

# VISION

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

This past year has seen many things accomplished. I am proud of port staff for their hard work and diligent stewardship of port resources. And, I appreciate our citizens active engagement with their port district, supporting projects that grow jobs, build infrastructure and improve the region for future generations.

One of the port's most exciting and ambitious projects is construction of a gateway, lighthouse and public plaza on Clover Island. San Antonio, Seattle, Portland and Boston Harbor are well-known for their active, vibrant waterfronts. Clover Island has the same potential. Indeed, our investment in commercial buildings and public art is fostering a sense of place and helping to revitalize Kennewick's historic downtown.

We are taking a strategic and fiscally responsible approach to managing district assets—which includes gathering sufficient, reliable data on Vista Field Airport. This careful and studied approach is crucial since it is a complex issue and any decision will impact the port and community for years to come.

In addition, we are working with our economic development partners to find creative ways such as Local Revitalization Financing to fund needed infrastructure. We are scanning the horizon, anticipating trends and seeking opportunities for commercial and industrial development throughout our district.

I am honored to serve as your 2009 Commission President.

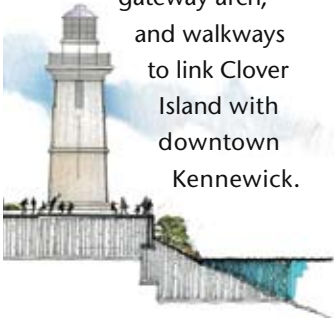
*David Hanson*  
President

Port of Kennewick Commission

F A L L 0 9

## Lighthouse Construction Begins

The port is adding a 62-foot-tall lighthouse to Clover Island. The lighthouse is the central feature of an improvement project which will include a public plaza, gateway arch, and walkways to link Clover Island with downtown Kennebec.



## Shoreline Work \$500,000 Secured

Port of Kennebec received a \$500,000 grant from the state Aquatic Lands Enhancement Account for shoreline restoration and recreation improvements along the Clover Island causeway.

## Waterfront Planning Underway

Port staff assisted the Tri-Cities Rivershore Enhancement Council (TREC) with several boat tours designed to research local shorelines. TREC is working to develop a Rivershore Master Plan which will guide future decisions regarding shoreline aesthetics, access and activities.

## Urban Revitalization Art Dedicated, Building Christened

More than 100 citizens gathered on Clover Island to dedicate "Catch the Wind" by artist Ivan McLean and to tour the port's newly completed 12,000 square foot, two-story building. The Clover Island Yacht Club has leased the ground floor; the second floor is available as a 5,270 square foot turn-key office suite overlooking the Columbia River.

Following the port's ribbon-cutting ceremony, Chuck Stack, Yacht Club commodore, christened their new home by splashing champagne onto the building at the club's main entry. According to Tim Arntzen, port executive director, the building represents a public-private partnership for economic development designed to attract business and jobs to downtown.

Rufus Friday, Tri-City Herald publisher dedicated the artwork and commended the port commission for their vision and their bold investment. "When a government agency commissions artwork it...shows a commitment to creating a vibrant and diverse economy for future generations," he said.



Port Commissioners at the Yacht Club ribbon cutting ceremony.

## Diversifying the Economy Craft Distillery Announced

Joel Tefft and Becky Runyan purchased a one-acre parcel in the Port of Kennebec's West Richland Wine Estates Park to build the Black Heron Spirits Distillery and Port Works. "I really feel the Red Mountain area has greater potential than anywhere else in the state; that's why we chose to locate there," stated Tefft.

The craft distillery, which plans to offer barrel-aged whisky, brandy and other spirits, intends to open in 2010. "This will be the first distillery in southeast Washington, and one of only a handful in the state" said Tana Bader Inghima, the port's director of governmental relations and marketing. "It's a perfect complement to wine tourism, and an opportunity to diversify West Richland."

According to Tefft, Black Heron Distillery and Port Works will create handcrafted spirits in an elegant manner reminiscent of a bygone era. Customers will be able to taste and purchase products on site.



