:


DON BARNES, *President*

By:


SKIP NOVAKOVICH, *Vice President*

By:


THOMAS MOAK, *Secretary*

March 17, 2010

Dr. Ines Triay
Assistant Secretary for Environmental Management
U.S. Department of Energy
1000 Independence Avenue SW
Washington, D.C. 20585

Dear Dr. Triay:

Over the past several years the Tri-City community has grown increasingly concerned that decisions are being made about the long-term disposition of the Hanford site without adequate input from those most directly impacted - the local community leaders. Many of us view the Hanford land and some of the features, both natural and man made, as tremendous assets.

The reality is that cleanup on much of the site is rapidly approaching completion. While DOE and its' contractors will continue to have a significant long-term presence, future activities will be confined to a relatively small central portion of the site. DOE is to be commended on the successful cleanup progress and the coming "footprint reduction" of the Hanford Site.

Recent decisions by DOE have underscored the need for the community to re-engage in earnest discussions regarding the future use of much of the site.

In December of 2008, you announced DOE's intent to reduce the footprint of several DOE sites, including Hanford, and make this land available for industrial use and more specifically for the possible creation of energy parks.

As you know, through TRIDEC, the Tri-Cities community formed an energy committee, now formally called the Mid-Columbia Energy Initiative Committee (MCEI). This committee has established specific goals to transform the community into an energy hub for the Pacific Northwest, including the desire to secure excess land from DOE in order to develop a proposed Mid-Columbia Energy Park.

The DOE Site Office recently received the first proposal to lease approximately 20 square miles of the Hanford Site to Energy Northwest to then be made available for public and private energy demonstration projects and partnerships. The Tri-City community wholeheartedly supports this Energy Northwest request.

However, we are concerned that at Hanford no other property will be made available for private ownership while at other DOE sites transfer of land and buildings for economic development purposes is already ongoing. We believe leased land may be an

acceptable and even preferable alternative in some cases; but many if not most private companies will not make multi-million dollar investments without property ownership. AREVA is an excellent example. When the company was considering siting a major facility here just two years ago, leased land was not acceptable. Therefore we believe that an Energy Park cannot reach its full potential at Hanford unless some of the land is made available for private ownership.

Following this concept, we further understand that DOE's Comprehensive Land Use Plan, originally developed in 1999 assigned elements of each of its four principal missions – National Security, Energy Resources, Environmental Quality, and Science – to the Hanford Site. When the Plan was developed a decade ago, potential future uses for the land that are viable today, were not yet envisioned. With recent advances, and new government requirements to reduce carbon and focus on renewable energy, the Comprehensive Land Use Plan needs to be reviewed with particular attention to possible "Energy Resources". We believe large solar arrays, biomass production, modular nuclear, energy storage and other renewable energy projects are potential uses for the land, and all would directly support the above four principal DOE missions.

DOE frequently changes plans and methods to undertake clean-up activities because of new technologies. We believe the site Land Use Plan should also be flexible enough to embrace potential new uses as they become viable.

Also related to the land use plan is the question of public access to portions the Hanford site and National Monument. As indicated earlier, we believe that the natural and man-made features at Hanford are community assets and even national treasures in some cases (B-Reactor, the old Hanford and White Bluffs town sites, and the top of Rattlesnake Mountain). As more and more of the site is cleaned up the issue of access will become increasingly important. The community believes that we have not been adequately consulted on this issue and request that DOE establish a framework where community interests can be discussed.

With this letter we therefore request the following:

- A Tri-Cities community discussion with DOE about future Hanford land use for Energy Park and renewable energy developments as they match DOE missions and meet community economic development goals.
 - The Community is interested in obtaining Hanford land both through lease from DOE and through transfer to either the County, or Port District.
- DOE openness to community proposals in support of the Waste Treatment Plant and other long-term Hanford needs, e.g.
 - Provide utilities from the City of Richland to the Site – water, sewer, fiber optics, all of which could be also used for future industrial development.

- Set up local energy products for demonstration on the site -- Infinia, InnovaTek, etc. (these could require some infrastructure support).
- A DOE/Community review of future public access to areas of the site that will not be restricted within the Central Plateau.
- Provide some DOE funding to support the preparation of regional plans that will lead to sustainable energy developments on the Hanford Site, and thereby benefit DOE.
 - For the preparation of detailed business plans to implement steps to be taken in: 1 year; 3 years; 5 years and beyond.

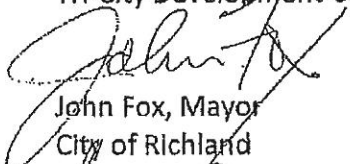
For 67 years this community has supported national missions; first with World War II, then the Cold War, and currently with the Weapons Complex Cleanup Mission.

Our community now looks forward to working with you and your staff to transform the site to a new mission for Hanford and our community, one that focuses on energy security and renewable energy.

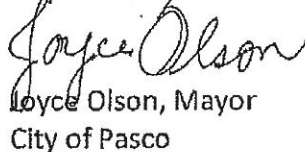
Sincerely,



Carl F. Adrian, President
Tri-City Development Council (TRIDEC)



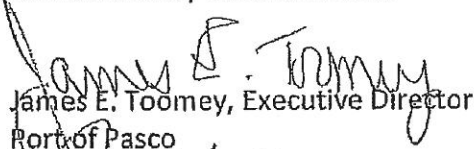
John Fox, Mayor
City of Richland



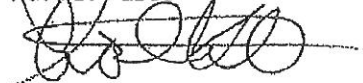
Joyce Olson, Mayor
City of Pasco



James R. Beaver, Chair
Benton County Commissioners



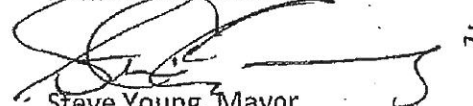
James E. Toomey, Executive Director
Port of Pasco



