KITTITAS COUNTY
BOARD OF COMMISSIONERS
COMMISSIONERS AUDITORIUM
SPECIAL MEETING

TUESDAY **2:30 P.M.** **DECEMBER 15, 2015**

Board members present: Chairman Gary Berndt and Commissioner Paul Jewell. Absent: Vice-Chairman Obie O'Brien.

Others: Mandy Buchholz, Deputy Clerk of the Board; Mark Cook, Public Works Director.

SPECIAL MEETING **AIRPORT INDUSTRIAL PARK** **COMMISSIONERS**

At 2:30 p.m. Chairman Berndt opened a Special Meeting to discuss with Public Works the Airport Industrial Park.

Mark Cook, Public Works Director explained that this discussion was to consider authorizing a Cooperative Agreement with WSDOT supporting Industrial land development at the Bowers Field Airport. He explained that over the past year the County has been in discussion with WSDOT regarding surplus water right acquisition. He stated that the strategy has been to engage WSDOT on Thorp Levee improvements and accepting surplus water rights from WSDOT as their project contribution. He stated that the Attorney General's Office (AGO) is not viewing the proposal as favorable.

He stated that Staff has suggested a larger land deal likely to meet with the AGO's support. He reviewed the deal and explained that it would be accepting WSDOT surplus property at Woodhouse Loop, the property along University Way (Region 1 Maintenance Facility) and surplus water right (100 acre feet), noting that it would be in consideration of the WSDOT properties. He explained that the County is proposing constructing a new maintenance facility at Bowers Field.

He reviewed the discussions taking place and noted that Jason Smith (Jacobs) has a Draft Agreement for consideration and provided that for the Board. He stated that timing is crucial to get this project underway, because the current acting Regional Administrator (Brian White) is supportive of the effort but Mr. White will likely step down from acting Administrator Position sometime in the first part of 2016. He stated that ultimately they would like to have the WSDOT appraisals in hand by the end

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of the first quarter in 2016. He outlined the fiscal impacts if the Board chooses to proceed with the project and how the Lease revenue from the proposed new facility is expected to assist the Airport Fund and would attract additional future Light Industrial uses that are complementary in use, ultimately generating a sustainable funding source for the airport and likely provide a much needed infra-structure improvements inside and outside the fence of airport operations.

Commissioner Jewell and Director Cook will plan to set up a meeting with WSDOT and report back with any progress.

The meeting was adjourned at 3:30 p.m.

DEPUTY CLERK OF THE BOARD

Mandy Buchholz

KITTITAS COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON

Chairman Gary Berndt