

Port of Pasco Commission
Minutes of Regular Meeting of Port Commission
Held remotely and in person with Public Access
Port of Pasco, 1110 Osprey Pointe Blvd., Ste. 201, Pasco, WA 99301
July 28, 2022 | 9:30 a.m.

CALL TO ORDER

Commissioner Gordon called the meeting to order at 9:30 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.

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

Guests: Jose Iniguez and Carl Holder of COPA, Ben Hoppe of JUB, Justin Monwai of Piper Sandler Co., Scott Bauer of Northwest Municipal Advisors, Bill Tonkin of Foster Garvey PC, Ryan Neumeister of NWMA, and Franklin County Commissioner Clint Didier.

APPROVAL OF AGENDA

Commissioner Ryckman moved and Commissioner Klindworth seconded to approve the agenda. Motion passed unanimously.

CONSENT AGENDA

- a) Regular Meeting Minutes of July 22, 2022.

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

PUBLIC CITIZEN COMMENT

No public citizen comment was received.

PUBLIC HEARINGS AND RESOLUTIONS

Resolution 1583- TIF/RIC Bond Resolution- Mr. Bauer, Mr. Monwai, and Mr. Tonkin were in attendance to discuss the Port of Pasco Limited Tax General Obligation 2022 bonds for the TIF (Tax Increment Financing) area at the Reimann Industrial Center (RIC). The bond team discussed the bond sale, interest rates and the bond resolution. The resolution allows for the public or private sale of bonds up to \$12,000,000 for the TIF area.

Commissioner Ryckman moved and Commissioner Klindworth seconded to adopt Resolution 1583, authorizing the Port to issue limited tax general obligation bonds for the TIF area not to exceed \$12,000,000.

Commissioner Gordon noted that they are proud of the work staff has put in on the TIF.

ITEMS FOR ACTION/CONSIDERATION

Reimann Water Pipe Bid Opening- Mr. McFadden and Mr. Hoppe presented, bids were received by 1:00 p.m. (local time) on July 25, 2022, for the Reimann Industrial Center Advanced Pipe Procurement and were opened in accordance with the Contract Documents. Three bids were received, and the low bidder was Ferguson Waterworks of Pasco, WA, with a bid of \$2,573,129.65 including sales tax and Early Completion Incentive. J-U-B Engineers, Inc., verified that the low bidder provided all required bid documentation listed in the bidder's checklist and that they meet all of the responsibility criteria. J-U-B issued a Recommendation of Award on July 26, 2022. Mr. Hoppe noted the project's attraction to bidders based on the size, scope, timeline, and early completion incentive.

Commissioner Ryckman moved and Commissioner Klindworth seconded to award the Reimann Industrial Center Advanced Pipe Procurement project to Ferguson Waterworks as the lowest, responsible, responsive bidder, for the total contract price in the amount of \$2,573,129.65, including sales tax and early completion incentive. Motion passed unanimously.

Staff expressed thanks to Mr. Hoppe for J-U-B's work on this project.

CED Lease Request- Ms. Reyna presented, staff has continued to work with Zach Millrood from Hughes Marino on behalf of Consolidated Electrical Distributors, Inc. (CED) on a lease request for Warehouse 2 Bay 2. They have requested several deviations from the standard warehouse leases including deviations on the deposit, a modification of the timeline provided in article 38, indemnification from contamination that may be pre-existing, and an increase in the broker fee. The Commission and staff discussed the proposed changes.

Commissioner Klindworth moved and Commissioner Ryckman seconded to authorize the Executive Director to execute a lease with Consolidated Electrical Distributors, Inc., for Warehouse 2 Bay 2 with the security deposit and first month's rent being due no later than 10 days after signing (and before being granted access to premises) with the modified language as presented, and with an increase of a broker fee to 2.5%. Executive Director shall also be authorized to make minor changes to the lease, with approval by the Port Attorney, as may be needed to finalize the agreement. Motion passed unanimously.

COPA Promotional Sponsorship- Mr. McFadden and Mr. Iniguez presented a request for the Port's sponsorship of COPA's Sunset Concert. Mr. Iniguez gave an overview of the Sunset Concert and Art Walk that will take place at Peanuts Park, and the event's importance and value to the community. Mr. McFadden and Mr. Iniguez provided an overview of the creation of COPA (Colima-Pasco Cooperation and Friendship Agreement), the Somos Pasco vision, and the continued efforts to establish mutually beneficial economic development goals between Pasco and Colima.

Commissioner Gordon moved and Commissioner Ryckman seconded to approve the COPA request for a \$5,000 promotional marketing investment in the Sunset concert to be held September 23-24th. Motion passed unanimously.

Commissioner Gordon issued an invitation to Mr. Iniguez and COPA for more involvement in Port meetings and activities.

Director Reports:

1. Executive Director

- a. Mr. Hayden noted, Mr. Heimstra provided notice that the Reimann Industrial Center “Last Mile” Rail funding request for \$3.6 million was included in the Senate Transportation Appropriations Bill. The funding will not be secured until the Senate bill is reconciled with the House bill, which is expected in December. Mr. Hayden expressed gratitude for the support from Senator Murray and Raquel Crowley for the request.
- b. Ms. Ellerd’s office sent out the Commission approved response letter to the Farm 2005 request. Ms. Ellerd has not received any reply.
- c. Mr. Hayden attended a virtual meeting on the EIS lawsuit and provided a recap, including information on the request for a stay until September of 2023.
- d. Mr. Hayden met with James Sexton regarding the Osprey Pointe development; Mr. Sexton will likely attend the next Commission Meeting in order to discuss changes to the development plan.
- e. Heather Stebbings of PNWA participated in a phone call with Governor Inslee and Senator Murray regarding their report on replacing the benefits of the Lower Snake River dams. They are expecting to release their report mid-August.

2. Director of Finance

- a. Ms. Watts noted, she will not be in attendance at the next Commission Meeting.

3. Director of Economic Development and Marketing

- a. Mr. McFadden noted that staff would like to discuss the minimum lease rate for Solgen’s Airport Business Park Project in executive session.
- b. Staff has received notice that the Reimann Industrial Center has officially met all of the BNSF requirements to become a Certified Rail Site. Once it is finalized, RIC will be the first site in Washington State.
- c. Mr. McFadden has been working on responding to three different RFIs for Port sites through TRIDEC.

4. Director of Properties

- a. Ms. Reyna provided the Properties Activity Report.

Commissioner Reports:

Commissioner Ryckman attend the WPPA Commissioners Seminar and noted the improving atmosphere and direction.

Commissioner Klindworth discussed his interest in the Port acquiring additional land or options on additional land. Mr. McFadden responded that preliminary talks are underway to secure an option on new land. The Commissioners and staff also discussed power needs for the region.

Commissioner Gordon noted that she was reminded by one of the WPPA sessions of the need for the Port to communicate who the Port is and what it does for the community.

RECESS

Commissioner Gordon recessed the meeting at 10:38 for a 7-minute break, until 10:45 a.m. The meeting was resumed at 10:45 a.m.

CALENDAR OF EVENTS

Commissioners and staff discussed the calendar of events.

EXECUTIVE SESSION

At 11:20 a.m., Commissioner Gordon announced that Commission would go into executive session for 10 minutes, until 11:30 a.m., to consider the minimum lease price for Port owned land. At 11:30 a.m. the regular meeting was resumed.

ADJOURNMENT

The meeting was adjourned at 11:30 a.m.

Port of Pasco Commission:



Vicki Gordon, President



Jean Ryckman, Vice-President



Jim Klindworth, Secretary