

Port of Pasco Commission
Minutes of Regular Meeting of Port Commission
Held remotely with Public Access
February 11, 2021 | 10:30 a.m.

CALL TO ORDER

Commissioner Gordon called the meeting to order at 10:30 a.m. The meeting was attended remotely by all participants via Zoom and with Public Access through call in to 1-301-715-8592, meeting ID 6676918983.

Present: Commissioner Jean Ryckman, Commissioner Vicki Gordon, Executive Director Randy Hayden, Port Counsel Dan Hultgrenn, Director of Airports Buck Taft, Director of Finance Donna Watts, Director of Properties Mayra Reyna, Deputy Director of Airports Don Faley, Director of Economic Development and Marketing Stephen McFadden, Executive Staff Assistant & Human Resources Lori French.

Excused: Commissioner Jim Klindworth.

Guests: Colin Hastings of the Pasco Chamber, Bill Barlow of Ben Franklin Transit, and Devin Alder of Sundance Aviation.

APPROVAL OF AGENDA

Commissioner Ryckman moved and Commissioner Gordon seconded to approve the agenda determining that all agenda items were “1) matters necessary and routine, 2) necessary to respond to the outbreak and current public health emergency” per Governor’s Proclamation 20-28. Motion passed.

CONSENT AGENDA

- a) Regular Meeting Minutes of January 28, 2021.
- b) Vouchers and Warrants #95436-95497 and Direct Deposit #20990-21027 in the amount of \$470,774.30.
- c) Accept as Received-Snow Removal Equipment.

Commissioner Ryckman moved and Commissioner Gordon seconded to approve the consent agenda as presented. Motion passed.

Public Citizen Comment

Devin Alder from Sundance Aviation was in attendance. Mr. Alder introduced himself and stated that his company operates out of the Richland Airport.

Mr. Barlow commented that the Ben Franklin Transit is looking at developing a Transit Hub in downtown Pasco.

Items for Action/Consideration

Tent Surplus: Mr. Taft presented, the Airport has the tent that was used as the temporary baggage claim and makeup area from the terminal expansion project in its possession. Staff would like to have this item surplussed in order to auction it through Musser Brothers Auction.

Commissioner Ryckman moved and Commissioner Gordon seconded to surplus the tent used during the terminal construction project in 2014. Motion passed.

Industrial Property Purchase Sale Agreement- Mr. Hayden presented, Port staff are close to completing an agreement for the purchase of 92 acres of property for a proposed price of \$80,000/acre for a total purchase price of \$7,360,000. The Port is working with a 3rd party who would directly purchase 40 acres of the property at closing for \$3,200,000, leaving a net Port cost of \$4,160,000. A draft of the PSA is in review by the property owner. Mr. Hayden presented the expected requests from the property owner.

Ms. Watts presented land purchase financing options for possible funding relating the impact of this purchase to the impact on the Port's plans for the Reimann Industrial Center. Ms. Watts noted that staff is preparing bond drafts to be ready to move forward with financing plans.

Commissioner Gordon moved and Commissioner Ryckman seconded to authorize the Executive Director to execute the attached Purchase Sale Agreement (PSA) for new industrial lands, with further changes as approved by the Executive Director and Port attorney, together with any associated documents needed to complete the PSA. Motion passed.

Items for Discussion

Tenant Delinquent List- Ms. Watts presented the Tenant Delinquent List.

2020 4th Quarter Credit Card Report- Ms. Watts presented the 4th Quarter credit Card Report.

Congressman Simpson Dam Breaching Proposal- Mr. Hayden presented a review of the Dam Proposal made by Congressman Simpson, and the potential stances the Port can take in the discussion.

The Commissioners were clear that the dams should remain in place, but would like to stay engaged with the ongoing conversation between stakeholders.

Reimann Industrial Center Update- Mr. McFadden provided a recap of the legislative meetings and the progress being made on funding and infrastructure plans. Staff will continue to work on Project Ruby with community partners and is looking at the beginning of March as a decision deadline for the potential incoming company.

Director Reports:

1. Executive Director
 - a. Mr. Hayden and other representatives from Petrichor met with Sen. Schoesler to discuss Petrichor's mission and services. Sen. Schoesler wants to make sure our district benefits directly from the services Petrichor provides.
2. Airport Director

- a. January Airline Statistics compared to 2019, target is -45%:
 1. Alaska is down 56%
 2. Allegiant is down 26%
 3. Delta is down 54%
 4. United is down 46%
 5. Year to date numbers are down 51%.
- b. TSA checkpoint traffic for the last two weeks is 44% of January 2020.
- c. Mr. Taft has a meeting scheduled with Scott Musser on Friday to discuss the leasing policy.
- d. Allegiant is starting service to San Diego seasonally, from 5/28/2021-8/16/2021.
3. Economic Development and Marketing Director
 - a. Mr. McFadden presented an overview of the Economic Development and Marketing Report.
4. Airport Deputy Director
 - a. Mr. Faley noted, the film crew is still on location at the airport and will likely be there for another week.
 - b. The new snow removal equipment is ready for use this weekend.
5. Finance Director
 - a. Accounting staff are continuing to perform year end transactions.
 - b. The December report is still in process, and the year-end report will be ready in May.
 - c. Ms. Watts is working to support the various Port projects with Grant funding.
6. Properties Director
 - a. Ms. Reyna noted that the EDA Stormwater project is keeping the hands of the Properties Department full, trying to meet the needs of the affected tenants.
 - b. Properties staff is working with several tenants who are resizing.

CALENDAR OF EVENTS

Commissioners and staff discussed the calendar of events.

ADJOURNMENT

The meeting was adjourned at 11:45 a.m.

Port of Pasco Commission:

Jim Klindworth, President

Vicki Gordon

Vicki Gordon, Vice-President

Jean Ryckman

Jean Ryckman, Secretary