### Port of Kennebec 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 Kennebec offices, 350 Clover Island Drive, Suite 200, Kennebec, unless otherwise posted in the Tri-City Herald or Port of Kennebec website, [www.portofkennebec.org](http://www.portofkennebec.org). We would love to have you attend!

### Port of Kennebec Commissioners

#### David Hanson

Commissioner - President  
[dhanson@portofkennebec.org](mailto:dhanson@portofkennebec.org)

#### Gene Wagner

Commissioner - Vice President  
[gwagner@portofkennebec.org](mailto:gwagner@portofkennebec.org)

#### Calvin Dudney

Commissioner - Secretary  
[cdudney@portofkennebec.org](mailto:cdudney@portofkennebec.org)

# Columbia Drive Planning

## Conceptual Plan Unveiled

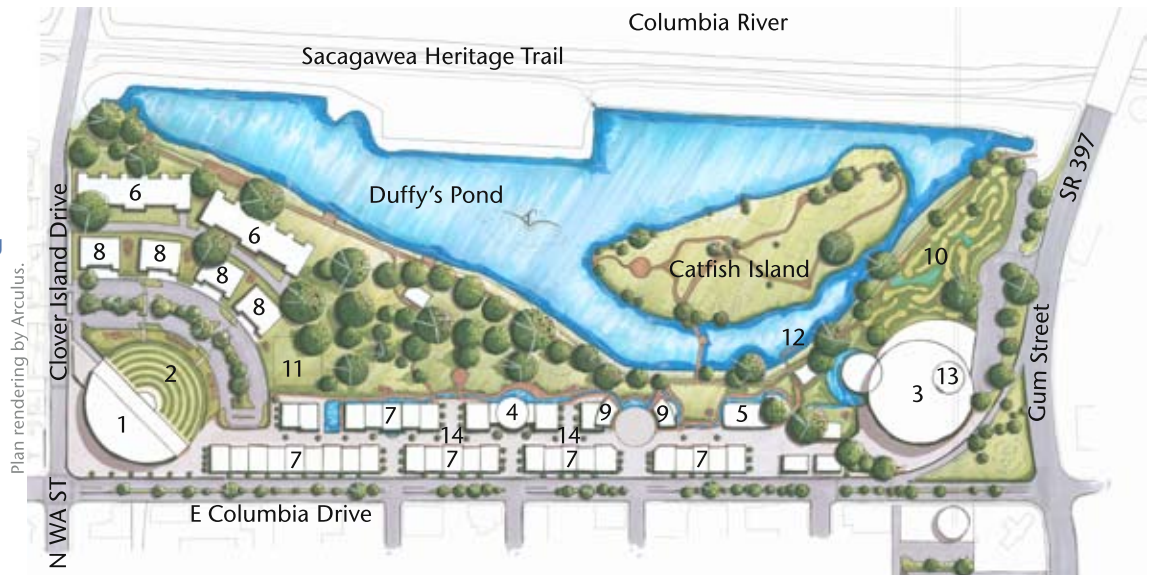
The Port of Kennewick is actively seeking public input on a conceptual plan for 28 acres of riverfront property between Clover Island Drive and the cable bridge in downtown Kennewick. The port has already acquired half of the parcels along the north side of Columbia Drive—including the former Cable Greens Miniature Golf Course and Willows Trailer Park. The goal is to transform that neighborhood

into an active, mixed-use development.

The port's initial redevelopment vision includes amenities such as wine tasting rooms, performing arts or IMAX theater, a gondola, carousel, restaurants, public pathways, offices and condos. However the public is encouraged to make suggestions by visiting the port's website: [www.portofkennewick.org](http://www.portofkennewick.org) and commenting on the Columbia Drive Conceptual Plan.

