



REGULAR COMMISSION MEETING

PORT OF KENNEWICK

JUNE 10, 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

Jim Wade led the Pledge of Allegiance.

COMMISSIONER COMMENTS

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 inquired if there were any changes that need to be made to the Agenda.

Mr. Arntzen requested to reserve the right to move the Executive Session further up in the Agenda, as Ms. Luke, Port Counsel, needs excuse herself at 4:00 p.m. to catch a flight. Mr. Arntzen also requested to add Ms. Carter to item 6A, Clover Island, for a presentation regarding the artwork for the Village at Island Harbor.

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 June 3, 2014



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Direct Deposit totaling \$43,575.38 and Expense Fund Voucher Numbers 35718 and 35719 totaling \$1,546.85; for a grand total of \$45,122.23

B. Approval of Warrant Register Dated June 11, 2014

Expense Fund Voucher Numbers 35720 through 35752 for a grand total of \$47,216.97.

C. Approval of Commission Meeting Minutes dated May 27, 2014

D. Approval of Resolution 2014-10 Authorizing Tim Arntzen to Execute the Documents Related to the Shannon/Port of Kennewick Real Estate Transaction

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.

REPORTS COMMENTS AND DISCUSSION ITEMS

A. Herath & Associates PC for Architectural and Engineering Services for the Village at Island Harbor Boardwalk

Mr. Peterson introduced Resolution 2014-11, authorizing the Executive Director to execute a contract with Herath and Associates for the design of the boardwalk improvements for the Village at Island Harbor. The Village at Island Harbor design contract will focus on the shoreline, boardwalk, plaza, artwork installation, a water feature, and connection back to the street. Staff has been working on the Village at Island project since 2010. Herath and Associates has had significant involvement with past port harbor projects and designed the lighthouse.

Mr. Peterson introduced Ms. Carter, who has been consulting with Cultural Tribal Umatilla Indian Reservation (CTUIR) for the crafting and installation of the art objects.

Art Presentation: Barb Carter (exhibit 1)

Ms. Carter verified that the installation will include two bronze statues to commemorate and honor the Tule reed gathering by the Confederated Tribes of the Umatilla Indian Reservation (CTUIR), who resided at Duffy's pond, during the winter.

The installation will feature a bronze of an elderly woman in a traditional deerskin dress will represent a time period of about 200 years ago. This grandmother figure will be gathering Tule reeds with a traditional knife, and will be installed at a higher level, gazing across the water feature toward the figure of a young man who is also gathering Tule--symbolically looking forward toward the Tribes' future. Alternatively, the bronze of the young man, who is also gathering Tule reeds, will appear in modern dress of cut-off jeans and t-shirt, and using a modern knife, will be gazing back across the pond and across time toward the elderly woman—symbolically recognizing and reflecting on the Tribes' past.

Ms. Carter stated that a great amount of detail has gone into the statutes and every detail was suggested and supported by the CTUIR.



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Ms. Bader-Inglima reminded the Commission that the port started out with a concept to honor the local tribes and their heritage, however, the project evolved and the CTUIR became more involved. Bobbie Conner and her staff from the CTUIR developed the concept of a Tule harvest by traditional ancestors and modern day representation. There will also be a plaque that explains the artwork and Tule harvest. Ms. Bader-Inglima believes this is the most significant piece of art the port has installed, as it honors our partnership with the CTUIR.

PUBLIC COMMENT

No comments were made.

Mr. Novakovich praised the artist, Mr. Rodd Ambroson, Ms. Carter and Ms. Conner for their hard work. Mr. Novakovich believes this is the finest piece of art installed in the entire Tri-Cities, not just by the port. The detail is amazing and authentic, and he is very pleased that the port was able to accomplish this in honor of our partnership with the tribes.

MOTION: *Commissioner Novakovich moved for approval of Resolution 2014-11 authorizing the Port's Executive Director to execute the contract with Herath and Associates PC for architectural and engineering services for the Village at Island Harbor Boardwalk, water feature, stage and kiosks, for a sum not to exceed \$75,300.00. Commissioner Moak seconded.*

Discussion:

Mr. Moak inquired about the installation of boardwalk and where the port would be going with this project.

Mr. Peterson stated the design will be completed this year, and if budget and timing allows, installation of the artwork will be spring of 2015. The current 2014 budget allotted \$250,000 for boardwalk improvements, however, as we get closer to completion, additional funds may be needed for the inclusion of a moving water feature for the 2015 budget.

Mr. Moak stated that given 2015 is our centennial, the artwork installation could be defined and tied to our centennial. This would be appropriate to use as an opportunity to talk about the port's vision and partnerships.

Mr. Peterson confirmed Ms. Bader-Inglima is currently working on the centennial program.

Mr. Barnes inquired about the scope of work that is being formulated and how the inclusion of the water feature will fit in.

Mr. Peterson indicated the scope of the project is to add 326 feet of boardwalk and a retaining wall, similar to what is currently in the marina. There is a possibility the port may add additional moorage sites, with the opportunity to extend utilities, and add a gangway or pier in the future. There will be an additional cost to the contract, to include a water feature specialist, because the mechanics of making water move is a very detailed project.



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Mr. Arntzen added, once the shoreline is completed, staff is able to get the sites ready to actively market the property to the private sector.

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

Mr. Barnes thanked Ms. Carter and Mr. Peterson and expressed his excitement for the completion of the project.

