



REGULAR COMMISSION MEETING

PORT OF KENNEWICK

MAY 10, 2016 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

Justin Raffa led the Pledge of Allegiance.

APPROVAL OF THE AGENDA

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

PUBLIC COMMENT

Boyce Burdick, 414 Snyder Street, Richland. Mr. Burdick thanked the Commission and staff for the get well card. Mr. Burdick stated at the April 26, 2016 meeting, there was discussion regarding the name and theme of Vista Field. Mr. Burdick is in favor of retaining the name Vista Field and theme and does not believe the Port needs to hire an expensive consultant. Mr. Burdick stated Vista Field is here and the community knows about it and it has history the Port can build from.

John Lindeman, 3205 West 46th Avenue, Kennewick. Mr. Lindeman commended the Port for their efforts on Columbia Drive, as evident by the amount of people that showed up for the Columbia Gardens ground breaking. Furthermore, Mr. Lindeman stated as he drove onto the island today, several bicyclists were photographing the entry and lighthouse. Mr. Lindeman stated momentum is growing and he is proud to be a part of it.

Davin Diaz, 5143 Owl Court, West Richland. Mr. Diaz stated if the Port were to change the name of Vista Field now, there may be an adverse effect. Mr. Diaz believes there is an identity with the location of Vista Field and encouraged the Commission to retain the name Vista Field. Mr. Diaz is very



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passionate about history and noted that we should honor our history, but not let it drive our actions, and always move forward.

Phil Lemley, 1857 McMurray, Richland. Mr. Lemley thanked the Commission and staff for the card and appreciates the gesture.

Justin Raffa, 1214 Gowan Avenue, Richland. Mr. Raffa congratulated the Commission and staff on a successful ground breaking. Mr. Raffa stated the community is encouraged when we see municipalities in partnership, working on collaborative projects. Mr. Raffa commended the Port for their work and encouraged the Commission to continue to move forward. Mr. Raffa, a former member of the Vista Vision Task Force, stated in all of the energy and conversations that have taken place since the Charrette process and the initial reexamination of Vista Field, he has not heard any objection to using the name Vista Field. He feels if the Commission were to consider changing the name, it would be a detriment to the project and would create confusion. Mr. Raffa stated the performing arts community is currently struggling with the confusion between the Kennewick Public Facilities District "Link" project and the Vista Arts Center. Informally speaking, Mr. Raffa believes Vista Field is relevant, cool, and hip and provides a sense of place and destination, and if the word Field is removed, the development would sound more like a retirement community. Mr. Raffa stated Vista Field is ingrained in the community and if the Commission does change the name and the development will still be referred to as Vista Field. Mr. Raffa encouraged the Commission to not spend a lot of time on the name and to continue moving forward and begin construction, and see the dream become a reality.

Derrick Stricker, 3709 West 40th Avenue, Kennewick. Mr. Stricker has been involved with the Vista Field project since before the Charrette process with the Young Professionals and was a member of the Vista Vision Task Force. Mr. Stricker stated Vista Field has been an intangible concept up to this point and the Port is now at a crossroads of intangible versus tangible. Mr. Stricker applauds the Port vision and tenacity to get to this point and the community is on brink of seeing the tangible. At this point, timing is of the essence for office and retail markets, for businesses looking for next spot to land, in a place that has synergy and encompasses all of the elements from the Charrette and Pattern Language. If the Commission is looking to reinvent the platform, that should have been addressed at the Charrette or in the early stages of planning. Mr. Stricker believes the community and the overall success of Vista Field does not need to wait for a rebranding effort and the Vista Field name should be retained. Mr. Stricker encouraged the Commission to keep moving forward and create the tangible that the community desires.

No further comments were made.

CONSENT AGENDA

Consent agenda consisted of the following:

A. Approval of Direct Deposit and E-Payments Dated May 3, 2016

Direct Deposit and E-Payments totaling \$63,447.31

B. Approval of Warrant Registers Dated May 10, 2016

Expense Fund Voucher Numbers 37872 through 37914 for a grand total of \$225,314.21

C. Approval of Commission Meeting Minutes Dated April 26, 2016

MOTION: Commissioner Moak moved for approval of the Consent Agenda, as presented;



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Commissioner Barnes seconded. With no further discussion, motion carried unanimously. All in favor 3:0.

PRESENTATIONS

A. Latino Mural Project Update, Barb Carter and Davin Diaz

Ms. Bader Inglima introduced Barb Carter, the Port's Art Liaison, and John Lindeman and Davin Diaz, members of the Latino Heritage Mural Committee, who have been working on the potential mural for the Columbia Gardens Wine and Artisan Village. Ms. Carter will present the Call to Artists process undertaken and Mr. Diaz will present the selection process.

