

# VISION

P O R T O F K E N N E W I C K

The Port of Kennewick's mission is to provide and support sound economic growth opportunities that create jobs and improve the quality of life for port district residents.

To that end, the Port works closely with its economic development partners including West Richland, Richland, Kennewick, Benton City and Benton County; and exciting things are happening throughout our district. The Port's Spaulding Business Park is transforming the Richland Wye. Business owners are building offices, expanding warehouses and adding jobs at the Vista Field Industrial Park.

The Clover Island Shoreline Restoration Plan and the Port's acquisition of Columbia Drive property hold great promise for bringing new restaurants, shopping, spas, entertainment, trails, waterfront access and lifestyle amenities to historic downtown Kennewick. And the Port's investment in West Richland is setting the stage for converting a defunct raceway into a business and commercial hub.

The Port of Kennewick is truly taking a fresh approach to economic development. We are looking for opportunities to revitalize core neighborhoods. We are working to enhance the community's waterfront. We are seeking to be a catalyst for recreation, tourism and quality of life. We are making tough decisions regarding current and future use of the district's resources. And we are finding creative ways to foster sustainable business, industrial and commercial development.

In fact, I couldn't be happier with the direction the Port is going. Before, we'd been relying on Clover Island to carry the weight of a mixed-use project. Now, with our emphasis on Columbia Drive, it's a risk, but it's also an opportunity to provide a boost that can energize and transform downtown Kennewick.

I am pleased to present this edition of Vision, the Port's newsletter, and am honored to serve as your 2008 Port Commission President. I encourage you to visit our facilities, call, or attend a Commission meeting to share your interests, views and ideas for the future—we look forward to hearing from you.

Linda Boomer, President  
Port of Kennewick Commission

S P R I N G 0 8

## Clover Island Concert Series

The **Tribute to Jimmy Buffet** concert returns to Clover Island on May 25, 2008. The Clover Island Inn will also hold a Louie Louie Party with the **Kingsmen** on August 16 and a **Pablo Cruise** concert on September 12. Local favorite **Colorblind** opens each event. The open-air concerts take place on the island's east end, next to the Clover Island Inn. For more information visit [www.cloverislandinn.com](http://www.cloverislandinn.com).

## Ice Harbor Brewing at the Marina

Starting in May, Ice Harbor Brewing at the Marina on Clover Island will open for business on Sundays and will offer breakfast fare on Friday, Saturday and Sunday beginning at 8:00 a.m. The breakfast menu will feature omelets, wraps, burritos and traditional favorites. The restaurant will continue to serve a variety of lunch and dinner items to complement its beer and wine offerings and will sell ice, food and beverages to go, to meet the needs of Clover Island Marina tenants and users. For more information visit [www.iceharbor.com](http://www.iceharbor.com).

## Annual Unified Grape & Wine Symposium

### Participation Generates Business Leads

As part of an ongoing partnership to develop a business incubator supporting the wine industry, Port of Kennewick and City of West Richland staff attended the 13th Annual Unified Grape & Wine Symposium in Sacramento, California. Port and City staff developed industry contacts and business leads, visiting with a variety of suppliers including barrel, bottle, cork, label, and glass makers, machinery, equipment and testing services.

"The reputations of the Red Mountain AVA and Randall Grahm's Pacific Rim winery in West Richland have piqued interest in our region. And two leads have already come in as a result of our presence at the symposium," stated Tim Arntzen, the Port's Executive Director.

### Port to Purchase Land in West Richland

The Port of Kennewick will purchase 92 acres near Red Mountain and the City of West Richland. The property, owned by Paul Alderman of Ellensburg, was once operated as an asphalt race track. However, the lights and grandstands were previously removed and no racing has taken place since 2004.

The site's proximity to Red Mountain offers a unique economic development opportunity in the West Richland area. The Port is working with West Richland and Benton County staff to determine the property's potential use. Preliminary discussions include development of a wine-related business incubator at either that site or the Port's Keene Road property. Consideration is also being given to business, commercial or light industrial development outside of the wine industry. Future use will be determined once the land sale is finalized and a wine industry feasibility study is complete.



### Port of Kennewick Public Commission Meets

Meetings are held the second and fourth Tuesdays of each month. The meetings begin at 2:00 p.m. in the Commission Chambers at the Port of Kennewick offices, 350 Clover Island Drive, Suite 200, Kennewick, unless otherwise posted in the Tri-City Herald or Port of Kennewick website, [www.portofkennewick.org](http://www.portofkennewick.org). We would love to have you attend!

### Port of Kennewick Commissioners

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# Spaulding Business Park Filling Rapidly

The Port of Kennewick recently sold nearly 2.5 acres in the Spaulding Business Park to a developer with plans to build a Value Place hotel on the property. Value Place serves extended-stay business travelers and Port officials felt it was a great fit for the Spaulding area, which features medical and professional office tenants. "Having a business hotel at the Spaulding Business Park is a complement to the other developments," said Larry Peterson, the Port's Director of Planning and Development. "This location offers great visibility and easy access from Highway 240 and it puts them at the heart of their target clientele."

According to Peterson, the Port's \$2 million investment in land and infrastructure at Spaulding Business Park has already resulted in 180 jobs, with an anticipated 700 jobs added or retained when the site is fully developed. The Port has three parcels from 1.6 acres to 4.9 acres remaining within the Spaulding Business Park. For information on these sites contact (509) 586-1186.



A 121-room Value Place hotel is planned for the Spaulding Business Park.

