

AGENDA

*Port of Kennewick
Regular Commission Business Meeting
Port of Kennewick Commission Chambers
350 Clover Island Drive, Suite 200, Kennewick, Washington*

Tuesday, September 26, 2017
2:00 p.m.

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF AGENDA

IV. PUBLIC COMMENT *(Please state your name and address for the public record)*

V. CONSENT AGENDA

- A. Approval of Direct Deposit and ePayments Dated September 19, 2017
- B. Approval of Warrant Register Dated September 26, 2017
- C. Approval of Regular Commission Business Meeting Minutes September 12, 2017

VI. PRESENTATION

- A. City of Richland Columbia Park Trail Project, Public Works Director Pete Rogalsky (**TIM**)

VII. REPORTS, COMMENTS AND DISCUSSION ITEMS

- A. Northwest Seaport Alliance (**TIM**)
- B. Vista Field (**LARRY/TIM**)
 - 1. Draft Master Plan (30 minutes) (**LARRY**)
 - 2. Project Sequencing (**TIM**)
 - a. Master Plan
 - b. Construction Documents
 - c. Financing Plan, Initial Discussion
 - 3. Kennewick Public Facilities District, Proposition 17-4, Related to the Link Entertainment Center (**TIM**)
 - a. Public Comments For or Against Proposition 17-4
 - 4. Benton County Letter regarding Fence

VIII. RECESS

IX. REPORTS, COMMENTS AND DISCUSSION ITEMS (continued)

- C. CEO Evaluation Process (**LUCY/NICK/TAMMY**)
- D. Columbia Drive (**LARRY**)
 - 1. Duffy's Pond Master Planning (**TIM**)
- E. Facilities Update (**AMBER**)
- F. Commissioner Meetings (formal and informal meetings with groups or individuals)
- G. Non-Scheduled Items

X. PUBLIC COMMENT *(Please state your name and address for the public record)*

XI. ADJOURNMENT

PLEASE SILENCE CELL PHONES



PORT OF KENNEWICK REGULAR COMMISSION MEETING

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SEPTEMBER 12, 2017 MINUTES

CALL TO ORDER

Commission President Skip Novakovich called the Regular Commission Meeting to order at 2:00 p.m. in the Port of Kennewick Commission Chambers located at 350 Clover Island Drive, Suite 200, Kennewick, Washington 99336.

The following were present:

Board Members: Skip Novakovich, President
Thomas Moak, Vice-President
Don Barnes, Secretary

Staff Members: Tim Arntzen, Chief Executive Officer
Tana Bader Inglima, Deputy Chief Executive Officer
Amber Hanchette, Director of Real Estate and Operations
Nick Kooiker, Chief Financial Officer/Auditor
Larry Peterson, Director of Planning and Development
Lisa Schumacher, Special Projects Coordinator
Bridgette Scott, Executive Assistant
Lucinda Luke, Port Counsel

PLEDGE OF ALLEGIANCE

Chuck Freeman, Kennewick Irrigation District (KID) District Manager led the Pledge of Allegiance.

APPROVAL OF THE AGENDA

MOTION: *Commissioner Moak moved to approve the Agenda; Commissioner Barnes seconded. With no further discussion, motion carried unanimously. All in favor 3:0.*

PUBLIC COMMENT

No comments were made.

CONSENT AGENDA

Consent agenda consisted of the following:

- A. ***Approval of Direct Deposit and E-Payments Dated September 1, 2017***
Direct Deposit and E-Payments totaling \$71,215.39
- B. ***Approval of Warrant Registers Dated September 12, 2017***
Expense Fund Voucher Numbers 39423 through 39469 for a grand total of \$139,231.36
- C. ***Approval of Regular Commission Business Meeting Minutes August 22, 2017***

MOTION: *Commissioner Barnes moved for approval of the Consent Agenda as presented; Commissioner Moak seconded. With no further discussion, motion carried unanimously. All in favor 3:0.*

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PRESENTATION

A. *Kennewick Irrigation District*

Mr. Arntzen introduced Chuck Freeman, District Manager of Kennewick Irrigation District (KID). KID owns property near Vista Field and Mr. Freeman assisted the Port in the Vista Field planning process and removing the inundation clause from the West Richland Former Raceway property. Mr. Arntzen recently attended KID's 100th anniversary open house and determined it would be a good idea to meet with the respective Boards to provide an update. Mr. Arntzen stated KID and the Port have a solid partnership and looks forward to continuing that partnership in Vista Field.