B. Contract with Meier Architecture Engineering, Inc. for Architectural and Engineering Services for the Remodeling of the Port's Vista Field Development Building-A

Mr. Peterson brought forth Resolution 2014-12, for authorization of a contract with Meier Engineering, INC., for design work for Vista Field Development Building A. The main tenant is currently Bruker Handheld and in March of 2013, the Commission signed a five year lease, which included an agreement that both parties will make improvements to the property. The building is currently twenty-five years old and in that time, only minor repairs to the roof have been made. Bruker hired Meier and Associates to do the interior scope, which has saved port time and money, as they are currently involved in the project. The resolution authorizes the executive director to sign the contract, to make design improvements, as defined in the March 2013 lease.

PUBLIC COMMENT

No comments were made.

MOTION: *Commissioner Moak moved for approval of Resolution 2014-12 authorizing the Port's Executive Director to execute the contract with Meier Architecture Engineering, Inc. for architectural and engineering services for the remodeling of the Port's Vista Field Development Building-A, for a sum not to exceed \$81,500. Commissioner Novakovich seconded.*

Discussion:

Mr. Moak inquired if staff knew when Development Building-A was built and who the original tenant was.

Mr. Peterson stated the building was built in 1989 with the help of an Economic Development Administration (EDA) for research and development technologies; however, the port is no longer governed by the EDA grant.

Mr. Arntzen further stated that Ms. Fine was able to negotiate the termination of the grant requirements several years early. Mr. Arntzen commended Ms. Fine for her efforts for the grant release.

Mr. Barnes conveyed this is a great thing for port to undertake. To rehab the building and make improvements that are general purpose in nature, is very commendable and the right thing to do to retain non-Hanford, high wage jobs in our community. Mr. Barnes thanked Mr. Peterson for his work and believes this is a mutually beneficial project to improve the building in this manner.



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

REPORTS COMMENTS AND DISCUSSION ITEMS

A. Vista Vision Task Force / Vista Field Update

Mr. Peterson reviewed the May 27, 2014 meeting where each Commissioner was asked to submit a list with names from the agreed upon entities and for the citizen-at-large positions for the Vista Vision Task Force. The list staff provided Commissioners for review at today's meeting was based on the list Commissioner's provided, and at least eight people were universally overlapping.

Mr. Barnes stated this is a preliminary list and these are names the Commission would like to see on the task force. In an effort maintain transparency, these individuals have not been approached by the port about serving on the Vista Vision task force. Mr. Barnes thanked Mr. Peterson for his work on this project.

Mr. Novakovich indicated he had no issues with the presented list and believes it is a very good list. He liked the cross section, the diversity and disciplines, and the make-up of the entities. If the individuals choose to serve on the task force, we will have a very professional group of people to help the port move forward with the vision of Vista Field.

Mr. Moak stated he liked the list as well and finds it to be a well-rounded, diverse group, who have vision and are knowledgeable and would be very helpful to the port. He inquired how the list would work with alternate names. Mr. Moak thanked Mr. Peterson for his efforts in coordinating the lists.

Mr. Arntzen's believes this list would be considered a final draft. If the Commission feels comfortable with the list and would like staff to pursue the individuals, we can start making phone calls. Mr. Arntzen further stated, the Commission does not need to approve or reject the list today, but there is room for discussion. At this time, Mr. Arntzen has only had discussions with City of Kennewick; however, no one else has been approached. Regarding the alternates, individuals should be in place, in case someone falls off the committee or if there is an absence. Staff will present a draft to the Commission, for the operating protocol, at the next meeting. Mr. Arntzen believes this is a good list and it captures the Commissioner's comments from the past several meetings.

Mr. Barnes commended staff for compiling such a diverse group of names and representatives from various parts of our community, not necessarily residing in the port district. Mr. Barnes indicated, if it is the pleasure of the Commission, he believes staff can proceed to contact individuals, to see if they are interested in serving on the task force. Once the Commission hears feedback from the staff, we can address the scope and detail.

Mr. Arntzen stated staff has edited the 2010 Vista Field Advisory Board procedures and has used as much as appropriate and will bring back a proposed draft at the next meeting. Staff hope to have a finalized Vista Vision Task Force list to present, as well.

Mr. Barnes stated it is the consensus of board to proceed and make contact with the individuals and entities. Once the Commission is ready to formalize the list, there would be an opportunity for public comment.



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Mr. Novakovich asked Mr. Peterson for clarification regarding the alternate members. This list of individuals were chosen for what they contribute to the vision and community, not the entity they represent?

Mr. Peterson stated that is correct, the list of alternate members is as an individual not representing any particular entity.

Mr. Arntzen stated the alternate list creates an incentive for the appointed task force member to attend the meetings. Mr. Arntzen reiterated that regardless of the task force, any individual can attend, contribute and participate in the task force meetings.

Mr. Moak inquired if the meetings will be open public meetings?

Mr. Arntzen confirmed these meetings will be open to the public.

B. Clover Island Marina Update

Ms. Hanchette reported on operational updates around the island. Last week, Garret Electric, the Port Maintenance contractor, fixed the burned out lights on various parts of the island, including the docks and parking lots.

Ms. Hanchette explained the marina gates are easy to get around, making the dock readily available to outsiders and the doors are very heavy and tend to stay open. The proposed solution is to move the gates to a new location, right before first pedestal and electrical panel. And to create a horizontal footprint, the gate will carry two feet over the water. (*Exhibit 2*) The gates would be fabricated out of a lighter weight material and would be a solid design on the sides.