### Plan Legend

1. Theater
2. Amphitheater
3. IMAX Theater
4. Carousel
5. Ice Rink/Vendor Plaza
6. Condominium Building
7. Mixed-Use/Live-Work Building
8. Business Offices
9. Wine Tasting Rooms
10. Miniature Golf
11. Lawn Bowling Court
12. Boat Rental Area
13. Gondola
14. Pedestrian Way



# Pacific Rim Building Expands

## Ascentia Brands Welcomed

Ascentia Wine Estates, which owns eight brands including Covey Run and Columbia Winery, will move into a newly expanded 25,000 square foot building which already houses Pacific Rim Winemakers in West Richland. This major California wine company will use the space for wine barrel storage and will bottle more than 300,000 cases of wine annually at the adjacent Pacific Rim facility.

Stated Tim Arntzen, the port's executive director, "This is exactly what we anticipated when Pacific Rim first opened. A quality player like Ascentia will further enhance our region's reputation as the epicenter of Washington's wine industry."



Construction underway at Pacific Rim Winemakers.

### Port of Kennewick Staff

**Tim Arntzen**  
Executive Director  
509/585.1144  
ta@portofkennewick.org

**Tammy Fine, CPA, CFE**  
Director of Finance/Auditor  
509/586.7978  
tfine@portofkennewick.org

**Larry Peterson**, Director of  
Planning/Development  
509/586.1188  
lpeterson@portofkennewick.org

**Dan Cryer**, Director of  
Operations/Airport Manager  
509/586.1187  
dcryer@portofkennewick.org

**Tana Bader Inglima**, Director of  
Governmental Relations & Marketing  
509/586.8140  
tana@portofkennewick.org

**Jennifer Roach**, Accounting/  
Administrative Assistant  
509/586.1186  
jennifer@portofkennewick.org

**Mary Fitch**, Accounting  
Specialist/Marina Manager  
509/585.4684  
mfitch@portofkennewick.org

**Teresa Hancock**, Real Estate  
& Special Projects  
509/586.8596  
thancock@portofkennewick.org

**Michael Boehnke**  
Maintenance Supervisor  
509/521.7281  
mboehnke@portofkennewick.org

**Laury Shumaker**, Receptionist/  
Administrative Assistant  
509/586.1186  
laury@portofkennewick.org

## Port Honored 2009 Governor's Award

Port of Kennewick was honored with a 2009 Governor's Best Practice Award for their Spaulding Business Park development. The awards are presented annually to recognize exemplary workforce and economic development efforts.

While ports traditionally acquire property for the long term, Port of Kennewick purchased 30 acres of a blighted neighborhood with the express purpose of improving the land and moving it back into the private sector. As a result, hundreds of new jobs, a wide range of services, and corporate offices have located in Richland. Tim Arntzen, port executive director, said the award acknowledged ongoing efforts to improve the commercial neighborhood. "I'm proud of the commissioners' leadership," he said. "They recognized a need to revitalize that area. They took a calculated risk, and are helping to improve the community's quality of life."



## Arc of Tri-Cities Breaks Ground

### Meeting Community Needs

In early October, The Arc of Tri-Cities broke ground for a \$3.6 million building in Richland's Spaulding Business Park. The Arc purchased the property from the Port of Kennewick two years ago, intending to break ground within a year; however, fundraising took longer than expected. Tim Arntzen, port executive director, said the port commissioners wanted to see the project succeed. "They offered a good deal for the land purchase and have been patient as fundraising ensued," he said. "The port commissioners wanted to help, based on what the project will return to the community."

The Arc, which provides services to more than 1,400 developmentally disabled individuals, has a waiting list of 500 adults wanting vocational and family services.



Port Executive Director, Tim Arntzen lends support to the Arc groundbreaking ceremony.

## Spaulding Business Park

### Land Sales Continue

Tri-Cities Chaplaincy purchased 1.85 acres within the port's Spaulding Business Park for development of a 10,000 square-foot administrative office building. The Chaplaincy provides hospice, grief counseling, chaplain services, pastoral education and spiritual companionship programs throughout the greater Tri-Cities region.

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!*