Mr. Freeman appreciates the opportunity to present an update to the Port Commission on KID's last 100 years in business and current and future projects. KID is working on a title transfer to gain the title to its facilities and is requesting local support. In addition to the title transfer for the U. S. Bureau of Reclamation property, KID is working on the Chandler Electrification project to move forward and maintain water to customers more efficiently.

Mr. Moak thanked Mr. Freeman for the update and congratulated KID on their 100th anniversary. Mr. Moak appreciates the openness of KID's Board to the Port's ideas and visions. Mr. Moak stated KID has short term and long term plans for the community and the Port appreciates being part of those plans.

Mr. Freeman values the partnership and hopes to continue working together on a potential canal in Vista Field. Mr. Freeman stressed that an entity is successful with partners and KID has had a long history of partnerships. Mr. Freeman stated if KID can afford to put a river/canal through Vista Field, it would help immensely and save a tremendous amount of money, however, KID would need the support of Columbia Irrigation District and Badger Mountain Irrigation District to move forward.

Mr. Barnes thanked Mr. Freeman for being here today and stated the potential for the Port and KID to collaborate and work together at Vista Field would be a tremendous opportunity. Mr. Barnes inquired if KID has given any thought to opening up the Tri-City canals for recreational purposes.

Mr. Freeman believes once the title transfer from the U.S. Bureau of Reclamation happens, KID would support a linear park.

Mr. Novakovich inquired if the KID had any relationship with the tribes.

Mr. Freeman stated KID has a great relationship with the Confederated Tribes and Bands of the Yakima Nation and works closely with the technical engineers on fish and river flow.

Mr. Novakovich thanked Mr. Freeman for the update and is looking forward to continuing the partnership.

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Mr. Arntzen stated several months ago, Port and KID staff met to discuss the potential of getting water to Vista Field. Mr. Arntzen indicated that once the Master Plan is approved, he would like to continue staff to staff discussions after the first of the year.

Mr. Freeman stated both the Port and KID will benefit from the installation of a canal/river water feature at Vista Field.

REPORTS, COMMENTS AND DISCUSSION ITEMS

A. *Columbia Drive Update*

Mr. Peterson reported the construction at the Columbia Gardens Wine Village is nearing completion, with a estimated completion date of October 29, 2017. Furthermore, 2F Construction is completing the City of Kennewick's streetscape project. Recently, the City revised and rebid the wine effluent installation and received four bids. The project was awarded to Shoemaker Excavation, Inc. and the project is slated to begin in October. Mr. Peterson stated design work continues for Phase 2, which includes a loop road, 34-36 parking spaces and a food vendor area; and will be funded by the Port and City's Rural County Contribution Funds (RCCF).

Mr. Novakovich inquired how long the wine effluent installation will take.

Mr. Peterson estimated installation should be completed in December.

Mr. Moak inquired if the entrances to Columbia Gardens will be gated.

Mr. Peterson stated the two large openings will not have gates, to create a courtyard feel, however, there are two small openings near the trail that will be gated, for liquor control.

1. *Insurance Update*

Mr. Arntzen stated the Commission recently approved Resolution 2017-13, authorizing the CEO to settle the insurance claim for the collapse of the building at 211 East Columbia Drive.

Mr. Kooiker reported that the Port declared that it will be replacing the building and is close to settling the dollar amount for replacement. Mr. Kooiker stated after the claim is settled, the Port can begin work on the design and start submitting for reimbursement.

Mr. Novakovich inquired if all costs are reimbursable.

Mr. Kooiker believes the all of the costs are reimbursable and stated the insurance company has already paid for the market value of the building. Once the Port starts incurring design costs, Mr. Kooiker will submit the invoices for reimbursement.

2. *Potential Project Costs*

Mr. Arntzen stated staff previously reported on several options utilizing the insurance proceeds from the collapse of the 211 Building, including a 6,000 square foot building, in which the Port would need additional funding assistance. However, City staff indicated

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the project was too large to undertake. Mr. Arntzen stated a well-known winery is interested in a 2,500 square foot building and inquired if the City would be interested in assisting the Port with a shared, joint use parking lot.