Staff has come up with three different proposals:

1. Mimic Causeway Arch
2. Mimic Dock design, less expensive to fabricate, as there are no curves.
3. More circular in shape and design, the most expensive to fabricate due to the curves.

Staff researched placement so we would be able to capture revenues with front slips, instead of losing those spaces all together. Ms. Hanchette inquired of the Commission, which design is preferred, so staff can take to next step.

Mr. Barnes inquired if the three designs were equally effective security wise.

Ms. Hanchette stated, staff has tested the options and all three are equally safe. The gates will hang over the dock on each side and material used will be flush and a commercial grade, automatic closer will be installed on the gate, which we do not currently have.

Mr. Novakovich inquired if there were cost estimates for the different designs?

Ms. Hanchette stated she has ball park figure for the archway design only, it is roughly \$10,000 to



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\$15,000, for fabrication only. Staff is trying to keep the electrical in the current location, so the current gate could be cut down into a fence. The drawings were rendered by Mr. Melia.

Mr. Novakovich likes the first drawing that mimics the archway and the third drawing that is more circular.

Mr. Moak agrees with Mr. Novakovich and prefers the archway design as well. Mr. Moak assumes the reason the port is replacing the gates is because people have gotten around our gates, but inquired if it is for those who don't have the proper cards or for theft?

Ms. Hanchette indicated that there has been some petty theft on B dock and tenants do not always use or bring their gate cards. At this time, staff is getting feedback on gate placement and design from tenants.

Mr. Moak inquired about tenant feedback.

Ms. Hanchette has currently spoken to Mr. Metz, who liked the options, but did not have any additional feedback. Ms. Hanchette will ask other tenants their opinions as well.

Mr. Peterson stated the current gates are so heavy that a door closure was not allowed by the fire Marshall, from a safety standpoint. To add wings to the current configuration would cost more than replacing with a lighter weight gate. The gates will function better and be more durable with the proper gauge. There is always a possibility of water born theft, but with the new gates and cameras, we hope to deter and reduce theft.

Mr. Barnes believes the Port needs to take a reasonable effort to deter criminal activity and make tenants feel secure. Mr. Barnes preference is the archway design, which seems to be more cost effective than third rounder option.

Mr. Novakovich expressed his appreciation for Mr. Melia's talents.

Mr. Arntzen stated that by utilizing port staff for the preliminary engineering and drawings, we saved money.

C. Vista Industrial Property

Ms. Hanchette stated staff has received a request from a local business for use of the Verizon property. The auction company would like to hold traditional auctions, several times a year, which would require a four week turn-around. They would also like to hold several public, auto auctions, which would require a three week turn-around. Ms. Hanchette conveyed this is outside the leasing scope and would like to hear the Commission's thoughts on the short term use for the Verizon property.

Mr. Barnes stated the Port Work Plan states to hold the Verizon property. The Commission has recently awarded the master planning contract of Vista Field to DPZ. Mr. Barnes is concerned that leasing the Verizon property may not be consistent with the planned course of action for Vista Field



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and as it is a nominal amount may not be beneficial to the port. Mr. Barnes believes it is not worth the potential confusion to the public.

Mr. Moak questioned if the Verizon property location is tied in with the former airport and if DPZ is master planning that property location as well?

Mr. Peterson stated the property was included in the original airport EIS, however, the current focus for DPZ is for the former airport property and not the Verizon property.

Mr. Moak asked Ms. Hanchette if the potential tenant is only interested in a short term lease. Also, would the port have the ability to get out of the lease if it does not meet our needs?

Ms. Hanchette stated she shared with the potential tenant that the property is currently being held for the DPZ master planning and may not be available. The potential tenant is not looking for a long term arrangement, but will only be used on an event by event basis.

Mr. Moak believes the port should welcome short term leases and does not agree with Mr. Barnes.

Mr. Novakovich asked if the \$3300 was the potential income for each event.

Ms. Hanchette indicated it is a comparison budget and is currently what he pays to lease the fairgrounds in Coeur d'Alene, Idaho. The business owner did not anticipate having to pay that much for the Verizon property if he were to enter into a short term lease with the port.

Mr. Novakovich said that even though there is a potential for income, it may not be the right perception to the community, as Mr. Barnes stated. Mr. Novakovich also stated that the property is currently vacant and if the port is able to receive income, with minimal responsibilities, it may be worth investigating more.

Mr. Arntzen stated the details, such as liability insurance, would be ironed out with Ms. Luke, as is standard for many of our agreements. Mr. Arntzen asked for clarification on interim use and what the Commission would feel comfortable with. Mr. Arntzen believes it will not be a revenue generator, with staff time and cleanup, it may be a wash. However, it will support jobs and economic opportunities.

Mr. Barnes stated for the amount of money, the liability far exceeds any kind of gain and is not consistent with the port vision. He believes the short term income is positive, however, Mr. Barnes does not believe it meets the minimum threshold.

Mr. Moak explained there are a lot of things the port does that do not generate a lot of revenue, but they help our partners.

Mr. Novakovich stated the auctioneer has the option to hold an auction at other venues in Kennewick, which could still help our partners. At this time, the liability, staff time and port



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responsibility versus the potential outcome does not outweigh the possible negative perception and impact it may have to the redevelopment of Vista Field.

Mr. Barnes asked if the staff could inquire what the proposed revenues would be, from the potential tenant.

