

AGENDA

*Port of Kennewick
Regular Commission Business Meeting
Port of Kennewick Commission Chambers
350 Clover Island Drive, Suite 200, Kennewick, Washington*

Tuesday, June 26, 2012
2:00 p.m.

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. PUBLIC COMMENT *(Please state your name and address for the public record)*

IV. CONSENT AGENDA

- A. Approval of Direct Deposit and Warrants Dated June 15, 2012
- B. Approval of Warrant Registers Dated June 27, 2012
- C. Approval of Commission Meeting Minutes Dated May 8, 2012
- D. Approval of Special Commission Meeting Minutes Dated May 9, 2012
- E. Approval of Completion of Executive Director Goals
- F. Approval to Submit Two Separate Project Profiles for the Comprehensive Economic Development Strategy (CEDS) 2012 listing (Construction of a New Willows Wine Village Development Building and Oak Street and Vista Field Development Buildings Improvements); Resolution 2012-32
- G. Approval to Rescind Resolution 2011-02, Withdrawing Support of the Air Race Classic Due to the Event Changing Location; Resolution 2012-35
- H. Approval To Accept And Award a Contract with Absolute Power to Replace all Lighting Fixtures at the Vista Field Development Building #1, in conjunction with the (PUD) Energy Efficiency Lighting Project; Resolution 2012-33

V. PRESENTATION

Ridges to Rivers Open Space Network Vision Plan, Scott Woodward

VI. NEW BUSINESS

- A. Request for Joint Meeting with the Confederated Tribes of the Umatilla Indian Reservation

VII. BREAK, IF NEEDED

VIII. REPORTS, COMMENTS AND DISCUSSION ITEMS

- A. Vista Field FBO RFP Update; Resolution 2012-34
- B. West Richland Joint Meeting Update
- C. Commissioner Meetings (formal and informal meetings with groups or individuals)
- D. Non-Scheduled Items

IX. PUBLIC COMMENT *(Please state your name and address for the public record)*

X. EXECUTIVE SESSION, if necessary *(Ask public if they are staying, and if not, where they can be located if the Executive Session ends early.)*

- A. Real Estate (selection of site/acquisition), per RCW 42.30.110(1)(b)
- B. Real Estate (minimum price), per RCW 42.30.110(1)(c)

XI. ADJOURNMENT

PLEASE SILENCE CELL PHONES

PORT OF KENNEWICK

RESOLUTION No. 2012-32

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PORT OF KENNEWICK AUTHORIZING APPLICATION TO THE BENTON FRANKLIN COUNCIL OF GOVERNMENTS (BFCOG) FOR PROJECT(S) TO BE LISTED IN THE ANNUAL REPORT OF THE COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (CEDS) FOR 2012, AND TO SEEK FUNDING FROM THE ECONOMIC DEVELOPMENT ADMINISTRATION (EDA) AND/OR OTHER FEDERAL OR STATE SOURCES.

WHEREAS, the Benton Franklin Economic Development District is in the process of preparing the Annual Report of Comprehensive Economic Development Strategy (CEDS) for 2012; which includes a section listing, describing and prioritizing local and regional projects seeking funding from the U.S. Economic Development Administration (EDA); and

WHEREAS, CEDS priority projects may also be considered for funding from other federal or state sources and the U.S. Department of Agriculture (USDA) requires a review of project proposals for their agency; and

WHEREAS, the Port's 2012 Work Plan already calls for construction of a new development building and for improvements to existing development building properties; and

WHEREAS, the Annual Report of the Comprehensive Economic Development Strategy for 2012 is a critical step in prioritizing projects for potential future funding; and

WHEREAS, submission of the grant application requires Commission approval by resolution and the CEDS process requires a formal document indicating commitment of the matching funds.

NOW, THEREFORE; BE IT RESOLVED that the Port of Kennewick Board of Commissioners hereby authorizes Port staff to submit two separate project profiles for the Comprehensive Economic Development Strategy (CEDS) 2012 listing, including a match of approximately \$1,015,483 to construct a Willows Wine Village development building and approximately \$798,667 to renovate the Oak Street and Vista Field Development Buildings; and does further authorize port staff to pursue federal/state funding sources as available for these projects as independent projects.

ADOPTED by the Board of Commissioners of the Port of Kennewick this 26th day of June, 2012.

**PORT OF KENNEWICK
BOARD OF COMMISSIONERS**

By: _____
SKIP NOVAKOVICH, *President*

By: _____
DON BARNES, *Vice President*

By: _____
GENE WAGNER, *Secretary*

PORT OF KENNEWICK

RESOLUTION NO. 2012-35

***A RESOLUTION OF THE BOARD OF COMMISSIONERS
OF PORT OF KENNEWICK RESCINDING RESOLUTION 2011-02, WITHDRAWING SUPPORT OF
THE 2013 AIR RACE CLASSIC AT VISTA FIELD AIRPORT***

WHEREAS, on June 12, 2012, the Port received a letter from the Air Race Classic event organizer notifying the Port that they have selected another airport and will not utilize Vista Field for their event;

NOW, THEREFORE, BE IT HEREBY RESOLVED that the Port of Kennewick Board of Commissioners hereby rescinds Resolution 2011-02 withdrawing support of the 2013 Air Race Classic at Vista Field Airport in Kennewick.