3. *Draft Letter of Interest (LOI) for Tenant*

Ms. Hanchette reported that David Robison of Strategic Construction Management was contracted to develop a comprehensive master budget to determine what the Port could build for approximately \$900,000. Mr. Robison factored in the soft costs, new construction costs and design costs and met with the City of Kennewick and with several local contractors, who went through the bidding process, as if they were bidding the project.

For the Port to construct a 6,000 square foot building, with realistic contingencies, such as inflation, bonds, and unforeseen risks, the cost is approximately \$2,300,000; which is over budget by \$1,400,000. To construct a single 2,000-2,500 square foot building or two 1,000 square foot tasting rooms, with contingencies, the budget is approximately \$750,000 (\$350 a square foot without land costs).

With the master budget determined and an interested business with a vision of a 2,500 square foot tasting room and lounge area, and a potential partnership with the City; staff is recommending to the Commission, based on all the factors, to move forward with the design and construction of a 2,000-2,500 square foot building. Additionally, the interested business is prepared to sign a non-binding, letter of interest.

Mr. Novakovich confirmed that the insurance would cover the cost of the building for the tenant and property enhancement.

Ms. Hanchette stated that is correct, however, the Port would still need the additional joint use parking lot.

Mr. Arntzen inquired if the Commission had any questions about the recommendation to build a 2,500 square foot building with the insurance proceeds from the collapse of the 211 building.

Mr. Moak inquired if staff performed due diligence of the interested business.

Mr. Arntzen stated when Ms. Hanchette; Terry Walsh, Executive Director of Employee and Community Relations for the City of Kennewick; and Ken Robertson, Port wine Consultant interviewed for occupancy at Columbia Gardens, they spent some time with this winery. This business was ranked as high as Palencia Wines and Bartholomew Winery, but they indicated they would rather have a different business model than what was proposed for Phase 1. Mr. Arntzen stated staff did not request a Dun and Bradstreet report.

Ms. Hanchette confirmed that the Port does not require financial statements, but asks for banking information and looks to see if there has been any litigation. Ms. Hanchette stated the proposed tenant is well funded and has completed many successful projects in the

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community. The risk factor for the proposed tenant is very low, based on where they stand on the winery industry and the feedback has been favorable. Ms. Hanchette stated there have been discussions to build a multi-tenant building, and this would be a highly desirable space, as there is a demand for tasting rooms. Ms. Hanchette stated the proposed tenant is a highly qualified prospect.

Mr. Moak inquired if the building will be in the same location as the 211 building.

Ms. Hanchette stated the building is not required to be in the same location, and will be closer to Phase 1, near the food truck area.

Mr. Novakovich inquired how much the building would lease for.

Ms. Hanchette anticipates the lease agreement would be similar to that of the Phase 1 tenants, approximately .65 cents per square foot per month. Ms. Hanchette stated the Port has appraisals ready for future land sales for private development and once the loop road is installed, Ms. Hanchette will have a better idea of what is available for sale. Ms. Hanchette stated the Port buildings will be a magnet for vibrancy and future investment in the area.

Mr. Barnes reiterated the question before the Commission; would the Commission like to utilize the insurance proceeds to build a 2,000-2,500 square foot building for a potential tenant. Mr. Barnes stated the first objective is to optimize the proceeds from the insurance and replacing the building would be in the best interest of the Port. The second priority is to determine if the project is compatible with Columbia Gardens. Mr. Barnes believes the potential of building a multi-tenant building, equivalent to three tenants, is an excellent use of the funds. Additionally, it is enticing that there is an interested tenant and potential to partner with the City. Mr. Barnes stated the potential tenant will also be able to utilize the wine effluent and the project is within our budget. Mr. Barnes stated staff has reviewed other possibilities and believes this project would be the best use of the insurance proceeds.

Mr. Moak inquired how the Port would memorialize the City's participation in a joint use parking lot.

Mr. Arntzen believes the Port and City could sign another Interlocal Agreement (ILA) and it would be a simpler document because the project is smaller. Mr. Arntzen stated during his discussion with Ms. Mosley, he inquired if the City would consider assisting the Port with Phase 1A infrastructure at Vista Field, which the City is mulling over. Mr. Arntzen will work up a draft ILA which covers both the joint use parking lot at Columbia Gardens and the infrastructure for Phase 1A at Vista Field for the City's review.

