

VISION

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

This will be my final letter as a Port of Kennewick Commissioner and I am both saddened and filled with anticipation. After many years serving the Port of Kennewick, I'm saying goodbye to the port industry. Yet I am eager for the Port's future, knowing that many exciting things are on the horizon.

The Port's investment on Clover Island and Columbia Drive is working to revitalize Kennewick's historic downtown. Our investment in West Richland is attracting the attention of internationally renowned wine makers and creating opportunities for an expanded wine industry. And by sticking to the established covenants and development plan, we're renewing the Spaulding Business Park neighborhood and bringing significant medical, technical, engineering and professional jobs to the district.

The Port is now looking at future alternatives for the Vista Field Airport including closing the airport and redeveloping the property into a commercial, industrial and entertainment

destination in the heart of Kennewick or expanding the facility to entice significant private, airport-related investment. Whatever is decided, these alternatives offer opportunities and challenges which will shape the Port and the community's future for years to come.

It has been a pleasure to see the local economy transformed and diversified through Port activities. I am thankful to my fellow Commissioners and Port staff for their encouragement and support in taking a new and diverse approach to economic development. And I am grateful to Executive Director Tim Arntzen for his continued dedication to the organization's goals, objectives and mission.

I'm proud to have been a part of many amazing success stories and although I'm resigning as Commissioner, I will remain an advocate for port districts and the role they play in economic development. It has been an honor to serve as your District 3 Commissioner.

Linda Boomer, President
Port of Kennewick Commission



The Clover Island Marina Renovation project is one of many projects that the Port of Kennewick has undertaken to invest in the community.

F A L L 0 8

Clover Island Inn

2007 Downtown Business of the Year

The Clover Island Inn was honored by the Historic Downtown Kennewick Partnership as their 2007 Business of the Year. The award honors a business which has been instrumental in promoting the improvement of the downtown area over a number of years.

The Clover Island Inn served as project home for the 2003 Bridge to Bridge/River to Railroad planning process and is the host location for the Partnership's monthly meetings and "Downtown" Banquets. The hotel coordinates the "Clover Island Concert Series," which draws residents and visitors into downtown Kennewick. They provide complimentary bicycles to hotel guests, enabling them to bike the Sacagawea Heritage Trail. And they regularly promote historic downtown as a destination for shopping, dining, art, history and culture.

New Website

The Port's redesigned website, www.PortofKennewick.org, now offers improved access to information about development projects, leasing opportunities and meetings.

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. We would love to have you attend!

Clover Island Marina

Top Construction Project of the Year

The Port of Kennewick's Clover Island Marina Renovation project was honored as the top construction project of the year in the Heavy/Industrial category by the Associated General Contractors (AGC) of Washington. The AGC is a trade association that represents and provides services to the commercial construction industry. The judges were impressed with the Marina's accelerated schedule and felt the project created an appealing space which contributed to the community's quality of life.

Port leaders were thrilled with the award, since it recognized their efforts to enhance the community's waterfront and encourage urban renewal in downtown Kennewick. Executive Director Tim Arntzen stated, "The AGC awards are for the best construction projects in Washington, so this is a great honor." Arntzen continued, "The Port's mission is to create jobs, improve infrastructure and enhance the quality of life for district residents. That's what the marina project was all about. We're honoring the boating tradition started by the Metz family and providing opportunities to enjoy the Columbia River. Boaters are telling us that Clover Island is one of the finest marinas in the northwest. We certainly think so and this award lets us know that others feel the same way."



AGC Awards Ceremony

Jennifer Richard For Team Photogenic © 2008

Columbia Drive Urban Renewal

A Long-term Strategy

The Port of Kennewick purchased the Willows Trailer Court and other properties on Columbia Drive as part of a community revitalization strategy. The Port views its investment as a catalyst to help energize and transform that neighborhood into a mixed-use development with retail, commercial, and tourism-related businesses. However, the Port's Executive Director, Tim Arntzen cautioned that this is a long-term strategy. "I envision that one day this will be a vibrant waterfront destination. But it has to be a realistic urban renewal process. You need willing buyers and sellers and the prices have to be fair. And it may take 10 or 20 years to identify the resources, acquire property, and develop a master plan—so the public shouldn't expect significant changes for perhaps a decade."

Contrary to recent rumors, the Port does not intend to turn the area into grassy, park land. "The Port's role is to help create jobs and improve quality of life," stated Arntzen. "And 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."

Port of Kennewick Commissioners

Linda Boomer

Commissioner - President
lboomer@portofkennewick.org

David Hanson

Commissioner - Vice President
dhanson@portofkennewick.org

Gene Wagner

Commissioner - Secretary
gwagner@portofkennewick.org

Port Investing

Economic Development Infrastructure

The Port of Kennewick is supporting the City of Richland with funding for implementation of road and utility improvements on Fowler and Georgia Streets, thereby enhancing access to the Spaulding Business Park.

In September the City began construction on improvements to Fowler Street between Columbia Center Boulevard and Georgia Street.

