



# REGULAR COMMISSION MEETING

PORT OF KENNEWICK

JANUARY 27, 2015 MINUTES

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## CALL TO ORDER

Commission President Don Barnes 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:** Don Barnes, President  
Skip Novakovich, Vice-President  
Thomas Moak, Secretary (Excused Absence by consensus January 13, 2015)

**Staff Members:** Tim Arntzen, Executive Director  
Tammy Fine, Director of Finance/Auditor  
Larry Peterson, Director of Planning and Development  
Bridgette Scott, Executive Assistant  
Lisa Schumacher, Special Projects Coordinator  
Lucinda Luke, Port Counsel

## PLEDGE OF ALLEGIANCE

Mr. Barnes led the Pledge of Allegiance.

Mr. Barnes stated for the record, Commissioner Moak is attending the 2015 Unified Wine and Grape Symposium (Wine Expo) in Sacramento, California, on behalf of the Port of Kennewick, with Ms. Bader Inglima and Ms. Hanchette.

## PUBLIC COMMENT

No comments were made.

## CONSENT AGENDA

The consent agenda consisted of the following:

- A. Approval of Direct Deposit and E-Payments Dated January 20, 2015*  
Direct Deposit totaling \$55,915.74
- B. Approval of Warrant Registers Dated January 27, 2015*  
Expense Fund Voucher Numbers 36517 through 36549 for a grand total of \$45,640.18
- C. Approval of Regular Commission Meeting Minutes dated January 13, 2015*

**MOTION:** *Commissioner Novakovich moved for approval of the Consent Agenda, as presented; Commissioner Barnes seconded. With no further discussion, All in favor 2:0. Motion carried unanimously.*

## NEW BUSINESS

- A. City of West Richland Letter of Support - Washington State Department of Commerce Industrial Land Grant*



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Mr. Peterson reported the City of West Richland is putting together a request for funds for Senator Brown's office, for the allocation of development and infrastructure at the racetrack property. The 2015-2016 Work Plan identifies addressing the entitlement issues on the property, to clear the way for future development; however, there are no Port funds allocated to construction. West Richland is currently constructing their wine effluent treatment facility, slated for completion in 2016 and believes there is an opportunity for state funding. West Richland is requesting \$3,300,000 for road infrastructure, design, and extension of utilities to the racetrack property.

Mr. Barnes stated this is an item under consideration for action, and asked for public comment.

## PUBLIC COMMENT

No comments were made.

***MOTION:*** Commissioner Novakovich moved for approval to send letter of support for the City West Richland, for the Washington State Department of Commerce Industrial Land Grant; Commissioner Barnes seconded.

### ***Discussion:***

*Mr. Novakovich asked Mr. Peterson to clarify the meaning of "anticipated potential right of way donation through West Richland Industrial area from the Port of Kennewick."*

*Mr. Peterson stated West Richland's proposal includes the pursuit of funds for the infrastructure, and as the development partner, the Port would dedicate the land for the roads.*

*Mr. Novakovich stated the project must equal the total funding of \$2,800,000, however, the document lacks a funding amount.*

*Mr. Peterson stated he will contact West Richland and bring it to their attention.*

*Mr. Novakovich stated he is pleased the City of West Richland is taking the initiative to raise funds to improve the racetrack property. Mr. Barnes and Mr. Novakovich are in favor of sending the letter of support.*

***With no further discussion, All in favor 2:0. Motion carried unanimously.***

## REPORTS COMMENTS AND DISCUSSION ITEMS

### ***A. Vista Field Update***

#### **1. Position on Performing Arts Center**

Mr. Arntzen stated a Performing Arts Center is an issue that has gained momentum and public support since the November Charrette. The port has been asked to comment on the Performing Arts Center; however, the Commission has stated the need for more information. Mr. Arntzen stated the *Tri-City Herald* has run several articles on the community's desire for a





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Performing Arts Center and believes the issue is very important to the community and will continue to be so, until there is a conclusion.

