



SPECIAL JOINT COMMISSION MEETING

PORT OF KENNEWICK AND CITY OF WEST RICHLAND

SEPTEMBER 25, 2012 MINUTES

The following were present:

Port Board Members:

Skip Novakovich, President
Don Barnes, Vice-President
Gene Wagner, Secretary

City Council Members:

Donna Noski, Mayor
Rich Buel, Mayor Pro Tem
Tony Benegas
Richard Bloom
Gail Brown
Brent Gerry
Ron Hayden
Robert Perkes

Port Staff Members:

Tim Arntzen, Executive Director
Larry Peterson, Dir. of Planning & Development
Bridgette Scott, Executive Assistant
Lucinda J. Luke, Port Attorney

City Staff Members:

Brian McElroy, Police Chief
Jessica Platt, Finance Director
Julie Richardson, City Clerk
Roscoe Slade, Public Works Director
Ruth Swain, Community &
Economic Development Director

WELCOME

Mayor Noski welcomed attendees to the meeting. Mayor Noski then introduced Port Commissioner Skip Novakovich.

CALL TO ORDER

Commission President Skip Novakovich called the Commission meeting to order at 6:00 p.m. in the in the West Richland Library Building located at 3801 West Van Giesen, West Richland, Washington.

PLEDGE OF ALLEGIANCE

Councilmember Tony Benegas led the Pledge of Allegiance.

PUBLIC COMMENTS

Mr. Novakovich requested anyone wishing to address the Commission speak at the front of the room and state their name and address for the record.

No public comments were made.



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UPDATE ON 2011-2012 AD HOC COMMITTEE ACTIVITIES

Councilmember Gerry gave a brief review of the creation of the Joint Economic Development Committee and an update on the current projects.

WEST RICHLAND PRESENTATIONS

A. City Economic Development Strategy Plan Overview and Progress

Community Economic Planning and Land-Use expert Jason Robertson provided an update on the City's economic development plan that Council adopted in January 2010. He also gave a presentation on the Yakima Gateway Master Plan Project, which included renderings on what the area could look like. He stressed numerous times that this is a 20-year planning document, and the framework plan is the result of extensive public input, citizen surveys, land-use analysis. More than 80% of those surveyed felt the Yakima River Gateway is their number one desired priority.

B. Next steps, 2013 and beyond: Yakima Gateway, Red Mountain Gateway, UGA / I-82 Interchange

Community and Economic Development Director Swain said the city continues to pursue I-82 interchange funding strategies in concert with Benton Rural Electric, the Port of Kennewick, Benton County and others. We have seen some progress and continue to pursue both the new interchange and a future urban growth boundary expansion. The Port's raceway property is not in the City or the City's urban growth boundary. The next opportunity for an urban growth boundary request is in 2013.

PORT OF KENNEWICK PRESENTATIONS

A. Introduction

Commissioner Novakovich introduced Commissioners Barnes and Wagner and the Port staff in attendance.

B. Port Activities

Mr. Peterson provided some history on why the Port is involved with West Richland. The City was annexed into the Port District in the 1950's. He provided an update on Port activities.

C. Investments in West Richland

Mr. Peterson reviewed the Port-owned land in West Richland. He commented on the property the Port sold to Tefft for a distillery, and their involvement in the Pacific Rim Winery.

D. Tri-City Raceway Assessment

Ferdouse Oneza, Oneza and Associates, gave a presentation on the potential use options at the Tri-City Raceway, and also some renderings of what it could look like.



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Commissioner Novakovich introduced Benton County Commissioner Leo Bowman, who was in the audience, and thanked him for his support of the Tri-City Raceway assessment and his efforts on the Red Mountain Interchange.

DISCUSSION AND CLOSING REMARKS

The Port would like to help West Richland get the racetrack property into their urban growth area. The racetrack property includes 92 acres of industrial zoned property.

Commissioner Novakovich sees the racetrack property project as another Spaulding Business Park, which was a very successful Port project.

Mayor Noski thanked Benton County Commissioner Bowman and the Port for their efforts on the Red Mountain Interchange. She is excited about the project and looks forward to it happening in the next five years. She also commented that in the past ten years, the City and the Port have really come together, and she appreciates the Port's investment in West Richland. She said the Ad Hoc committee will continue, and an agreement to continue it will be presented to Council and Commissioners in the near future.

Commissioner Novakovich said the City of West Richland is the best jurisdictional partner the Port has. The Port wants to partner with those who want to partner with them, and who want to get things done.

PUBLIC COMMENTS

No public comments were made.

Port Executive Director Tim Arntzen commented that a lot of ideas are discussed in the Ad Hoc committee meetings. He said the projects are not cast in stone, and he encouraged the Council's feedback. Timing will determine whether the Yakima Gateway project or racetrack project comes first.

Commissioner Novakovich advised that the Port has commissioned a study on Vista Field. He wanted to clarify that it is not a study to close the field. The study is to determine the best use for Vista Field. He said there is a lot of misinformation on it, and he urged people to go to the Port's website for information, and also to see the article in the Journal of Business.

Mr. Arntzen added that the reason Vista Field matters to West Richland is because records show it operates on subsidies. Some projects bring in revenue and some operate on subsidies. Those that operate on subsidies use funds that the City would like the Port to use on projects in the City.



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ADJOURNMENT

With no further business to bring before the Board; the meeting was adjourned at 7:16 p.m.

APPROVED:

PORT of KENNEWICK BOARD of COMMISSIONERS


Skip Novakovich, President


Don Barnes, Vice President


Gene Wagner, Secretary