Mr. Novakovich explained that if the potential tenant were to pay \$2,000 per event and hold the maximum amount of auctions, the port may garner approximately \$16,000, however, with staff time and legal fees, the amount would depreciate quickly. Mr. Novakovich further stated, the port has an obligation in helping our business partners create jobs and economic development, however, this is not the only location he is limited to in Kennewick.

Mr. Arntzen clarified if the majority of the Board agreed to pass on this opportunity for the reason stated.

D. Columbia Drive / City of Kennewick Area-Wide Rezone

Mr. Peterson reported that the City of Kennewick Planning Commission will be holding a public hearing to consider a zoning change for the entire bridge to bridge area, north of Columbia Drive. A moratorium has been established by the City of Kennewick, to give time to the Planning Commission and City Council time to consider the rezoning and potential impacts to the area. Mr. Peterson inquired if the Commission is in agreement for support of the rezoning for Columbia drive and if so, asked if it is appropriate to speak on behalf of the Board recommending the rezoning.

Mr. Barnes verified with Mr. Peterson that the rezoning is consistent with what the port is doing with Columbia drive? Mr. Barnes also asked Mr. Peterson if it is his recommendation to support the rezoning.

Mr. Peterson stated that it is consistent with the port's vision of Columbia Drive, and recommended the port speak in favor of rezoning the area, however, he stated, Columbia Drive will not change overnight.

Mr. Novakovich is in favor of Mr. Peterson speaking on behalf of the Commission and supports the rezoning.

EXECUTIVE SESSION

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

Mr. Barnes anticipates the Executive Session will last approximately 40 minutes, for Potential Litigation, per RCW 42.30.110(1)(i), with possible 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 3:20 p.m.

Mr. Barnes convened the meeting into Executive Session at 3:21 p.m. for approximately 40 minutes.

Mr. Barnes adjourned the Executive Session 4:00 p.m.



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After verifying the public were waiting, the Regular Board meeting reconvened at 4:01p.m.

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

Ms. Luke confirmed there is an employee dispute pending and is recommending it be resolved. This is a confidential, personnel matter and there is an opportunity to resolve this issue now, rather than at a later date, to avoid any legal action that may stem from this matter. Ms. Luke recommends the Commission authorize the port executive director to take any steps that might be called for, to resolve the confidential, personnel matter.

PUBLIC COMMENT

No comments were made.

MOTION: *Commissioner Novakovich moved for approval authorizing the Port's Executive Director to take all necessary steps to resolve a confidential, personnel matter. Commissioner Moak seconded. With no further discussion, motion carried unanimously. All in favor 3:0.*

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

Commissioners reported on their respective committee meetings.

F. Non-Scheduled Items

Mr. Moak commented on the Bridge to Bridge process, that took place on Columbia Drive, and although the language was never formally adopted by the City of Kennewick, the vocabulary was adopted by our community. Mr. Moak would like to see the port tie back to the vision of the Bridge to Bridge concept.

Ms. Bader-Inglima reported that she, Mr. Arntzen and Mr. Peterson will meet with Corps of Engineers this week to work on the 1135 project and discuss what the port needs to have in place for the Federal Cost Share program. The Corps will prepare a scope of work and ideas of what is needed for the area and then we will define alternatives. Port and Corps staff will be identifying actions each entity will need to focus on to make the project manageable. Ms. Bader-Inglima expressed her excitement that the Corps of Engineers is able to help the port restore the habitat and enhance the area visually and for recreation.

Ms. Hanchette reminded the Commission that the American Bass Association (ABA) is bringing their tournament to the island, the weekend of June 19-21, 2014. There will be approximately 30 participants, who will launch from the public ramp and the transient moorage will be utilized for the weighing of the bass. Ms. Hanchette conveyed that the ABA organizers are thrilled with the beautiful location offered by Clover Island.

Mr. Arntzen reported on several topics:

1. Mr. Arntzen spoke at the Washington Economic Development Association (WEDA) Conference and the presentation went very well. Mr. Hayden, from Port of Pasco and Mr. Keller, from Port of Benton spoke at the conference as well. Mr. Arntzen thanked Ms. Bader-Inglima for putting together an excellent Power Point presentation.



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2. Former Commissioner, John Olson sent a card thanking us for the flowers. He is currently recuperating from his heart attack.
3. Mr. Arntzen attended the Kennewick City Council meeting last week. The Vista Field zoning change request was on agenda and was approved unanimously. The City Council was pleased to have a port representative in the audience and our relationship with the City of Kennewick is very good.
4. Mr. Arntzen couldn't contain himself when the CTUIR Heritage art work was presented and it filled him with a sense of pride. He believes it is the best piece of artwork this side of the Cascade Mountains. Of the various projects the port has done, this one is at the top of the list.
5. Mr. Arntzen's vision for Columbia Drive when Vista Field gets moving, is to nurture Columbia Drive and make sure that project is completed first. There will be ongoing planning and outreach with Vista Field for several years, however, Mr. Arntzen appreciates the attention the Commission is giving to Columbia Drive.

PUBLIC COMMENTS

Ed Frost: 609 West Albany Avenue, Kennewick. Mr. Frost thanked the Commission for modifying the public participation process during the meetings and believes it is a step in the right direction. With regards to the Vista Vision Task Force, Mr. Frost stated a Benton Franklin Transit representative should be placed in the top fifteen of the task force. The DPZ vision for the new urban city center is unlike any the Tri-Cities has seen before. Mr. Frost conveyed the need for someone who understands transit and can provide professional input to the master planning of the new urban city center. Mr. Frost stated Mr. Bob Spaulding should also be on the task force, as he a former member and chairman of Kennewick Planning and Building Commission. Mr. Spaulding knows more about urban planning than anyone around this area.