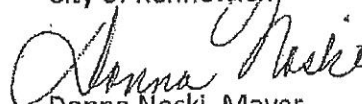
Scott D. Keller, Executive Director
Port of Benton



Ed Revell, Chair
Hanford Communities



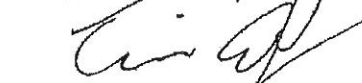
Steve Young, Mayor
City of Kennewick



Donna Noski, Mayor
City of West Richland



Brad Peck, Chair
Franklin County Commissioners



Tim Arntzen, Executive Director
Port of Kennewick

Copies to: Governor Christine Gregoire
Senator Patty Murray
Senator Maria Cantwell
Congressman Doc Hastings
Congressman Norm Dicks
State Senator Jerome Delvin
State Representative Larry Haler
State Representative Brad Klippert
Dave Brockman
Jane Hedges

May 2014

Secretary Ernest J. Moniz
Secretary Sally Jewell
U.S. Department of Energy
1000 Independence Avenue S.W.
Washington, D.C. 20585

Dear Secretary Moniz and Secretary Jewell:

The Department of Energy's 2015 vision for cleaning up nearly 90% of the Hanford Site is nearing reality, and we commend DOE and its contractors for this outstanding remediation work, particularly along the River Corridor.

Tri-Cities elected officials representing our two Counties, three Ports, and four Cities, as well as the Tri-City Development Council (TRIDEC) and the Tri-Cities Visitor and Convention Bureau TCVCB (all signators below), have devoted considerable effort in recent years developing a Community Vision for the future of the Hanford Site. Four years ago, our community sent a letter to the Assistant Secretary for Environmental Management stating our community's desire to be directly involved in decisions about future Hanford land-use. We should all remember, the Hanford Site was owned by private individuals, the county and state prior to federal condemnation in 1943.

Community efforts since that time have included holding a number of local open public meetings; and inviting public suggestions, input and comments leading to the possibility of future economic development, a Manhattan Project National Historic Park, and limited public access to portions of the site for the first time since the federal government acquired the land in 1943 – 71 years ago!

In the year 2000, President Clinton designated 49% of the Hanford Site (284 sq. miles of 586 sq. miles) as a REACH National Monument, to be preserved by the U.S. Fish and Wildlife Service for future generations. Of that, some 70% of this National Monument remains closed to the public 14 years later. We support continued preservation of this REACH National Monument, if additional controlled public access can be added to viewing of this pristine desert shrub steppe landscape. A National Monument, while being preserved, should also be available to the public that owns the land.

In May of 2011, TRIDEC and the community requested approximately 1300 acres of Hanford be returned to the community for future economic development. We are hopeful that this land will be conveyed to the Tri-Cities in the very near future.

Secretary Moniz
Secretary Jewell
May 2014
Page Two

Through 2013, TRIDEC and the TCVCB funded a study conducted by MacKay Sposito, to look at possible future public access to the cleaned up portions of Hanford. This "vision" of future public access was presented to the community in four additional open public meetings, and eventually to the City Councils, the Port districts, and County Commissions

As a result, we the undersigned fully support and endorse this vision of possible future public access to portions of the Hanford Site. We feel strongly that these properties should not be moved into the REACH National Monument unless there is a strong willingness of the Fish & Wildlife Service to support future access as the community has described it. While we respect the U.S. Fish & Wildlife Service, we recognize that adding additional property to an already underfunded and under staffed agency could be doing a complete disservice to both the Fish & Wildlife Service and to our Community.

Instead, with this letter, we recommend that a public access plan be developed between the Department of Energy, the National Park Service (Department of Interior), and the Tri-Cities community that includes the Manhattan Project National Historic Park, controlled future access to the "interior" of the Hanford Site along the Columbia River, and some potential for public access points at both the Vernita Bridge entry and the 300-Area entry to the Hanford Site.

We offer the Community's Vision for future public access as developed by TRIDEC and TCVCB as the starting point for these discussions. We invite you to share our request and vision with other interested groups, such as the Native Americans, who we also believe will benefit from sharing some of their cultural heritage located in places around the site.

We continue to feel that it is critical that Tri-City residents and our elected officials be afforded the opportunity to provide input on all plans that relate to the future of the Hanford Site and to the REACH National Monument. A representative contingent from our community will be happy to meet with you to discuss this future that we envision.

Secretary Moniz
Secretary Jewell
May 2014
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Sincerely,



Carl F. Adrian, President
Tri-City Development Council (TRIDEC)

Kris Watkins, President
Tri-Cities Visitor & Convention Bureau

David Rose, Mayor
City of Richland

Steve Young, Mayor
City of Kennewick

Matt Watkins, Mayor
City of Pasco

Brent Gerry, Mayor
City of West Richland

James R. Beaver, Chair
Benton County Commissioners

Robert E. Koch, Chair
Franklin County Commissioners

Scott D. Keller, Executive Director
Port of Benton

Tim Arntzen, Executive Director
Port of Kennewick

Randy Hayden, Executive Director
Port of Pasco

Attachment: March 17, 2010 Letter to Dr. Ines Triay

(Contact: Gary Petersen, TRICEC, 7130 W Grandridge Boulevard, Ste. A, Kennewick, WA 99336 - 509 735-1000)

Secretary Moniz

Secretary Jewell

May 2014

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Copies to:

Senator Patty Murray

Senator Maria Cantwell

Representative Doc Hastings

State Senator Sharon Brown

State Representative Larry Haler

State Representative Brad Klippert

David Huizenga, U.S. DOE-EM

Rachel Jacobsen, U.S. Fish & Wildlife Services