The consensus of the Commission is to use the insurance proceeds from the collapse of 211 East Columbia Drive building to construct a 2,000-2,500 square foot building in Columbia Gardens.

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Mr. Arntzen appreciates the Commission allowing staff the opportunity to flesh out the potential projects and change as the circumstances change.

Mr. Moak stated the Commission is under a specific time line and the proposed project sounds like a good, viable project with a potential partnership that leads to further development at Columbia Gardens.

B. Vista Field Update

1. Working Group Update

Mr. Peterson has been working with Mr. Robison and City staff through the concerns and questions regarding the Vista Field Master Plan. The working group has addressed the issues with the water, sewer, and storm drainage concerns, and Mr. Peterson and Mr. Robison have addressed the Fire Department's concern of sprinkler requirements. Mr. Peterson stated for the record, City staff has been diligently working on the Master Plan and continues to work through the questions and concerns to ready the document for approval. Mr. Peterson stated addressing the public works concerns may cost about \$350,000-\$400,000; however, the City has yet to identify what costs, if any, will be attributed to the Port. Mr. Peterson stated the working group has successfully worked through the remaining details. Mr. Peterson stated in 2015, Parametrix prepared a Transportation System Impact Analysis for the Port and City, to identify various intersections that will need to be addressed in future phases. The City has now indicated that they will take the lead on many of the public right away intersections.

2. Potential Master Plan/Developer's Agreement Schedule

Mr. Peterson outlined the City's potential schedule for approval of the Vista Field Master Plan and the Developer's Agreement:

- September 25, 2017: Master Plan and Developer's Agreement submitted to City staff;
- October 2, 2017: City Planning Commission Workshop to discuss Master Plan and Developer's Agreement;
- November 6, 2017: City Planning Commission will hold a Public Hearing to consider and potentially recommend to the City Council, approval of the City's Comprehensive Plan Amendment, the zoning changes for Urban Mixed Use zoning (UMU), and the Vista Field Master Plan and Developer's Agreement;
- November 14, 2017: City Council Workshop to discuss the details of the Comprehensive Plan Amendment, the zoning changes for Urban Mixed Use zoning (UMU), and the Vista Field Master Plan and Developer's Agreement;
- December 5, 2017: City Council will hold a Public Hearing to potentially amend the City's Comprehensive Plan, establish the UMU zoning and approve the Vista Field Master Plan and Developer's Agreement, with a ten year commitment by both parties.

Mr. Peterson stated the final Draft Master Plan and Developer's Agreement will be ready for review by the Port Commission at the September 26, 2017 meeting. Following Commission review, staff will present a Resolution at the October 24, 2017 meeting for the adoption of the Vista Field Master Plan and Developer's Agreement.

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Mr. Arntzen understands the time frame for Commission consideration of the Vista Field Master Plan and Developer's Agreement is short; however, it is important for the documents to be approved prior to the City Planning Commission Workshop.

Mr. Novakovich stated staff has kept the Commission informed during the entire process and believes it is imperative to approve the Vista Field Master Plan and Developer's Agreement. Mr. Novakovich stated it is a tremendous opportunity to move Vista Field forward and confirmed that staff will present a Resolution to approve the Master Plan and Developer's Agreement at the October 24, 2017 meeting.

Mr. Peterson has invited key members of the working group to attend a future meeting to answer any questions the Commission may have.

Mr. Moak inquired if the Draft Vista Field Master Plan and Developer's Agreement will be sent to the Vista Field email distribution list.

Mr. Peterson anticipates uploading the documents to the Port website on September 27, 2017 and will send the link to the Vista Field email distribution list.

Mr. Barnes confirmed the Commission will be able to review the documents on September 26, 2017 and the target date for Commission approval is October 24, 2017.

3. Phase 1A Site Plan (Including Water Feature)

Mr. Peterson presented a draft of Vista Field Phase 1A which includes a water feature, infrastructure, parks, and landscaping.

Mr. Novakovich inquired about the construction time frame for Phase 1A.

Mr. Peterson stated if the weather cooperates, construction could begin in March 2018 and completed by November 2018, approximately nine months of construction.

