

MINUTES

BOARD OF BENTON COUNTY COMMISSIONERS

Special Board Meeting
Benton County Administration Building
Commissioners' Hearing Room
7122 W. Okanogan Place, 3rd Floor, #E303
Kennewick, WA
Friday, June 24, 2022 – 2:00 p.m.

Meeting provided in-person, by Video Live-Broadcast and Telephonically via/WebEx

Present: Chairman Shon Small
Commissioner Will McKay
Commissioner Jerome Delvin
County Administrator Jerrod MacPherson
Clerk of the Board Cami McKenzie

Benton County Employees Present During All or a Portion of the Meeting: Deputy County Administrator Matt Rasmussen; Cody Shelton, IT; Shyanne Palmus, Communications Coordinator; DPA Reid Hay.

Discussion and Possible Approval of a Purchase and Sale Agreement and Related Documents Pertaining to the Purchase of the Old Kennewick General Hospital from RCCH Trios Health and Licensing of a Portion of the Premises to RCCH Trios Health

Matt Rasmussen presented the documents for purchase of the old KGH campus from RCCH Trios Health for construction of a behavioral health recovery center. He said they had been working for close to a year on the sale of the facility. The agreement specified purchase of the property and buildings for \$1.6 million, approximately 193,000 square feet, and 8 acres of property, at less than \$10/square foot.

He said the agreement also included licensing a portion back to Trios for their board meetings and trainings and allowed them to do that for 5 years until they could find an alternate space.

MOTION: Commissioner Delvin moved to approve the Resolution and Purchase and Sale Agreement and Related Documents Pertaining to the Purchase of the Old Kennewick General Hospital/Trios Auburn Campus between RCCH Trios Health, LLC, and Benton County in the amount of \$1.6 million and authorize the Chairman to sign. Commissioner McKay seconded.

Discussion

Commissioner Delvin said they had been working on this a long time, and they thought they could do a “no wrong door facility”, but they could not get there at this location. However, Benton County was still committed to doing that and would still buy or lease a type of property that would allow them to do that kind of facility. However, purchase of the old KGH building was a good deal and they could still house a much-needed adolescent unit there and lease out portions to treatment providers, provide transitional housing, and provide many other uses on that campus.

Commissioner McKay said with the current cost of construction, getting this property for less than \$10 per square feet was a great deal.

Mr. Rasmussen said they hoped to be in escrow within 60 days, start the design, and then it would probably be a year out before construction could begin.

Chairman Small said that even with new construction, it would be a couple of years before construction could begin.

Upon vote, the motion carried unanimously.

Michelle Gerber, President of Benton Franklin Recovery Coalition thanked everyone for their work on this and said this was an urgent matter as people were dying every day. Additionally, that the Legislature and funders liked projects that were ready to go, and she urged the Board to not make any changes.

Resolution

2022-417: Purchase and Sale Agreement and Related Documents Pertaining to the Purchase of the Old Kennewick General Hospital and Former Auburn Campus Between RCCH Trios Health, LLC, and Benton County

There being no further business before the Board, the meeting adjourned at approximately 2:08 p.m.

Clerk of the Board

Chairman