No further comments were made.

COMMISSIONER COMMENTS

Mr. Barnes appreciated Mr. Frost's comments on both transit and Mr. Spaulding.

Mr. Moak responded to Mr. Frost's comment regarding a member of transit on the task force. Mr. Frost is correct, DPZ envisions a different approach to the urban environment and believes other forms of transportation will be available. Mr. Moak does not disagree with Mr. Frost's perspective, however, he believes there will be different ways available to capture special interests such as transportation as we move forward.

No further comments were made.

ADJOURNMENT

With no further business to bring before the Board; the meeting was adjourned at 4:21 p.m.

**PORT of KENNEWICK
BOARD of COMMISSIONERS**



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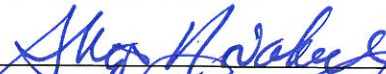
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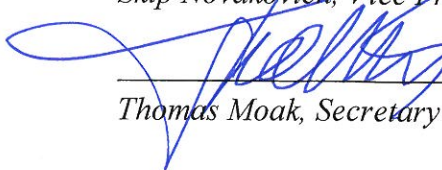
APPROVED:



Don Barnes, President



Skip Novakovich, Vice President



Thomas Moak, Secretary

exhibit 1



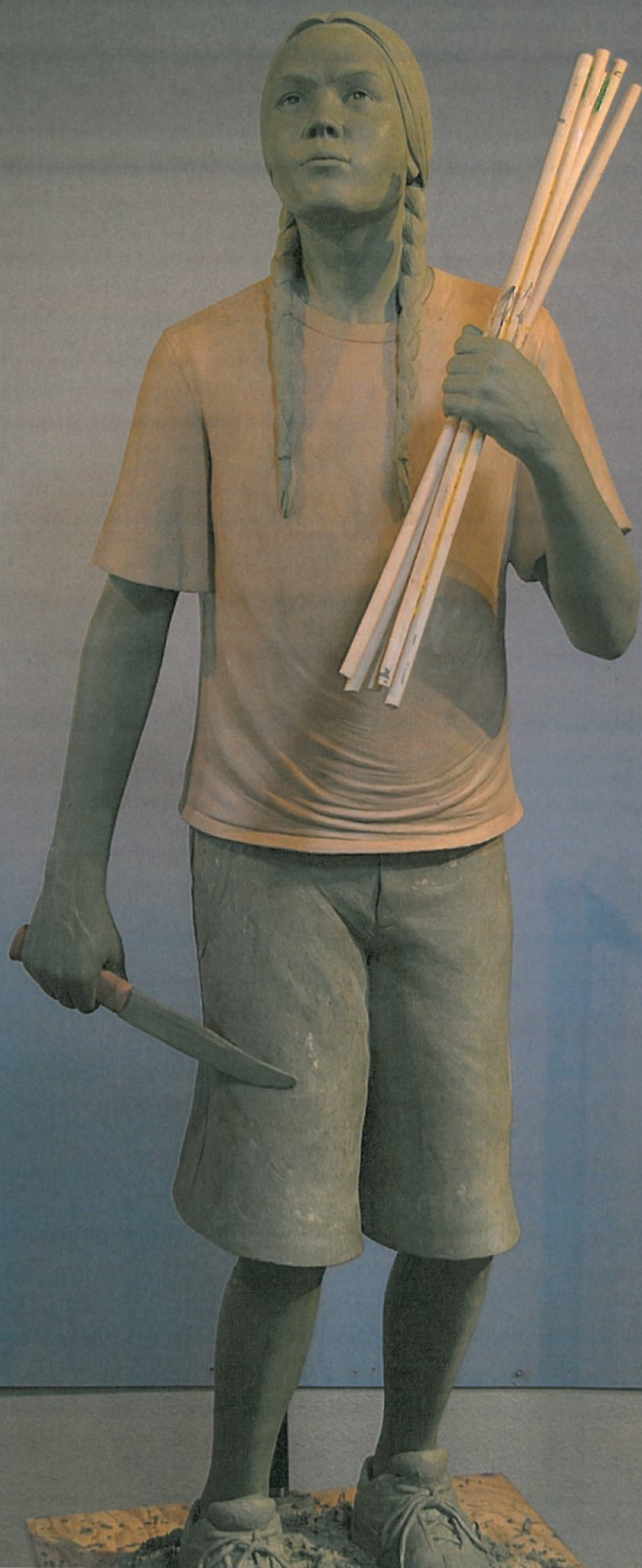


exhibit 2

ARCH TO MIMIC
CAUSEWAY ARCH



CARD
READER

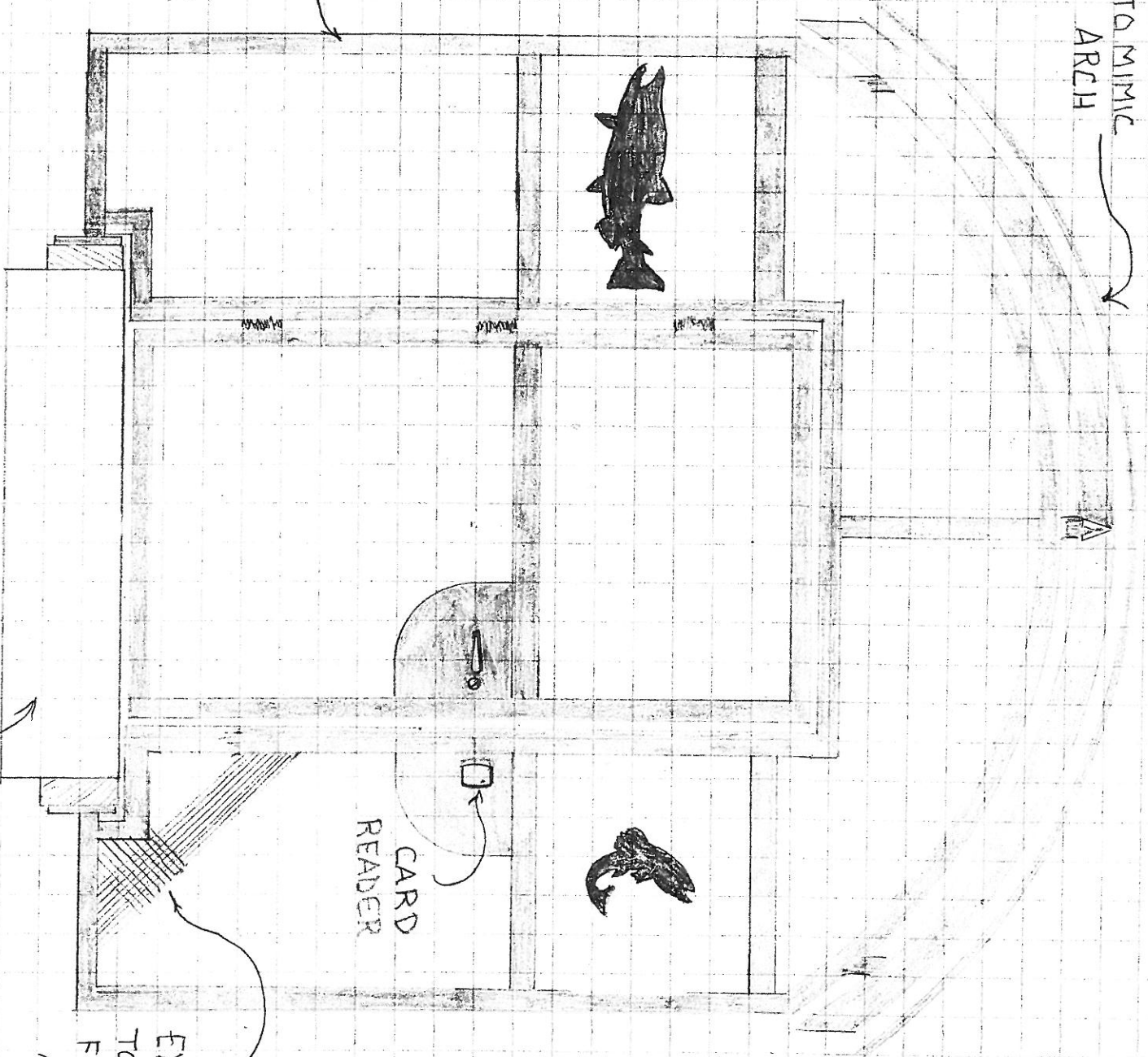


2" ALUM.
SQUARE TUBE

EXPANDED METAL
TOO SMALL FOR
FINGERS ON DOOR
AND FRAME

DOCK

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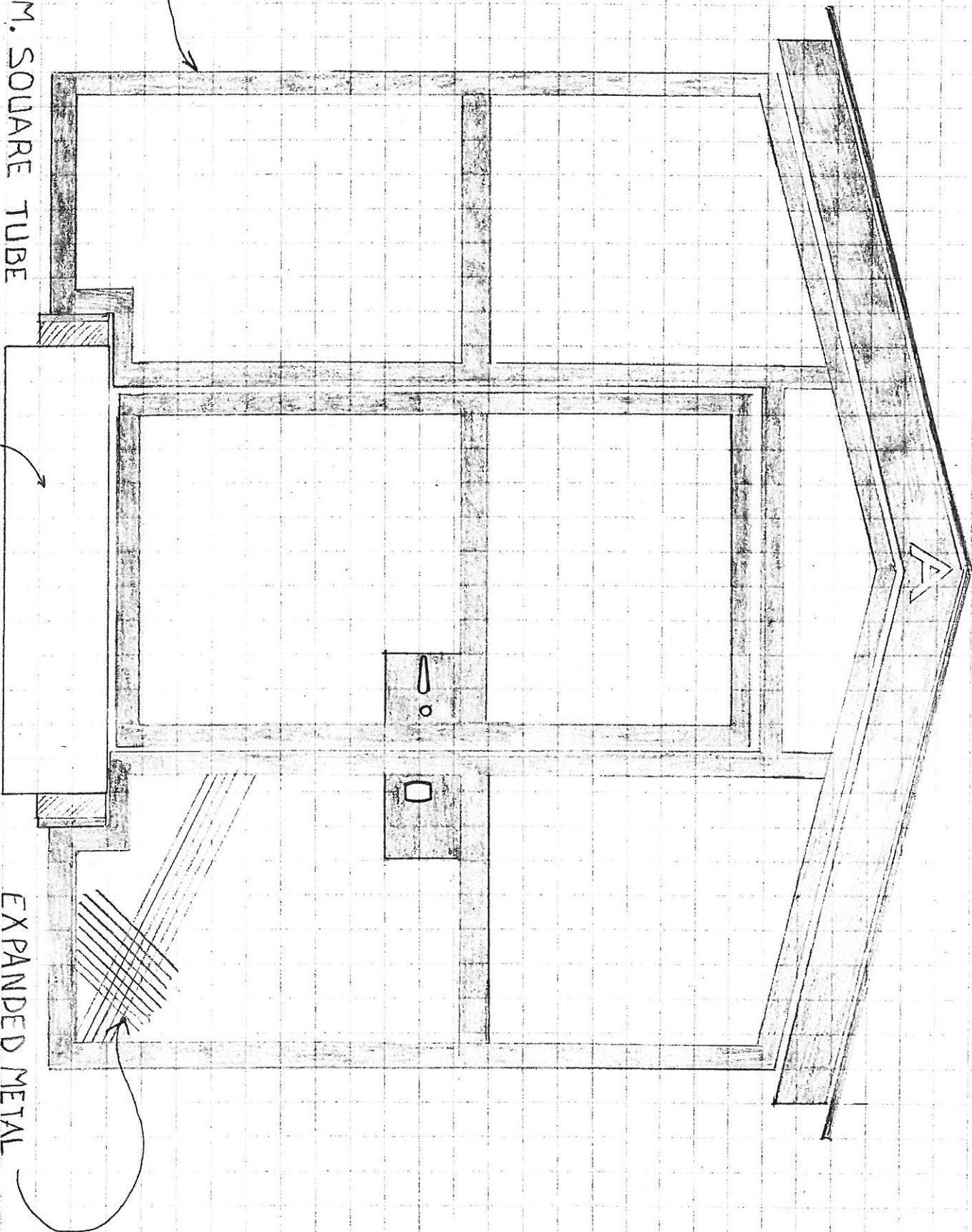


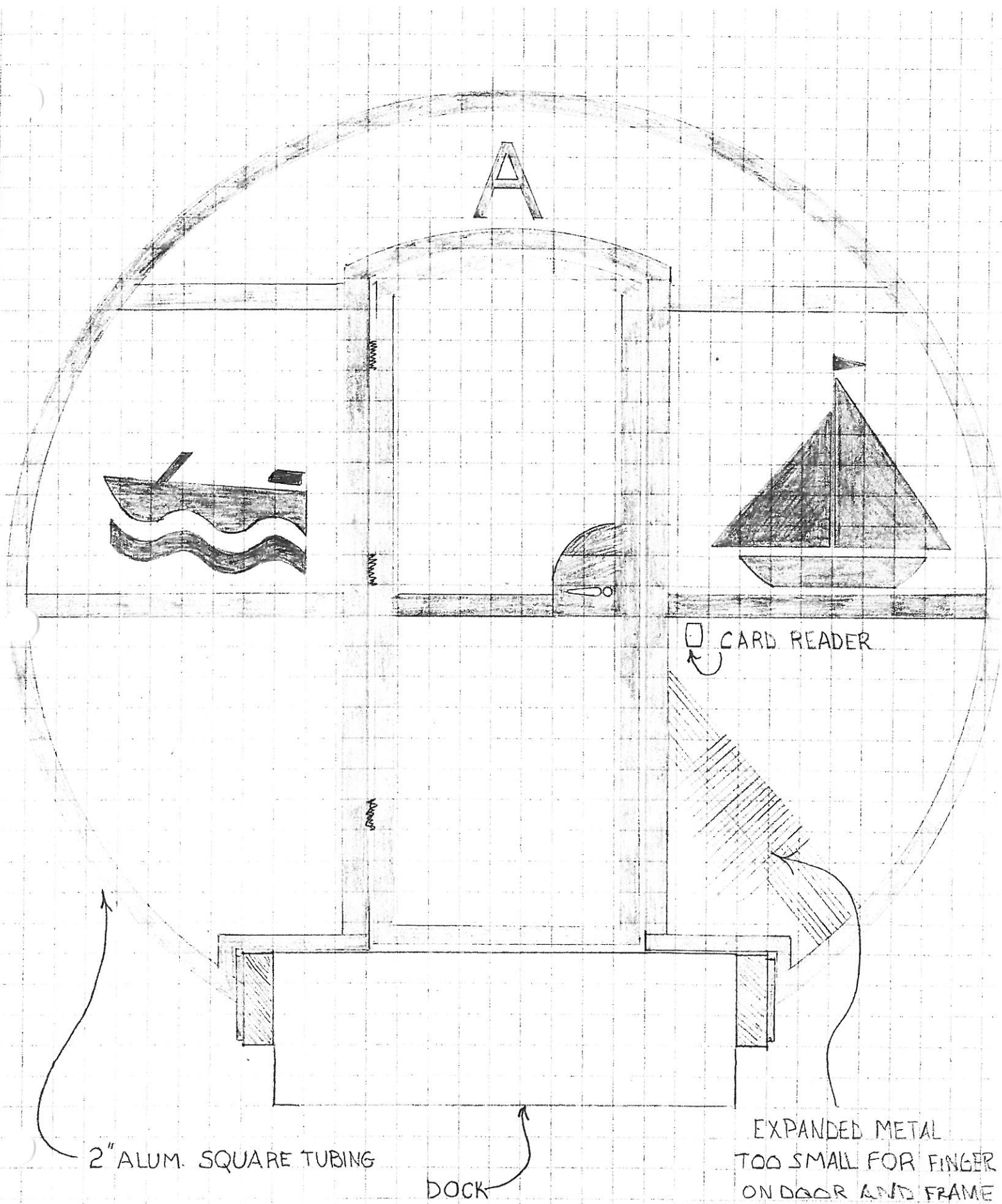
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RESOLUTION 2014-10

