

**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, Washington*  
*June 26, 2024 | 10:30 a.m.*

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**CALL TO ORDER**

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Commissioner Ryckman 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.

**Present:** Commissioner Jean Ryckman, Commissioner Jim Klindworth, Commissioner Vicki Gordon, Executive Director Randy Hayden, Attorney Heidi Ellerd, Airport Director Buck Taft, Deputy Airport Director Don Faley, Director of Economic Development and Marketing Stephen McFadden, Senior Accountant Diana Newman, and Human Resources Director and Executive Assistant Lori French.

**Guests:** Russ Chrisman of MacKay Sposito, Wendy Culverwell of the Tri-Cities Herald, Michael Clayton, Colin Hastings of the Pasco Chamber of Commerce, Ben Hoppe of JUB Engineering, Kara Riebold of Petrichor, and Kirt Shaffer of Tippett Company.

**Excused:** Director of Properties Mayra Reyna and Finance Director Donna Watts.

**APPROVAL OF AGENDA**

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

**CONSENT AGENDA**

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- a) Regular Meeting Minutes of June 12, 2024.
- b) Vouchers and Warrants #102325-102454, and Direct Deposits #24439-24481 in the amount of \$1,280,850.43 for the General Fund.
- c) Accept as Complete- Big Pasco Industrial Center Concrete Dock and Ramp Repairs.

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

**PUBLIC CITIZEN COMMENT**

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No public citizens provided comment.

**ITEMS FOR ACTION**

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**HDR RIC Phase 1 Amendment-** Mr. McFadden presented the Reimann Phase 1 Rail Design and Engineering Services Amendment #1 Scope of Work for HDR in the amount of \$220,673.00. The requested amendment for the Phase #1 project will carry the project through the call for bids for the construction of this phase of the project. Construction is expected to commence later this year. This amendment will provide:

- 1. Contract/Task Management Supplement
- 2. Phase 1 Concept Planning & Coordination
- 3. Washington Utilities & Transportation Commission Coordination

4. Phase #1 Rail Design/PSE 30%, 60%, 90% and 100%
5. Environmental and Permitting
6. Utility Design Coordination
7. Construction Advertisement

Commissioner Gordon moved and Commissioner Klindworth seconded to approve the HDR Reimann Phase #1 Industry Lead Track Design and Engineering Services Amendment #1 for a not-to-exceed amount of \$220,673.00, and further move to authorize the Executive Director to execute the amendment with minor changes as accepted upon review by the Port attorney. Motion passed unanimously.

**LEO Agreement-** Mr. Hayden presented, staff would like to discuss the LEO Settlement Agreement in Executive Session regarding collective bargaining strategy.

### **ITEMS FOR DISCUSSION**

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**Petrichor Update-** Mr. Hayden introduced Ms. Riebold, CEO of Petrichor, noting that the Port of Pasco is one of Petrichor's six founding members. Ms. Riebold provided a presentation to the Commission on the work the organization has been engaged in. The Commission and Mr. Hayden thanked Ms. Riebold and Petrichor for their excellent work in broadband expansion.

The Commission and Mr. Hayden discussed the Petrichor board and project application process.

**Land Purchase Update-** Mr. Hayden presented that Mr. Shaffer of Tippet Company would be in attendance to discuss with the Commission a potential purchase price for land in Executive Session.

### **Director Reports:**

1. Executive Director
  - a. Mr. Hayden noted that he enjoyed his trip to Norway and thanked Mr. McFadden for attending to business in his absence, and Ms. Reyna for overseeing today's Commission preparation.
2. Airport Director
  - a. Mr. Taft provided the Airport Activities Report, Airport Digital Marketing and Ad Reports.
  - b. Mr. Taft discussed the bid for the Airport parking lot expansion that will be opened next week.
3. Airport Deputy Director
  - a. Mr. Faley discussed parking lot utilities work and the pending grant money.
4. Director of Economic Development and Marketing
  - a. Mr. McFadden provided an overview of the Colima Delegation itinerary.
5. Director of Properties
  - a. The Property Activities Report was provided for the Commission.

### **CALENDAR OF EVENTS**

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Commission and Staff discussed the Calendar of Events.

#### **RECESS**

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At 11:34, Commissioner Ryckman recessed the meeting until 1:15 for the Tenant Appreciation BBQ, noting that once the meeting was resumed it would move into Executive Session for 20 minutes with no expected action to follow. At 1:16, the meeting was resumed.

#### **EXECUTIVE SESSION**

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At 1:16, Commissioner Ryckman announced that the meeting would go into Executive Session for 20 minutes, to consider the acquisition of real estate by purchase, and collective bargaining strategy. At 1:35, *the Executive Session was extended for 10 minutes.*

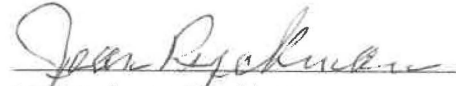
At 1:45, the regular meeting was resumed.

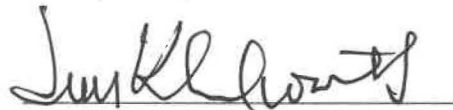
#### **ADJOURNMENT**


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At 1:50 pm the meeting was adjourned.

Port of Pasco Commission:

  
Jean Ryckman, President

  
Jim Klindworth, Vice-President

  
Vicki Gordon, Secretary