

Port of Pasco Commission
Minutes of Regular Meeting of Port Commission

Held at 1110 Osprey Pointe Blvd., Suite 201, Pasco, WA 99301

April 14, 2016 | 10:30 a.m. | Meeting called to order by Commissioner Ron Reimann

CALL TO ORDER

Present: Commissioner Ron Reimann, Commissioner Jean Ryckman, Commissioner Jim Klindworth, Port Counsel Dan Hultgren, Executive Director Randy Hayden, Director of Airports Ron Foraker, Director of Finance & Administration Linda O'Brien, Director of Properties Sam Good, Director of Marketing and Economic Development Gary Ballew, Deputy Director of Airports Buck Taft and Administrative Assistant Audrey Burney

Guests: Doc Hastings & Gary Petersen – TRIDEC, Commissioner Brad Peck – Franklin County, Wendy Culverwell – Tri-City Herald, and Kevin Sliger – Benton Franklin Transit

APPROVAL OF AGENDA

Commissioner Ryckman moved and Commissioner Klindworth seconded to approve the agenda as presented. Motion carried unanimously.

CONSENT AGENDA

- a) Vouchers & Warrants 85180 – 85345 in the amount of \$975,975.13

Commissioner Klindworth moved and Commissioner Ryckman seconded to approve the vouchers & warrants. Motion carried unanimously.

ENGINEERING AND CONSTRUCTION

Terminal Building Expansion Project: Project Update – Mr. Taft informed Commissioners that the meeter greeter lounge will be opening on April 18, 2016 and the front entrance plans to open at the end of May.

ECONOMIC DEVELOPMENT

Economic Development Report – Mr. Ballew reported that the Tri-Cities Airport will be mentioned in the May issue of Sky Magazine as part of an article on Washington wine. He also noted that he is working with Visit Tri-Cities to leverage their wine tourism marketing as a way to promote the airport.

GENERAL ADMINISTRATION

USACE Land Re-conveyance – Doc Hastings and Gary Petersen spoke to Commission about proposed legislation to reconvey Corp of Engineers' owned land in Benton and Franklin Counties back to local control. At this time there are no formal plans for what the lands would become if and when they are in local control. The key principle of this initiative is to enable local interest to engage and control that planning effort rather than the Corps of Engineers or other federal agencies.

Executive Director Randy Hayden stated that for the Port specifically, it may allow us to have greater flexibility over what happens at the Marine Terminal Site if the Corps-owned levee in that area is returned to the City or Port. On a larger scale, there would be more opportunity for economic development, public

waterfront access and ecological restoration along the Franklin County shoreline and other areas of the Tri-Cities if the land were to be conveyed. In addition, the Port will be supporting local decision making and planning.

Commissioner Klindworth moved and Commissioner Ryckman seconded to adopt Resolution 1429 supporting re-conveyance of federally-owned lands along the Columbia and Snake River to local ownership. Motion Carried Unanimously.

AIRPORT

Director's Report

1. Mr. Foraker showed Commissioners a plan that was created by JUB displaying a plan for building additional hangars at the Airport East Ramp. They are in the planning process and wanted to keep Commissioners updated on future plans.
2. Mr. Foraker informed Commission that the airports parking operator, Republic Parking has been bought by ImPark – Imperial Parking. The company is considered a top tier automobile parking service in North America. Republic Parking employees felt that it will be a good transaction.
3. Mr. Foraker reported passenger boardings for the month of March had a 5% increase and year-to-date is at a 9% increase.
4. Mr. Foraker informed Commissioners that there will be coffee and some breakfast options in the meeter greeter area of the airport at the Grand Rendezvous coffee shop. TSA's employees currently close the screening lanes between 7 a.m. to 7:45 a.m. 4 days a week for a 15-minute break and a 30-minute training session. This means that no one is able to go through TSA. Customers have complained that they get to the airport 2 hours in advance and can't get through security. Mr. Foraker has talked to TSA to request that the security lane remain open during this time.