ADOPTED by the Board of Commissioners for the Port of Kennewick this 26th day of June, 2012.

***PORT OF KENNEWICK
BOARD OF COMMISSIONERS***

SKIP NOVAKOVICH, President

DON BARNES, Vice-President

GENE WAGNER, Secretary

PORT OF KENNEWICK

RESOLUTION 2012-33

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF PORT OF KENNEWICK ACCEPTING AND AWARDED A CONSTRUCTION CONTRACT AT THE VISTA FIELD DEVELOPMENT BUILDING SITE FOR THE ENERGY EFFICIENCY LIGHTING PROJECT

WHEREAS, following 20+ years of continued occupancy and modification to serve the needs of prior tenants, the Port is in the process of updating and rehabilitating the Vista Field Development Buildings #1 and #2 to accommodate the needs of future incubator tenants, and

WHEREAS, the Port utilized the small works roster to solicit bids for performing electrical maintenance to Port buildings and properties through calendar year 2012; with Absolute Power, Inc. submitting the lowest bid to perform maintenance tasks on an as-needed basis, and

WHEREAS, the existing lighting system inside and outside of the Vista Field Development Building #1 is inefficient yet the lighting system is one of the key elements necessary to attract and retain tenants, and

WHEREAS, the Benton County Public Utility District (PUD) operates a Lighting Energy Efficiency Program (LEEP) to offset some of the costs for improving energy efficiency in older buildings such as Vista Field Development Building #1; and

WHEREAS, Absolute Power, Inc., in coordination with Benton PUD submitted a proposal to upgrade all of the lighting fixtures inside and outside at the Vista Field Development Building #1 for a cost of \$62,848.06 including sales tax and a rebate in the amount of \$19,650.00, yielding a net cost including sales tax of \$43,198.06; and

WHEREAS, Port staff has reviewed the wage rates included in the lighting enhancement bids submitted by Absolute Power Inc. during the process to determine the lowest bidder for electrical maintenance tasks and determined the proposed rates are consistent with those submitted during the bidding process.

NOW THEREFORE, BE IT RESOLVED that the Port of Kennewick Commission does hereby accept the bid of Absolute Power, Inc. to replace all lighting fixtures at the Vista Field Development Building #1 in the amount of \$62,848.06 including applicable tax and hereby awards the construction contract to Absolute Power, Inc.

BE IT HEREBY FURTHER RESOLVED that the Executive Director is authorized to enter into a contract between the Port of Kennewick and Absolute Power, Inc to replace all lighting fixtures at the Vista Field Development Building #1, 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 26th day of June 2012.

**PORT OF KENNEWICK
BOARD OF COMMISSIONERS**

By: _____
SKIP NOVAKOVICH, *President*

By: _____
DON BARNES, *Vice President*

By: _____
GENE WAGNER, *Secretary*

PORT OF KENNEWICK

RESOLUTION 2012-34

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PORT OF KENNEWICK REGARDING THE FIXED BASE OPERATOR (FBO) REQUEST FOR PROPOSALS (RFP)

WHEREAS, on July 12, 2011, the Board of Commissioners of the Port of Kennewick approved Resolution 2011-25 adopting the 2011 Fixed Base Operator (FBO) solicitation; and

WHEREAS, the FBO Request for Proposals (RFP) was posted on the Port's website; advertised in numerous publications; advertised in aviation magazines and websites; and directly emailed to more than 100 FBO's operating within Washington, Oregon and Idaho; and

WHEREAS, three proposals were received and reviewed; and

WHEREAS, on September 27, 2011 Commissioner Hanson moved approval to accept Mike Shannon's proposal and reject the other two proposals; and

WHEREAS, in May 2012, the Port received a list of FBO lease considerations from Mr. Shannon; and

WHEREAS, on June 21, 2012, a meeting was held with Mr. Shannon to discuss and negotiate the proposal.

NOW, THEREFORE, BE IT HEREBY RESOLVED; the Board of Commissioners of the Port of Kennewick hereby
_____ Mr. Shannon's Fixed Base Operator proposal.

ADOPTED by the Board of Commissioners of Port of Kennewick on the 26th day of June, 2012.

PORT OF KENNEWICK BOARD OF COMMISSIONERS

By: _____
SKIP NOVAKOVICH, *President*

By: _____
DON BARNES, *Vice-President*

By: _____
GENE WAGNER, *Secretary*