

Port of Pasco Commission
Minutes of Regular Meeting of Port Commission
Held remotely and partially in person with Public Access
661 S. Columbia Ave., Connell, WA
August 23, 2021 | 10:30 a.m.

CALL TO ORDER

Commissioner Klindworth called the meeting to order at 10:30 a.m., the meeting was attended in person and remotely via Zoom with Public Access through call in to 1-301-715-8592, meeting ID 6676918983, and in person, with standards and guidelines set forth by the Governor's Office.

Present: Commissioner Jim Klindworth, Commissioner Jean Ryckman, Commissioner Vicki Gordon, Executive Director Randy Hayden, Director of Finance Donna Watts, Director of Properties Mayra Reyna, Director of Economic Development and Marketing Stephen McFadden, Deputy Airport Director Don Faley, and Executive Staff Assistant & Human Resources Lori French.

Excused: Airport Director Buck Taft and Port Counsel Dan Hultgrenn.

Guests: Ben Hooper and Brent Weatherman of the Franklin PUD, Kara Riebold and Joe Poire of Petrichor, Connell Mayor Lee Barrow, Connell City Administrator Cathleen Koch, and Pam Moon.

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 unanimously.

CONSENT AGENDA

- a) Regular Meeting Minutes of August 12, 2021.
- b) Vouchers and Warrants #96385-96441 and Direct Deposits #21504-21542 in the amount of \$399,840.02.

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

PUBLIC CITIZEN COMMENT

Mayor Barrow provided an update on the City of Connell, including a review of current and ongoing projects and introduction of the staffing changes. The Mayor introduced Cathleen Koch, the incoming City Administrator, who was in attendance.

Mr. Poire provided an update on Petrichor and thanked the Port Commissioners for their participation in the organization's endeavors. Ms. Riebold reviewed Petrichor's origins and its subsequent growth, Petrichor is now conducting feasibility studies for locations across the state. Ms. Riebold also expressed appreciation for the investments and continued work of the Port. Mr. Hooper commented that the Franklin Co. PUD is working with Petrichor to secure grants for new broadband projects in Franklin County.

PUBLIC HEARINGS AND RESOLUTIONS

Resolution 1557-Changing the Location of the Second September Commission Meeting- Annually, the Tri-Cities Airport hosts the Port of Pasco Commission Meeting to coincide with the Airport's Tenant Appreciation BBQ. This is scheduled for the 23rd of September 2021.

Commissioner Gordon moved and Commissioner Ryckman seconded to adopt Resolution 1557, changing the location of the second regularly scheduled September 2021 Commission Meeting to the Tri-Cities Airport, 3601 North 20th Avenue, Pasco, Washington. Motion passed unanimously.

ITEMS FOR DISCUSSION

TIF (Tax Increment Financing) Project Analysis Presentation- Mr. McFadden presented a draft of the TIF Area Project Analysis and the Reimann Funding Plan, and staff reviewed TIF Procedure for the Port's next steps. The Commissioners and staff discussed the TIF and bonding process. Commissioner Klindworth highlighted that the TIF process would also be available to use for projects in Connell.

City of Pasco UGA Expansion- Mr. McFadden presented the UGA (Urban Growth Area) expansion challenge, made by Futurewise, in response to the June 1st adoption of the 2018-2038 Franklin County Comprehensive Plan. The Commissioners and staff discussed the appeal process and potential impact on the Reimann Industrial Center development.

Director Reports:

1. Airport Deputy Director
 - a. Mr. Faley provided Avelo Airline's July statistics. With the addition of Avelo's numbers, the enplanement totals for July are still down slightly for 2019 and up significantly over 2020.
 - b. The week of August 30th, Mead & Hunt will be surveying at the airport in preparation for Taxiway G relocation.
2. Human Resources
 - a. Ms. French provided an update on the return of masking requirements.
3. Finance Department
 - a. Ms. Watts noted that the Audit is still in process and is on schedule, with a projected ending timeframe in the middle of September.
 - b. Ms. Watts will be conducting budget review meetings with Directors and department heads.
4. Economic Development and Marketing Director
 - a. Mr. McFadden noted the importance of business retention, and aid for business that continue to be impacted by COVID. Staff has reached out to several business to help them apply for relief funds administered for the City of Pasco through the Pasco Chamber.
5. Properties Director

- a. Ms. Reyna noted the Port has several interested parties in for the limited available warehouse space. Staff is considering the long-term impact of the tenants on the space.
- b. Ms. Reyna provided feedback on the progress of the EDA project.

Commissioner Reports:

Commissioner Gordon noted that the Benton Franklin Council of Governments needs an increase of funds in their budget, and as part of the Finance Committee, they are working on putting together new assessments for the members.

Commissioner Gordon also noted that will meet with BFCG Director Michelle Holt, Karen Miller, and Kathy Balcom, to discuss the proposed lighting project for the Cable Bridge.

Commissioner Ryckman noted her participation in the first meeting regarding the Horse Heaven Hills Energy Project.

Commissioner Klindworth provided the background of the North Franklin Development Corp.

CALENDAR OF EVENTS

Commissioners and staff discussed the calendar of events.

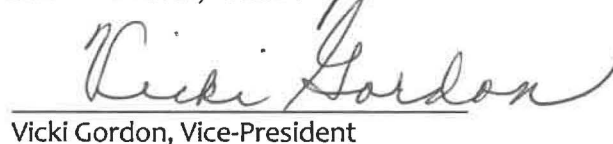
ADJOURNMENT

The meeting was adjourned at 11:46.

Port of Pasco Commission:



Jim Klindworth, President



Vicki Gordon, Vice-President



Jean Ryckman, Secretary