

AGENDA

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

Tuesday, December 2, 2014
1:30 p.m.

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE**
- III. PUBLIC COMMENT** *(Please state your name and address for the public record)*
- IV. COMMISSIONER COMMENTS**
- V. NEW BUSINESS**
 - A. Vista Field Land Exchange and Sale; Resolution 2014-38 (**LARRY** / **TIM**)
- VI. PUBLIC COMMENT** *(Please state your name and address for the public record)*
- VII. COMMISSIONER COMMENTS**
- VIII. ADJOURNMENT**

PLEASE SILENCE CELL PHONES



AGENDA REPORT

TO: Port Commission

FROM: Larry Peterson, Director of Planning & Development

MEETING DATE: December 2, 2014

AGENDA ITEM: Resolution 2014-38 Vista Field Area Land Exchange & Land Sale

- I. REFERENCE(S):** Resolution 2014-38, Vicinity Map; attached.
- II. FISCAL IMPACT:** \$350,000.00 capital income plus interest to the Port;
- III. DISCUSSION:** Lionell Singleton has proposed exchanging a 4.24 acre parcel adjacent to the Three Rivers Entertainment District for a 6.37 acre parcel at the southwest corner of Deschutes Avenue & N. Quay Street and purchasing on a real estate contract a 3.52 acre parcel fronting N. Quay Street for \$350,000.00. This property is graphically depicted on Exhibit "A".

Mr. Singleton has developed plans to construct a 35,000+ s/f building and outdoor fields to accommodate a health/training facility oriented towards football and soccer known as the Fit for Fun-Plex (FfFP). Mr. Singleton has a binding real estate contract to purchase the 4.24 acre site adjacent the Three Rivers Entertainment District (TRED). Development of the initial FfFP site would negatively impact the transportation network in the Vista Field/TRED area and therefore the Port discussed options with Mr. Singleton to potentially relocate his pending Fit for Fun-Plex project. Mr. Singleton demonstrated a commitment to the community's overall best interest while also balancing his desire to construct the FfFP in the Vista Field area.

Mr. Singleton proposed a land exchange and sale with the Port involving the parcels at the southwest corner of Deschutes Avenue and N. Quay Street under the following general terms:

- Exchange the 4.24 FfFP parcel for a 6.37 acre Port parcel at the SW corner Deschutes & Quay;
- Purchase under contract a 3.52 acre Port parcel on N. Quay Street for \$350,000
 - (6% interest, 7 annual payments);
- Prior to closing Port to apply for & obtain Business Park (BP) zoning;
- Prior to closing Port to adjust the boundary line between the two N. Quay Street parcels;
- Assure the buyer redevelopment of the Vista Field site would not negatively impact the exchange site;

The 2011 Comprehensive Scheme of Development identified these parcels as surplus to the Port's needs. Both the Vista Field 2013 Final EIS and the conceptual Vista Field master plan developed at the week-long Charrette in early November 2014 identified the Singleton property as crucial for the circulation network in the Vista Field area. Considering the reasons for the proposed land exchange and sale this sale as negotiated does not contain a construction requirement or repurchase provision.

- VI. ACTION REQUESTED OF COMMISSION:**
Motion: I move approval of Resolution 2014-38 authorizing the Port's Executive Director to execute all necessary documentation associated with the exchange and land sale with Lionell Singleton and to take all other action necessary to close this transaction.

PORT OF KENNEWICK

RESOLUTION 2014-38

**A RESOLUTION OF THE BOARD OF COMMISSISONERS
OF PORT OF KENNEWICK AUTHORIZING A PURCHASE AND SALE AGREEMENT
WITH LIONELL SINGLETON**

WHEREAS, Lionell Singleton (Purchaser), has offered to exchange 4.24 acres adjacent the Three Rivers Entertainment for a 6.37 acre Port parcel at the southwest corner of Deschutes Avenue and N. Quay Street and purchase a 3.52 acre Port parcel in the area graphically depicted on *Exhibit "A"* at the Vista Field Industrial Area, in Kennewick, Washington from the Port of Kennewick (Seller) for the of sum of \$350,000; and

WHEREAS, Port staff and the Port attorney have reviewed the proposed Purchase and Sale Agreement and find it is in proper form and is in the Port's best interest; and

WHEREAS, the Port Commission finds that said property is surplus to the Port's needs and the proposed sale is consistent with all previous Port policies, including its Comprehensive Scheme of Development.

NOW, THEREFORE; BE IT HEREBY RESOLVED that the Board of Commissioners of the Port of Kennewick hereby approves Resolution 2014-38 authorizing the Port's Executive Director to execute a Purchase and Sale Agreement with Lionell Singleton under the terms contained in the contract effectuating the exchange of the 4.24 acre parcel for the 6.37 acre parcel and sale of the 3.52 acre parcel through a real estate contract for the in the sum of \$350,000 and hereby authorizes the Port's Executive Director to execute all documents and agreements on behalf of the Port to complete the transaction as specified above.

BE IT FURTHER RESOLVED that the Port Commission declares that said property is surplus to the Port's needs and the proposed sale as referenced above is consistent with all previous Port policies, including its Comprehensive Scheme of Development.

ADOPTED by the Board of Commissioners of the Port of Kennewick this 2nd day of December, 2014.

**PORT OF KENNEWICK
BOARD OF COMMISSIONERS**

By:

DON BARNES, *President*

By:

SKIP NOVAKOVICH, *Vice President*

By:

THOMAS MOAK, *Secretary*

CANAL DRIVE

Exhibit "A"

SINGLETON LAND EXCHANGE & SALE

AMAZON

N

Fit for Fun Plex
N.W. TRED Site

RIO GRANDE AVE

KELLOGG ST

OKANOGAN PL

GRANDRIDGE AVE

OKANOGAN AVE

JOHN DAY AVE

DESCHUTES AVE

DESCHUTES AVE

YOUNG ST

Fit of Fun Plex
& Verizon Site

QUAY ST

VAN BUREN AVE

Contract Sale