Mr. Arntzen indicated that the City of Richland may have a potential site under consideration and the Kennewick Public Facilities District is considering another bond measure in 2016 to expand the Three Rivers Convention Center, so the Port may not have the only opportunity to create a Performing Arts Center. DPZ envisioned a phase one Performing Arts Center, which would be crafted from the former airport hangars and would be seen as the catalyst for the development at Vista Field. Mr. Arntzen stated he has had many conversations with Mr. Chuck Eaton, a member of the Arts Center Task Force, regarding the Performing Arts Center issue and believes it is multi-faceted and will take time to develop.

Mr. Barnes stated a Performing Arts Center has been an issue for over twenty years and it is a desire and need for our community. During the pattern language process and Charrette sessions, the community reiterated the need for a Performing Arts Center and DPZ created a vision. Mr. Barnes stated the issue is the gap between the idea and finding a way to bring it to reality. Mr. Barnes understands the community's desire for a Performing Arts Center and believes we should evaluate and analyze all the factors, such as legal authority, budget and constraints. Mr. Barnes stated this is an important issue and believes Mr. Moak needs to be present for further discussions regarding the Performing Arts Center.

Mr. Novakovich believes there are some obstacles in the way, such as connectivity to Vista Field, which need to be addressed first. Personally, Mr. Novakovich would like to pursue a Performing Arts Center and believes the port could find a partner who could fund the construction and maintain the facility. He stated this would be an economical start and feasible, if legal ramifications could be overcome, he would like to see the port pursue the project.

Mr. Barnes would like to see the port move forward as well, however, the Port's 2015-2016 Work Plan and Budget does not address a Performing Arts Center. The redevelopment of Vista Field is a massive undertaking for an entity of our size and we have to be diligent about not overcommitting port resources. This is a magnificent opportunity for our community and resources would determine what role the port could play. Mr. Barnes stated, if the port can help, and it is feasible, he would like to pursue it further.

Mr. Arntzen stated it is a complicated issue because there are other jurisdictions that have interest in pursuing a Performing Arts Center as well.

Mr. Novakovich asked Mr. Peterson to clarify if the building designed by DPZ is an indoor/outdoor facility.

Mr. Peterson stated the DPZ concept, which was presented at the Charrette, has an indoor and outdoor space, which is constructed of port hangars and shipping containers. The facility would be phase one and an interim step for the community, which would seat 300 indoors until a permanent phase two facility is constructed.



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Mr. Arntzen summarized that the port could not legally or financially support operations of a Performing Arts Center, nor does the port have the capital to build facility a Performing Arts Center. However, the port may be able to surplus the three hangars at Vista Field, which could be utilized instead of sold for scrap value. It has been determined that the hangars have limited value to the port, but could be of value for another civic group. The port would also need to research whether the port has the ability to enter into a long term lease or sell a piece of property at Vista Field. With the help of private investments, a Performing Arts Center may come to fruition.

Mr. Novakovich agreed that the port has the land and the buildings, and he would like to pursue the opportunity if there is a way to use these resources to benefit a Performing Arts Center, although another entity would need to build and manage the facility.

Mr. Barnes stated the port needs to communicate accurately that the port does not have the resources available to build a Performing Arts Center, however, we need analyze what the port has the ability to do. Mr. Barnes believes this is an excellent start to the discussion, and agrees with Mr. Arntzen that the port is unable to construct or manage a Performing Arts Center.

Mr. Novakovich inquired of Mr. Arntzen if these parameters are explained when he has had discussions with the community groups.

Mr. Arntzen recently met with Steven Wiley of the Arts Center Task Force, and explained the parameters and the need for further analysis. Mr. Arntzen interpreted that Mr. Wiley and the arts community would be grateful for the buildings and land, if that was something on the table. Mr. Wiley assured Mr. Arntzen that the arts community would not ask for money for operational funding of the Performing Arts Center.

Mr. Novakovich agrees with Mr. Barnes statement and thanked Mr. Arntzen for communicating his thorough analysis to Mr. Wiley.

Mr. Peterson attended the December 16, 2014 Regional Arts Task Force meeting and he clarified the port's position several times, stating the port may be able to look at several scenarios where the port may be able to help, but is not in the position to finance construction or operations of a Performing Arts Center. Mr. Peterson conveyed that the arts community was grateful for the discussion and believes that a Performing Arts Center could be a catalyst for economic activity.