Mr. Arntzen stated in order for construction to begin, there are three major items that need to happen consecutively:

1. City Council approves the Vista Field Master Plan and Developer's Agreement on December 2, 2017;
2. Consultants prepare biddable construction documents for Phase 1A;
3. Submit final financing plan for Phase 1A.

Mr. Arntzen stated staff and consultants continue to work on the design of Phase 1A in conjunction with the final approval of Vista Field Master Plan and Developer's Agreement to ensure there is not a lag in the potential construction schedule. Mr. Arntzen stated with the guidance of DPZ, Mr. Peterson, Mr. Robison, City staff and the consultants have been charged with implementing these plans and it has been a tremendous undertaking.

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Mr. Moak stated two of the big items that came out of the 2014 Charrette is the Performing Arts Center and the water feature. Mr. Moak believes that when the Commission approves the Vista Field Master Plan and Developer's Agreement, the Port will have delivered the public's vision for Vista Field.

Mr. Arntzen stated the water feature is a major component, with several consultants working on the design, including Gary Hall, Richard McGuire and Laurence Qamar. It is imperative to get the design correct to meet the public's vision. Furthermore, Mr. Arntzen reported that staff continues to work with CKJT Architects on the design renderings for the hangar remodel, for Phase 1B.

4. *Potential Funding Partners*

Mr. Arntzen stated at this time staff does not have the cost for Phase 1A, however, we believe we have a commitment for a bank loan for \$5,000,000. Mr. Arntzen is anticipating Phase 1A will be in excess of \$5,000,000. Staff is looking at other funding sources available to the Port. Mr. Arntzen mentioned earlier that he would be meeting with City Manager, Marie Mosley to discuss the potential of the City assisting the Port with the Phase 1A infrastructure. Additionally, Mr. Arntzen will be meeting with David Sparks, County Administrator for Benton County this week about additional RCCF.

C. *Southridge Land Update*

Ms. Hanchette stated the Port currently has 8.5 acres of property for sale, across from Southridge High School. The 8.5 acres can be divided into 4 parcels of land or sold as one large lot. At the beginning of the year, staff had appraisals done on the property and the price came back at \$7.00 per square foot, which is the current marketing price. Ms. Hanchette stated the surrounding parcel was marketed at \$10.00 a square foot, so the Port's price is attractive. Ms. Hanchette began marketing the property this spring to different media outlets; LoopNet, a web based real estate site, *The Tri-Cities* and *Spokane Journal of Business*, a direct mailing to the local real estate community with a second mailing going out this fall, and we expanded our search by sending marketing materials to Yakima real estate agents. Ms. Hanchette has had feedback and calls, but no offers at this time. Ms. Hanchette recently researched the area and reported some of the listings have changed hands and the lot that was \$10.00 a square foot is now \$8.00 a square foot. Ms. Hanchette reported that she has not seen much new construction in the area and stated 24th and Union has a larger traffic count, whereas our area is a little slower. The parcel is favorably priced and in an optimal location near the high school, hospital, established and new residential homes and restaurants and entertainment. Ms. Hanchette has conferred with Ms. Bader Inglima about placing a digital banner advertisement, which the Port used when we began looking for Wine Village tenants.

Mr. Novakovich inquired how much would the Port receive at \$7.00 per square foot for 8.5 acres.

Mr. Peterson estimated the Port could net approximately \$2,500,000.

Ms. Bader Inglima stated there will be additional advertising in the October insert in the *Visit Tri-Cities* printed newsletter, featuring the Southridge property on the front and Phase 2 of Columbia

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Drive on the back. Also, the new construction magazine *Focus* will feature a full page color advertisement on the Southridge property.

Mr. Barnes stated the Bob Olsen Parkway is nearing completion and traffic will increase once it is open.

Mr. Arntzen stated an avenue the Port could consider for the property, if it does not sell quickly, could be a real estate auction. Mr. Arntzen reported that Scott Musser of Musser Brothers stopped in and spoke with him about the auction process about a year ago. Mr. Arntzen stated if not for Vista Field, the Port could continue to market the Southridge property, however, the Port could use the land sale funds as part of the financial strategy for Vista Field Phase 1A. Mr. Arntzen stated staff is working under the premise that additional funding beyond the \$5,000,000 bank loan will be needed for Phase 1.