# Port Considers Future of Vista Field Airport

The Port of Kennewick purchased Vista Field Airport and surrounding property from the City of Kennewick in 1991, with an agreement to operate the airport through 2020. However, rapid growth in Kennewick's Columbia Center and Vista Field Entertainment District and recent changes at the Tri-Cities Airport in Pasco raise concerns regarding Vista Field Airport operations.

At the City's request, the Port is exploring options for Vista Field. The Port's primary concern is that any decision be based on a process that is fair, transparent and gives voice to community concerns. While no decision has been made, initial reports concluded the cost of building a replacement airport would exceed \$20.5 million. Replacing all Vista Field operations at the Richland Airport, together with land redevelopment costs, could be between \$8 million and \$13 million.

Tim Arntzen, the Port of Kennewick's Executive Director said the Port doesn't have the funds to close or relocate the airport at this time. And closing the airfield could require the Port to return state grant money that was used to improve the runway.

The airport is a non-conforming use with respect to the city's zoning regulations, and the state's Growth Management Act

places restrictions on development surrounding an active airport. Thus, the city is interested in exploring alternatives for the Vista Field site. Meanwhile the Port—while sensitive to the city's concerns—is seeking assurances the city will remove a reversionary clause which transfers Vista Field property to the city if the airport is closed early. The Port will consider results from a City of Kennewick study that examines economic development opportunities for Vista Field. The city's report should be completed by summer and Port officials anticipate making a decision following that report.

"The Commissioners are stewards of the public trust and the Port's limited resources," stated Arntzen. "They want to make a decision based on an objective consideration of the relative benefits and costs of discontinuing the airfield, moving it or keeping it an active airport."



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# Port Visits Washington, D.C.

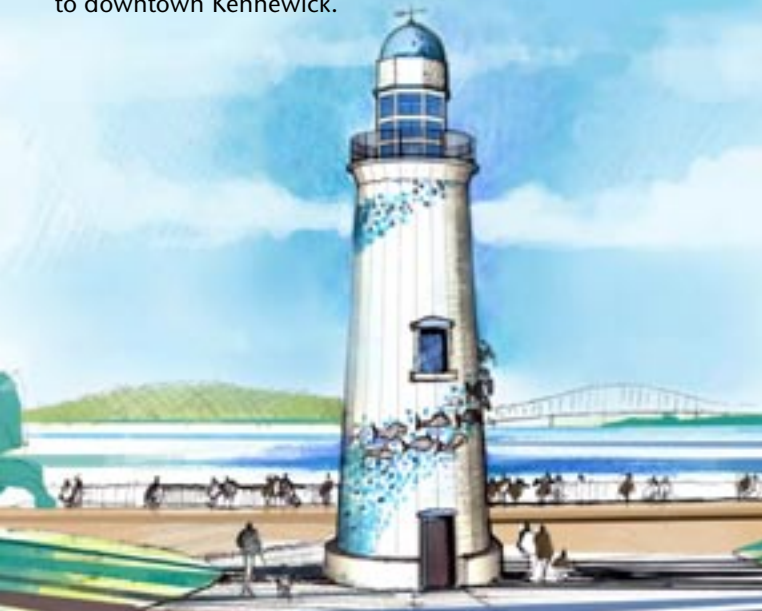
## Funding Sought for Clover Island

Executive Director Tim Arntzen participated in the Pacific Northwest Waterways (PNWA) Mission to Washington, D.C. The objective was to preserve Columbia and Snake River navigation and river-related economic opportunities, including adequate and continued federal funding for maintaining the region's dams.



The Port's Clover Island Shoreline Restoration Project was also presented to legislators during the trip. Stated Arntzen, "As we see it, Clover Island offers an opportunity for environmental restoration, economic development, and downtown revitalization." The Port is

partnering with developers on portions of the planned island improvements, including a public plaza, artwork, viewpoints, pedestrian paths and a lighthouse; staff is also working to secure grants and federal funding for the project. The Port's goal with Clover Island is to bring new businesses and new jobs to downtown Kennewick.



# Industrial Park a Development Hot Spot

The Vista Field Industrial Park is located near the City of Kennewick's Vista Entertainment District and southeast of the Vista Field airport. During the past few months, the Port has sold five properties in this area for a variety of business uses.

**Jesse's Lawn Maintenance and Landscaping** purchased 1.3 acres adjacent to their existing building. The company will use part of a new 6,000 square foot commercial building for its landscaping business and will lease out the remaining space. Owner Jesse Kadinger stated, "I started my business 23 years ago and moved to Vista Field in 2001. The property is centrally located. It allows me to meet customer needs. And I can add employees as the business grows."

**O'Brien Construction** purchased nearly five acres to build additional warehouse and office space. **Consolidated Supply** purchased four acres to add a retail and warehouse building. And **Riggle Plumbing** purchased a section of property behind their existing warehouse, creating a more viable business location.



Vista Field's central location proves important for business expansions.

**Cheyenne Electric, Inc.** bought 1.5 acres and plans to construct a 7,500 square foot office, shop and warehouse building. Founded in 1996, Cheyenne Electric works on commercial projects across the Northwest, including schools, fire stations and restaurants. "We realized that Vista Field is a real busy, hustle-bustle area with lots of potential for growth," said Andrew Hunt, president of Cheyenne Electric.

"These land sales are a good fit for that area," stated Larry Peterson, the Port's Director of Planning and Development. "The parcels offered room for expansion, allowing these companies to grow their businesses and create jobs for our community."

Developing assets to create sustainable family wage jobs, user friendly transportation systems and quality of life enhancements for visitors and residents of the Port of Kennewick.



# PORTofKENNEWICK

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*Open for Business!*