Mr. Arntzen stated the port has been approached by several developers that have been following the progress at Vista Field and have indicated to stimulate developer interest there is a need for amenities in the neighborhood, such as a park or a plaza, green space or fountain, or a Performing Arts Center. By having such amenities, it gives developers a marketing tool to attract potential businesses and buyers to the area.





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Mr. Barnes inquired if it was appropriate for staff to draft a policy statement, with respect to the port's position regarding a Performing Arts Center.

Mr. Arntzen stated it would be appropriate, however, he would like to have the opportunity to speak with Ms. Mosely, City Manager of the City of Kennewick. Furthermore, the *Tri-City Herald's* reporting on Vista Field has been very accurate, which may set up the framework for policy statement. If the Commission does not authorize a policy statement, each Commissioner is authorized to speak of their own behalf.

Mr. Barnes stated if the port is going to develop a formal policy, he believes Mr. Moak should have the opportunity to weigh in on the subject of a Performing Arts Center.

Mr. Arntzen applauded the Commission for keeping an open, transparent dialogue for the community, with no predetermined conclusion.

## 2. Draft Pattern Language

Mr. Peterson reported Gary Black of Integrated Structures Inc. (I.S.I.), has submitted the second draft of the Pattern Language Report, which was compiled during the Pattern Language Meeting on November 10, 2014. The report details the community's desire of attributes and elements they would like incorporated in the redevelopment of Vista Field. The draft report was sent out to the thirty-five participants at the meeting, the stakeholders and community members who are on the Vista Field email distribution list, and it is posted on the port website for review and comments. Mr. Peterson stated the Commission and community comments are due by 5:00 p.m. February 6, 2015. Staff and I.S.I. will collect the comments and garner a final report for the Commission and the public. At this time most of the comments received are from attendees, who stated Mr. Black provided a good representation of the meeting and captured the ideas and expressions of the committee.

Mr. Novakovich inquired how this draft differs from what was presented during the Charrette.

Mr. Peterson stated the previous draft that was available during the Charrette was primarily a tool for DPZ. This is an expanded second draft which contains more text and pictures.

Mr. Arntzen stated the Pattern Language Report is a directive from the community and he applauded the Commission for asking the community to be involved in the process.

## 3. Charrette Report and Master Plan Presentations

Mr. Peterson reported the draft Charrette report is due next week and will be distributed to the Vista Vision Task Force, (Task Force), emailed to our Vista Field community members list, and will be made available on the port website on February 6, 2015. Although DPZ is currently working on the appendix and some of the financial information, the bulk of the report is ready for review. The Task Force will hold a public meeting on February 9, 2015, at the Tri-Cities Visitor and Convention Bureau, Bechtel Board Room at 2:00 p.m.. Michael Mehaffy of DPZ will present the Charrette Report, and they will begin discussing the



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implementation process and DPZ recommendations. Mr. Mehaffy will present the Charrette Report to the Port Commission on February 10, 2015.

Mr. Barnes inquired if there will be an effort to reach out to our surrounding jurisdictional partners such as the City of Kennewick, Kennewick Irrigation District (KID), and Kennewick Public Facilities District (KPPFD).

Mr. Peterson indicated all stakeholders will receive the draft report, as well as the members of the Task Force. Once the report has been distributed, Ms. Bader Inglima and the Commission can decide how to move forward with community outreach.

Mr. Novakovich is pleased the Task Force and community will receive the report first, which will allow the Commission to possibly hear public input at the February 10, 2015 Regular Commission Board Meeting.

Mr. Peterson stated, as the Commission discusses a policy regarding a Performing Arts Center, the Task Force will be a valuable resource, for additional community input and recommendations.

Mr. Barnes confirmed if Michael Mehaffey and Rustin Hall of A.L.S.C. have met regarding the integration of the KPPFD master plan and the port's Charrette master plan.

Mr. Peterson stated, Mr. Mehaffey and Mr. Hall met last Friday, and started to work through the connectivity issue. Both parties see a need for further discussion to meet the criteria the public desires. Mr. Peterson indicated the first meeting went well, and Mr. Hall sees the importance of connectivity. Mr. Peterson is hopeful there is a solution beneficial to both entities.