RECESS

Commissioner Reimann recessed the meeting at 12:00 p.m. for fifteen minutes for lunch. Meeting was reconvened at 12:15 p.m.

EXECUTIVE SESSION

At 12:15 p.m., Commissioner Reimann announced that the board would go into executive session for 30 minutes to consider the minimum price at which real estate will be offered for sale or lease and to review the performance of a public employee. At 12:45 p.m. the regular meeting was reconvened.

TRANSPORTATION

Container Terminal –Executive Director Randy Hayden reported that since the last discussion of the crane, staff has had the opportunity to meet with one of the major steamship lines that previously called on the Port of Portland, along with a follow up discussion with one of the Columbia River barge operators. One of the suggestions that staff heard was that niche markets like the Port of Portland could continue to be served by smaller vessels for an extended period (greater than 10 years), even in the face of growing vessel size at larger ports. The reasoning is that steamship lines serving the Port of Portland had very profitable businesses prior to the labor/terminal operator disruption and could resume if the issues could be resolved.

Staff believes that hearing it stated this way from a steamship line familiar with Portland carries real credibility. It doesn't answer the question of whether the terminal/labor issues can be satisfactorily resolved, but makes return of container traffic to the Port of Portland more of a real possibility. Given

this information staff believes deferring the crane disposal decision for approximately two years to see if labor/operator issues at the Port of Portland can be resolved is warranted. If no progress is made during this time, staff will recommend disposing of the crane. Commissioners agreed to postpone a decision on crane disposal for up to 2 years.

MARINE TERMINAL

Marine Terminal Cleanup – Executive Director Randy Hayden informed Commissioners that six months ago the Department of Ecology requested that we extend the monitoring period of the latest pilot treatment at the Marine Terminal. The Port of Pasco has now reached the end of that period and our environmental consultant, Golder Associates has concluded that the additional time did not prove to be effective at enhancing cleanup. Port staff, Golder Associates and Crowley Marine Services met to plan our response to the Department of Ecology, and are recommending moving into monitored natural attenuation and beginning redevelopment of the site.

GENERAL ADMINISTRATION

Tuition Reimbursement Personnel Policy 330 – Commissioner Ryckman moved and Commissioner Klindworth seconded to adopt the Port of Pasco Personnel Policy #310, Tuition Reimbursement & Training Policy. Motion carried unanimously.

Community Event Partnerships - Commission and staff discussed Community Event Partnerships and appropriate levels of financial support. The Port's main advertising partnership is with the Pasco Chamber Ag Hall of Fame event. There was discussion about the mission of this event, levels of financial support from other participating businesses, and the publicity generated by the event for the Port. Executive Director Randy Hayden stated he would continue to support the event at the Premier level unless directed otherwise by Commission.

ITEMS NOT ON AGENDA

- Mr. Foraker passed around a Department of Homeland (DHS) "trusted traveler's programs" information sheet.
- Ms. Good informed Commissioners that Friends of Sacajawea State Park is a very active group and they have been awarded a national parks award.

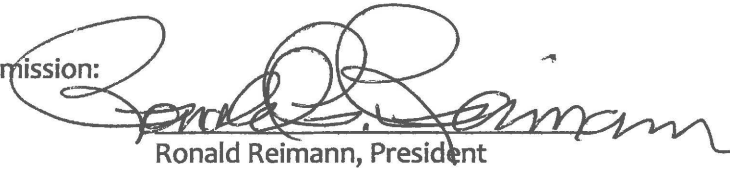
NEXT MEETING

Regular Commission Meeting – Thursday, April 28, 2016 at 10:30 a.m.

ADJOURNMENT

The meeting was adjourned at 1:28 p.m.

Port of Pasco Commission:



Ronald Reimann, President



Jean Ryckman, Vice-President



Jim Klindworth, Secretary