Mr. Moak believes it is important to re-engage with Mr. Musser and learn more about the auction process and what Musser Brothers can do to assist the Port. Mr. Moak is hopeful that the new advertising effort will create a spark and draw an offer.

Mr. Barnes is hesitant about auctioning the land and stated there is quite a bit of undeveloped land available in the Southridge area. Mr. Barnes stated the Port is selling the land at the appraised value and he is not sure if an auction would bring in the appraised value. Mr. Barnes believes the auction would require some financial commitment and inquired what the cost of an auction would be.

Mr. Moak stated it is important to answer those questions, to compare alternatives before moving forward.

Mr. Arntzen will work with Ms. Hanchette and perform some research on the auction alternative.

D. City of Richland Update

Mr. Arntzen reported he recently met with Richland City Manager, Cindy Reents, and Public Works Director, Pete Rogalsky. Ms. Reents and Mr. Rogalsky expressed the City's desire to modify Columbia Park Trail by making improvements to the street scape. Richland's vision for Columbia Park Trail is to narrow the street, improve the bicycle lane and pedestrian access, underground utilities, and make improvements to the waterfront park. Ms. Reents indicated the project would cost approximately \$2,600,000 and is looking for grant funding, and inquired if the Port would be interested in a joint project and utilize \$600,000 of future RCCF funding, with an optional \$200,000, if budget permits. Mr. Arntzen believes the Port may have \$600,000 of RCCF funds available for 2020. Mr. Arntzen does not have all of the specifics and stated the City would like to address the Commission regarding this potential joint project. Mr. Arntzen inquired if the Commission has any questions regarding the potential project.

Mr. Novakovich stated the Commission has previously discussed a joint project in the Island View area and he would welcome a presentation by the City. Furthermore, with limited Port resources,

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he does not believe it would be prudent to take on another project, however, this would be a financial contribution only, which the Port would get credit for.

Mr. Barnes stated the Port has a solid partnership with the City of Richland and believes it would be essential to hear the City's presentation. There have been several discussions about the interconnection of Island View to Vista Field and if some improvements to Columbia Park Trail could make that a realistic connection, Mr. Barnes believes it is worth exploring. Mr. Barnes stated the potential joint project would comfortably fit in the budget and would not overextend staff.

Mr. Novakovich inquired if the project has been approved by City Council.

Mr. Arntzen stated the project was presented to City Council with four members present and City staff is viewing that as authorization from the City Council to pursue this project along with various others.

Mr. Moak explained that he sees a difference between a joint project and simply providing funding to support the city's project. Yet he understands this project has been identified by Richland as a priority and that by supporting in the manner proposed, it allows our port to remain focused on the significant activities we already have underway. We had identified funding for something in our capital plan, and this lets us demonstrate support to the City of Richland without placing additional burdens on port staff.

Mr. Novakovich asked Mr. Arntzen to follow up with the City and invite them to a Commission meeting.

Mr. Arntzen spoke with Ms. Reents regarding the Northwest Seaport Alliance (NWSA) rail proposal that involves the City and the Port of Benton. Mr. Arntzen stated the discussion emphasized the need for community awareness of this contentious issue. Mr. Arntzen stated the City of Kennewick addressed their concern over the potential impacts of the proposal, however, the City of Richland believes the impacts are mostly positive. The Port serves both districts and Mr. Arntzen indicated the Port would like to be a participant in a community discussion. Mr. Arntzen and Ms. Reents discussed the City of Kennewick's letter written to the NWSA, City of Richland and Port of Benton, in which the City of Richland is in receipt of. Mr. Rogalsky believes an Environmental Impact Statement (EIS) may be part of the process, where many of the community concerns would be addressed. Mr. Arntzen believes the City of Richland would understand if the Port were to compose a letter outlining the pros and cons of the proposal and would be supportive of those impacts being reviewed in an EIS. Mr. Arntzen stated this could be an opportunity for the Port to write a letter which would be effective to both partners.

Mr. Novakovich stated the proposal began incorrectly with very little information available to the jurisdictions and believes an EIS would be a wonderful solution to address any and all concerns.

Mr. Moak inquired which jurisdiction would be in charge of the EIS.