The project will also add curb, gutter, sidewalk and street lights; widen that section of Fowler Street and extend city water and sewer utilities to support underserved properties. The Port and City will partner on additional improvements to Georgia Street in the coming year.

“This is a great partnership in the continued renewal of the Richland Wye,” said Larry Peterson, the Port’s Director of Planning and Development. “It creates better access to the Business Park and improves the surrounding property.”



Fowler Street Construction

Cedars Restaurant and Lounge

Turning Up the Heat

As we move into fall and evenings turn cold, The Cedars Restaurant and Lounge is turning up the heat. Owner Dave Mitcham has been splitting logs and gathering wood for the lounge’s massive rock fireplace. To accommodate increased demand for the warm and cozy ambience, Cedars staff will once again serve dinner in the lounge during the fall and winter seasons.

The Cedars, which has an extensive regional wine list, is known for its premium steak, seafood and pasta dishes and an extensive salad bar. The restaurant’s landmark location on Clover Island offers spectacular views of the blue and cable bridges and resplendent sunsets over the Columbia River. Cedars has served the community for more than 32 years, making them a tried-and-true waterfront dining destination. For more information visit www.cedarsrest.com.



Port Lends Support

Piert Road Realignment

The Port of Kennewick agreed to participate financially in the Piert Road realignment project to help achieve a preferred route option. The Port identified and communicated to Benton County a preference for realignment alternative four or alternative six. Both alternatives preserve the potential development of two rail loops, protect existing jobs and create access to property north of the canal.

The Port had already provided \$240,000 to help facilitate a proposed loop rail. In addition the Port is prepared to deed over between three and six acres of right-of-way depending on the final road alignment. And the Port agreed to support County efforts to pursue grants and federal funds for a road alternative which addresses community concerns and allows for job retention and future growth.

Port of Kennewick Staff

Tim Arntzen

Executive Director
509/585.1144
ta@portofkennewick.org

Sherrie Bowers

Administrative Assistant
509/586.1186
sbowers@portofkennewick.org

Tammy Fine, CPA, CFE

Director of Finance/Auditor
509/586.7978
tfine@portofkennewick.org

Mary Fitch, Accounting

Specialist/Marina Manager
509/585.4684
mfitch@portofkennewick.org

Larry Peterson, Director of

Planning/Development
509/586.1188
lpeterson@portofkennewick.org

Teresa Hancock, Real Estate

& Special Projects
509/586.8596
thancock@portofkennewick.org

Dan Cryer, Director of

Operations/Airport Manager
509/586.1187
dcryer@portofkennewick.org

Michael Boehnke

Maintenance Supervisor
509/521.7281
mboehnke@portofkennewick.org

Tana Bader Inglima, Director of

Governmental Relations & Marketing
509/586.8140
tana@portofkennewick.org

Port Honored

2007 Downtown Revitalization Award

The Port of Kennewick was honored with the 2007 Downtown Revitalization Award for its urban renewal efforts and the two-story professional office and commercial building completed on Clover Island. The award is presented annually by the City of Kennewick Block Grant Advisory Committee and the Historic Downtown Kennewick Partnership in recognition of excellence in downtown revitalization.



Port leadership felt the award acknowledged their efforts to improve commercial neighborhoods and enhance the community's waterfront. Executive Director Tim Arntzen stated, "The Port's

building was an opportunity to help energize and transform downtown Kennewick into a vibrant retail, residential and tourism destination." Continued Arntzen, "We could have built the Port's offices in the Vista Field or Spaulding Business Parks; however, the Commissioners chose to make an investment on the island. We wanted to be a catalyst for implementing the Clover Island Shoreline Plan and to demonstrate the vision for creating a waterfront destination in downtown Kennewick." The Port of Kennewick office building was the first new construction on Clover Island since 1979.

Sharing our Accomplishments

As a result of the Port of Kennewick's leadership in land development, job creation and shoreline planning, Executive Director Tim Arntzen was a featured speaker for industry meetings and civic events. The Washington Public Ports Association asked Arntzen to discuss the Port's land sale activities, the Spaulding Business Park and challenges facing Vista Field Airport. The Pacific Northwest Waterways Association invited him to present on Clover Island, shoreline improvement efforts and the Port's vision for Columbia Drive/urban renewal. The Port of Camas/Washougal invited the Port of Kennewick to their Commission meeting to share insights regarding financial planning, airport management, shoreline improvements and public involvement processes. And an overview of Port projects and recent accomplishments were presented during the Tri-Cities Regional Chamber of Commerce's "State of the Ports" luncheon. Presentations were also given to the Washington State Good Roads Association, Kiwanis Club of Atomic City, Kiwanis Club of Horse Heaven Hills, Kiwanis Club of Kennewick, Appraisal Institute of the Columbia Basin, and National Boating Federation.



Tim Arntzen



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

350 CLOVER ISLAND DRIVE | SUITE 200 | KENNEWICK, WA 99336

(509)586-1186 | WWW.PORTOFKENNEWICK.ORG

EMAIL: POK@PORTOFKENNEWICK.ORG

Open for Business!