A RESOLUTION OF THE PORT OF KENNEWICK BOARD OF COMMISSIONERS AUTHORIZING TIM ARNTZEN TO EXECUTE THE DOCUMENTS RELATED TO THE SHANNON/PORT OF KENNEWICK REAL ESTATE TRANSACTION

WHEREAS, the Board of Commissioners of the Port of Kennewick approved the mediation settlement with Dr. Shannon as discussed in the Regular Commission Meeting minutes dated May 13, 2014; and

WHEREAS, the Board of Commissioners desire the Executive Director, Tim Arntzen, sign any contract documents necessary to complete the transaction.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Port of Kennewick hereby designate and authorize the Executive Director, Tim Arntzen, to sign any documents necessary to complete the Shannon/Port of Kennewick transaction.

ADOPTED by the Board of Commissioners of Port of Kennewick on the 10th day of June 2014.

PORT OF KENNEWICK BOARD OF COMMISSIONERS

By:


DON BARNES, *President*

By:


SKIP NOVAKOVICH, *Vice President*

By:


THOMAS MOAK, *Secretary*

PORT OF KENNEWICK
Resolution 2014-11

**A RESOLUTION OF THE PORT OF KENNEWICK BOARD OF COMMISSIONERS
APPROVING A PROPOSAL BY HERATH & ASSOCIATE PC TO PERFORM
ARCHITECTUAL AND ENGINEERING WORK FOR THE VILLAGE AT ISLAND HARBOR
BOARDWALK AND PUBLIC PLAZA IMPROVEMENTS**

WHEREAS, following adoption of the Clover Island Master Plan in 2005 numerous improvements to the island occurred from 2005-2011 including the Clover Island Marina, administrative/Ice Harbor building, Clover Island Yacht Club & Professional office building, Lighthouse & Gateway and the West Causeway project. Completion of the basin boardwalk and installation of the CTUIR artwork is the next step in island reinvigoration; and

WHEREAS, the Village at Island Harbor project was identified as the next Clover Island improvement project in 2010; and

WHEREAS, the Port has worked with the CTUIR to develop and install artwork to be located along the waterfront in the Village at Island Harbor; and

WHEREAS, the Port desires to contract with an architectural firm for design services, and staff has reviewed qualifications of three architectural firms; and

WHEREAS, Herath & Associates PC has assembled a team of professionals necessary to produce biddable construction documents with a focus on quality and constructability and has presented a proposal to perform the desired service for the sum of \$75,300.00, which represents approximately ten percent (10%) of the estimated cost of the project.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Port of Kennewick does hereby approve the proposal by Herath & Associates PC to provide architectural and engineering services for the Village at Island Harbor Boardwalk and Public Plaza, in an amount not to exceed \$75,300.00.

BE IT FURTHER RESOLVED that the Executive Director is authorized to sign any contract documents necessary to implement the work of Herath & Associates PC.

ADOPTED by the Board of Commissioners of Port of Kennewick on the 10th day of June 2014.

**PORT OF KENNEWICK
BOARD OF COMMISSIONERS**

By:


DON BARNES, *President*

By:


SKIP NOVAKOVICH, *Vice President*

By:


THOMAS MOAK, *Secretary*

PORT OF KENNEWICK
RESOLUTION 2014-12

**A RESOLUTION OF THE PORT OF KENNEWICK BOARD OF COMMISSIONERS
APPROVING A PROPOSAL BY MEIER ARCHITECTURE ENGINEERING, INC. TO
PERFORM ARCHITECTURAL AND ENGINEERING WORK FOR THE REHABILITATION OF
THE PORT'S VISTA FIELD DEVELOPMENT BUILDING-A**

WHEREAS, following nearly 25 years of continued occupancy and modification to serve the needs of prior tenants the Port is in the process of rehabilitating Vista Field Development Building-A to accommodate the needs of current and future tenants; and

WHEREAS, the Port desires to contract with an architectural firm for design services, and staff has reviewed qualifications of three architectural firms; and

WHEREAS, Meier Architecture Engineering, Inc. has assembled a team of professionals necessary to produce biddable construction documents with a focus on constructability and cost savings; and

WHEREAS, Meier Architecture Engineering, Inc. has presented a proposal to perform the desired service for the sum of \$81,500.00, which represents approximately twelve percent (12%) of the estimated cost of the project.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Port of Kennewick does hereby approve the proposal by Meier Architecture Engineering, Inc. to provide architectural and engineering services for the rehabilitation of the Port's Vista Field Development Building-A, in an amount not to exceed \$81,500.00.

BE IT FURTHER RESOLVED that the Executive Director is authorized to sign any contract documents necessary to implement the work of Meier Architecture Engineering, Inc.

ADOPTED by the Board of Commissioners of Port of Kennewick on the 10th day of June 2014.

**PORT OF KENNEWICK
BOARD OF COMMISSIONERS**

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DON BARNES, *President*

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THOMAS MOAK, *Secretary*