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Mr. Arntzen is unsure who the lead jurisdiction would be. Mr. Arntzen has been working with Steve DeJulio on the proposal and continues to work through the issue, who and what is being proposed and if an EIS is required. Mr. Rogalsky believes an EIS would be required by law, however, Mr. Arntzen is not sure if an EIS will be proposed.

Ms. Luke stated an EIS is the responsibility of the property owner who is bringing forth the impact. However, as Mr. Arntzen stated, there is potential for all parties in the arrangement to initiate an EIS, whether it is the Port of Benton or the City of Richland. Ms. Luke stated there is a possibility that the City of Kennewick could propose an EIS because of the impact to their property.

Mr. Arntzen will work with Ms. Luke on Mr. DiJulio's comments and stated unfortunately, at this time, there is no straight answer.

Mr. Moak stated the Port needs to compose a letter that addresses the need for an EIS; however, he wonders if the Port will work with another entity to require an EIS if it is decided that the proposal does not require one.

Mr. Novakovich inquired if the Commission could have a copy of the City of Kennewick's letter.

Mr. Arntzen will forward the letter to the Commission and will work with Ms. Luke on the EIS requirements. Mr. Arntzen stated, working on the premise that Mr. Rogalsky believes an EIS is required and because the City is one of the proponents of the proposal, the Port's letter may read as a thank you for their for transparency.

Mr. Moak expressed his concern for the proposal and how Columbia Gardens and Vista Field would be impacted by additional train and truck traffic and hopes an EIS will answer those questions.

Mr. Barnes inquired if the Port should take a position and oppose the proposal because of the potential for traffic issues for Vista Field and Columbia Gardens.

Mr. Arntzen stated this is a challenging situation and for the Port to take a position, would be policy decision for the Commission. Furthermore, the Port works with the City of Richland almost as frequently as it does the City of Kennewick and a letter may help diffuse any potential discourse.

Mr. Moak agree with Mr. Barnes, but would like additional facts before any decision is made.

Mr. Novakovich mulled that Mr. Rogalsky is in favor of EIS, it leads him to believe that the City of Richland is not the driving force behind the proposal. Mr. Novakovich inquired if any jurisdiction can request an EIS.

Ms. Luke believes anyone can request an EIS, including citizens of the jurisdiction that is impacted.

Mr. Barnes explained the Port can state, that without an EIS, the Port will not endorse this project.

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Mr. Moak stated without an EIS, he does not believe the Port could support this project.

Mr. Arntzen will work with Ms. Bader Inglima and Ms. Luke on a draft letter.

E. Commissioner Meetings (formal and informal meetings with groups or individuals)

Commissioners reported on their respective committee meetings.

F. Non Scheduled Items

1. Mr. Moak stated the Tri-Cities Chamber of Commerce recently hosted Congressman Newhouse at the August Luncheon. Congressman Newhouse addressed the land reconveyance along the Columbia River and the *Tri-City Herald* reported that Congressman Newhouse stated Congress needs to hear that the community is behind the plan and “that this is not an effort coming from the federal government.”

Mr. Moak stated the Commission recently discussed drafting a letter related to the Link. Mr. Moak believes a letter, similar in nature to the 2016 letter would be appropriate.

Mr. Arntzen worked with Ms. Mosley on a current draft letter of support, which was then reviewed by Ms. Luke, who made a correction. Mr. Arntzen stated Ms. Mosley is currently reviewing the corrected draft.

2. Mr. Novakovich stated the *Confederated Umatilla Journal* recently reported on the dedication of The Gathering Place. Mr. Novakovich had the privilege to recently attend the grand opening of a Longhouse in Wallowa County. Armand Minthorn presided over the dedication ceremony and was very complimentary to the people of Wallowa County for bringing back the Nez Perce.
3. Ms. Bader Inglima thanked Mr. Novakovich for sharing the article and read a quote from Barb Carter, Port Art Liaison “some people believe public art is fluff, but it has the power to change a community.” Ms. Bader Inglima recently received an email from Kristina Lord, Editor of the *Tri-City Journal of Business*, which read:

Hi Tana,

Just wanted to tell you about the lovely walk my family and I took around Clover Island after the Fiery Food Festival on Saturday.