## ***B. Columbia Drive Update***

### **1. Columbia Gardens Name**

Mr. Arntzen stated the Commission has previously discussed the Columbia Gardens name, as part of the redevelopment on Columbia Drive, which will include two wineries and a barrel storage facility. Mr. Arntzen stated he is unsure of how to solve the issue other than hiring someone to work on rebranding, which would be very expensive. Mr. Arntzen asked the Commission for their thoughts regarding the name and if they wish to pursue a rebranding effort for a new name.

Mr. Barnes stated the Columbia Gardens name goes back to the early 1900's, when the property was annexed into the City of Kennewick and the lots were legally defined as Columbia Gardens. Mr. Barnes explained he had received feedback from the community regarding the name, and stated it will be the amenities and the experience, not the name, that will make the redevelopment work. Mr. Barnes stated the Commission has considered the name and is prepared to proceed with the original Columbia Gardens name.





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Mr. Novakovich stated unless there is a strong objection to change the name, he feels the name should be left as Columbia Gardens.

## **2. Interlocal Agreement for Lights near Duffy's Pond**

Mr. Peterson reported that the demolition on Columbia Drive is ahead of schedule and should be completed before the end of February. Once the demolition is complete, the City of Kennewick will go out for bid on the 1,000 linear feet of trail, which will extend the pathway from K.I.E. Supply to the edge of 423 East Columbia Drive. The city hopes to have the trail constructed by the end of June, 2015. Mr. Peterson stated the city does not light park pathways, and has asked the port to consider covering the cost of the electrical, conduits, and lighting for the pathway, which is approximately \$32,000. Mr. Peterson stated the demolition along Columbia Drive was budgeted at \$350,000; however, the port has only spent approximately \$190,000, leaving \$160,000 available for Columbia Drive. Mr. Peterson asked Commission if they would like to respond favorably to the City of Kennewick's request, to add a line item for path lighting along Duffy's Pond. The port will have the opportunity to review the bids and make a final determination based on the bid.

Mr. Novakovich stated the lighting would add value and agrees with Mr. Peterson's assessment, and since we have that savings, we should light the trail. The city would bid the lighting as a separate scheduled item and the port would be allowed to make a final determination, once the bids were received. Mr. Peterson confirmed with the Commission their desire to enter into an Interlocal Agreement with the City of Kennewick regarding the lighting at Duffy's Pond.

Mr. Barnes stated the lighting would be a nice addition to the path, especially for evening and winter use of the pathway. Mr. Barnes believes this is a beneficial investment for our citizens and agrees that the port should enter into an Interlocal Agreement with the City of Kennewick.

Mr. Peterson reported that conduit will be installed to the end of the Cable Greens Property, for future trail extension. Mr. Peterson stated the Interlocal Agreement with the city may be presented in February and a bid figure in March.

## **C. *Confederated Tribes of the Umatilla Indian Reservation***

### **1. 1135 Shoreline Project**

Mr. Arntzen stated that the Port's relationship with the Confederated Tribes of the Umatilla Indian Reservation (CTUIR) is not just a business relationship, but a friendship, that has had substantial effect on the port. The current projects taking place on Clover Island are coming to fruition because of the assistance of the CTUIR. The Port has three major projects that the CTUIR has been able to confer on and assist with: the 1135 Shoreline Project; the Washington State Recreation and Conservation Office (RCO) Project; and the demolition on Columbia Drive. Mr. Arntzen stated the Memorandum of Understanding with the CTUIR provides an opportunity for staff to staff discussions on projects. The CTUIR has been very supportive of the Port of Kennewick and work on Clover Island and Columbia Drive.

### **2. Washington State Recreation and Conservation Office (RCO) Project**



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Mr. Peterson reported the Washington State Recreation and Conservation Office (RCO) gave the Port a \$238,000 grant for enhancements to the boat launch, bathroom, and parking lot on Clover Island. The RCO requirements established in the grant dictate the port performs a Section 106 federal review, which is a report that describes potential cultural findings. The port consulted with the CTUIR prior to construction regarding findings and elected to pay for tribal observation during the construction. The CTUIR conferred with the RCO on the port's behalf regarding the federal review, and in the end, the RCO waived the review. Mr. Peterson stated our partnership with the CTUIR is immeasurable.