After feeling stir crazy from the smoke-filled skies, we thought it would be fun to pop onto the island to see The Gathering sculpture.

My daughters, ages 8 and 11, loved this artwork very much. We all thought the display was well done.

From there we meandered down to the lighthouse, making sure we snapped a photo of my husband, a master chief in the Navy Reserve, in front of the anchor. Attached is one of me

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DRAFT

with my girls at the interactive circular artwork.

As we walked and read the signs and checked out the great artwork, I got to thinking about what Tim was telling me about the long-range vision for the island and area to be a cultural centerpiece for the Tri-Cities and really felt like it was becoming just that. It's a gorgeous place and the walkway with all the art is just lovely. It was a joy to share with my family.

We really enjoyed our walk and left with a new appreciation for the beauty in our own backyard.

*Have a terrific day!
Kristina Lord*

Ms. Bader Inglima thanked the Commission for their continued investment, which is transforming the community.

4. Mr. Arntzen reported that Ms. Luke has been working with Mr. Kooiker and Ms. Fine to revise the CEO evaluation process. Mr. Arntzen inquired if they could be added to the September 26, 2017 agenda to discuss the proposed CEO evaluation process with the Commission.

PUBLIC COMMENTS

No comments were made.

COMMISSIONER COMMENTS

No comments were made.

ADJOURNMENT

With no further business to bring before the Board; the meeting was adjourned 4:53 p.m.

APPROVED:

**PORT of KENNEWICK
BOARD of COMMISSIONERS**

Skip Novakovich, President

Thomas Moak, Vice President

Don Barnes, Secretary

September 26, 2017

Mr. Mike Reilly
Northwest Seaport Alliance
P.O. Box 2985
Tacoma, Washington 98401-9808

Mr. Zach Ratkai
City of Richland
505 Swift Blvd.
Richland, WA 99352

Ms. Diahann Howard
Port of Benton
3250 Port of Benton Blvd.
Richland, WA 99354

Mr. Roger Wright, P.E.
RGW Enterprises, PC
3250 Port of Benton Blvd.
Richland, WA 99354

Dennis Kylo
Commodities Plus
427 W 1st Ave
Spokane, WA 99201

Dear Colleagues:

A proposal recently surfaced related to rail transport of agricultural products from north Richland, through our community and ultimately into the Puget Sound area. The port commission appreciates the information provided by the project sponsors indicating that the proposal could bring positive economic impacts to our community. However, the information also indicates that our community may experience some potentially adverse impacts as well.

We realize that this proposal is in its early stages. As a result, many of the potential positive and negative impacts have not been formally identified or evaluated. The community at large, as well as the sponsors, have acknowledged the benefit of further study through preparation of an environmental impact statement (EIS) and economic study.

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The port commission, as a community partner, requests that the project sponsors conduct the necessary studies, including an EIS and economic review. For the Port of Kennewick, it would provide us with greater knowledge and understanding that would allow us to more credibly support or oppose the project. We also suggest that the studies be performed prior to conducting “pilot” runs.

Thank you for the opportunity to comment.

Sincerely,

PORT OF KENNEWICK
BOARD OF COMMISSIONERS

Skip Novakovich
President

Thomas Moak
Vice President

Don Barnes
Secretary

Port of Kennewick Statement Related to the Link Entertainment Center

2017 Ballot Measure Proposition 17-4

The Port of Kennewick is planning to develop the former Vista Field Airport as a mixed-use community, consistent with input received through an extensive public outreach process. Successful efforts will require many community partners. Development elements will include:

- A variety of streets, from thoroughfares to small, pedestrian-friendly lanes;
- A variety of local shops and businesses;
- Multiple types of housing, including units with storefront below and owner's living space above; and
- Public amenities such as a central plaza, water features, entertainment venues and green space.

Separate from the Port's development of Vista Field, the Kennewick Public Facilities District, associated with the City of Kennewick, is requesting voters consider a 2/10% sales tax increase to fund a 110,000 square foot multi-purpose entertainment center in Kennewick, WA, including a 2,300-seat theatre and entertainment stage, renovations to the Toyota Center, and an expansion of the Three Rivers Convention Center.

The Port Commission supports this project and believes that performing arts and other public facilities can be a catalyst to bring vibrancy and energy to the Port's Vista Field redevelopment efforts.