### 3. Observation of Columbia Drive Demolition Project

Mr. Peterson reported that the port had a CTUIR observer on-site for the artwork installation on Clover Island and the demolition on Columbia Drive. During the Columbia Drive demolition, the on-site observer remained for four days; he then indicated they had observed the process and areas of concern and did not need to further observe the excavation. This is another example of a strong relationship with the CTUIR.

Mr. Novakovich believes this is a mutually beneficial partnership and is he is overwhelmed by the outcome. Mr. Novakovich thanked Mr. Arntzen for fostering the partnership with the CTUIR.

Mr. Arntzen reported that when he presented at the Affiliated Tribes of the North West Indians Convention in Pendleton, where he was asked by Ron Allen, Chairman of the Jamestown S'Klallam tribe, to help establish a relationship with the Port of Port Angeles. Mr. Arntzen has been in contact with Mr. Allen, and is working on setting up a face to face meeting. Mr. Arntzen stated Mr. Allen is very revered by the North West tribes and to build a relationship could be beneficial to the port.

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

Commissioners reported on their respective committee meetings.

### E. Non-Scheduled Items

1. Mr. Novakovich reported that Port of Seattle Commissioner, Bill Bryant, was interviewed in the *Daily Journal of Commerce* where he stated he was considering running for Governor.
2. Mr. Novakovich congratulated Mr. Frost for his coverage in the *Tri-City Herald*.
3. Ms. Scott reported the Tri-Cities Regional Chamber of Commerce is hosting a meet and greet reception on Friday, January 30, 2015, with Congressman Dan Newhouse. Ms. Scott requested Commissioners let her know if they are interested in attending.
4. The new Columbia Gardens brochures are available at the reception desk.
5. Mr. Arntzen summarized a few items from the Budget Financial and Operational Philosophy, which was readopted in 2014, as the Port looks at future projects:
  - Support intergovernmental cooperation, by partnering with entities that demonstrate support, for example, matching funds, previous successes, and political and taxpayer support.
  - Acknowledge the Port's limited staff and financial resources.
  - Encourage open completion and equal project consideration.





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- Potential project ranking and selection process.
6. Mr. Peterson indicated he had a meeting with a citizen who has been following the redevelopment of Vista Field and was reminded we are creating a vibrant area that is not just a collection of buildings, but an opportunity to create a diverse neighborhood with varying degrees of income levels for our community.

Mr. Novakovich likes the idea of creating a diverse economic neighborhood, where buildings are similar, so you are unaware of the differing economic levels. Mr. Novakovich believes it is a wonderful concept, as long there are building specifications and design standards in place. To have a community that has different levels of income would contribute to the economic enhancement of the area and Mr. Novakovich is in support of the concept.

Mr. Barnes agrees with Mr. Peterson and Mr. Novakovich and believes the area should be multi-faceted, and it is the people that will make the community.

## PUBLIC COMMENTS

Ed Frost, 609 West Albany Avenue, Kennewick. Mr. Frost is concerned about the port's plan to share the Charrette draft master plan with the Vista Vision Task Force (Task Force) and then ask for input at the February 10, 2015 Commission Meeting. Mr. Frost does not believe three days is enough time for the Task Force to digest the draft master plan and provide valuable feedback to Mr. Mehaffey and the Commission. Mr. Frost believes the Task Force and the community need time to study the document for the Commission to receive quality input. Mr. Frost hopes the port will play a proactive role in bringing a Performing Arts Center to Vista Field, which would create an anchor for the development and attract other businesses and people to the area.

Mr. Peterson stated the intent of releasing the Draft Master Plan on February 6, 2015, is for the Task Force to familiarize themselves with the document prior Mr. Mehaffey's presentation. Mr. Peterson further stated, the Task Force will have the opportunity to review and critique the document for several months.

No further comments.

## COMMISSIONER COMMENTS

No further comments were made.



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## ADJOURNMENT

With no further business to bring before the Board; the meeting was adjourned at 3:48 p.m.

### APPROVED:

**PORT of KENNEWICK**

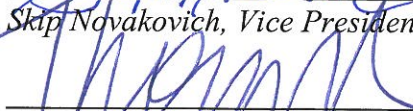
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