Ms. Carter thanked the Commission for the opportunity to be involved with such an exciting project. Ms. Carter stated this is the first time she has been involved in planning a mural and stated the process has been educational and fun. Ms. Carter was confident that a mural could be created that honored and celebrated the Latino heritage, but also fulfilled the established criteria the Port has for public art. Ms. Carter stated the Committee provided content specifications, while she concentrated on the practical aspects, applicable to any mural subject. Ms. Carter researched murals extensively and addressed the Commissions concerns about longevity and damage. Ms. Carter sought recommendations on materials from artists, manufacturers and other agencies to find a quality material that would retain color and be resistant to damage. The mural will be placed on a di-bond panel system rather than placed directly onto the building walls. Furthermore, Ms. Carter utilized the Kennewick Arts Commission's experience to assist with the selection process. Ms. Carter stated the Kennewick Arts Commission is very supportive of the mural project and committed \$1,250 of their limited funds for the proposals from the five artists. Ms. Carter shared that the Kennewick Arts Commission is extremely supportive and appreciative of the Port's public art program and would like to help on this and future projects.

Ms. Carter stated the Artist Solicitation process included:

- Request for letter of interest and qualifications;
 - Professional;
 - Experience with di-bond panels and interaction with community groups;
 - Solicited nation-wide;
- Selected top five applicants and sent invitation to submit specific mural designs;
- Latino Heritage Committee and Kennewick Arts Commission considers design proposals and selects top artist to submit to the Port;
- Port Commission considers the selection.

Ms. Carter stated the Call to Artists brought in 29 letters of interest from artists around the United States, Canada and Spain. Invitations to submit design proposals were sent and accepted by the top five artists who reside in Oregon, Florida, Colorado and Pennsylvania. Ms. Carter stated the proposals are due by the end of August and the Committee and Kennewick Arts Commission would like to submit the finalist to the Commission by the end of October 2016. It is estimated the mural will be completed by September of 2017.



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Ms. Carter stated the Call to Artists was extremely extensive and the outreach included various State and Local Arts Commissions, newsletters, websites, and individual letters to all artists referred to by arts groups. Ms. Carter was extremely pleased with response and it was very difficult to make the selection, however; it was a unanimous selection.

Mr. Peterson inquired if the artist expects the di-bond panels will be shipped to their location.

Ms. Carter stated shipping the panels is not in the budget and the artist would need to ship the panels at their own expense. Ms. Carter's preference would be to have the mural painted locally and have the experience open to the community. Furthermore, the artist could take advantage of local artists to assist as apprentices.

Mr. Diaz, chairperson of the Latino Heritage Committee is extremely honored to be a part of such an important project in the Tri-Cities. Mr. Diaz stated the committee is made up of 12 members and each member had the opportunity to review and submit rankings based on Ms. Carter's criteria; however, six members make up the artist selection sub-committee. Additionally, the Committee looked for work representative of our Latino community and the accurate reflection of our values. The top five artists were agreed upon unanimously and were invited to send a formal proposal.

The committee will participate on a conference call with the five artists at the end of May, allowing the artists to ask questions of the committee, in an effort to submit a solid proposal. The committee would like to hold a reception for the muralist, once selected, later this year.

Mr. Moak is happy to see the project moving forward and whichever artist is selected, the mural will complement the development and be attractive to a wide audience. Mr. Moak thanked Ms. Carter, Mr. Diaz and Mr. Lindeman and the committee for their efforts.

Mr. Barnes is encouraged by the progress and enthusiasm of the Latino Heritage Committee and the Kennewick Arts Commission.

Ms. Bader Inglima thanked Ms. Carter and Mr. Diaz and the committee for their contributions. Ms. Bader Inglima feels the time Ms. Carter spent on the Call to Artists and the work with the Kennewick Arts Commission directly influenced the quality of responses the Port received.

REPORTS, COMMENTS AND DISCUSSION ITEMS

A. *Vista Field Update*

Mr. Peterson presented the Commission with a decision matrix (*Exhibit A*), which outlines a variety of policy decisions the Board will address in the near future to finalize the Master Plan. Mr. Peterson stated several items on the decision matrix have been previously discussed by the Commission and are near completion, however, Mr. Peterson asked for further direction regarding the Vista Field name.

Mr. Novakovich stated the Commission has been briefed all along on many of the items listed and that if the name needs to be reviewed, the project could be delayed; stating that the name wasn't



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identified as an issue by either the consultants or the community throughout the extensive public Charrette process.

Mr. Peterson confirmed the project would be delayed; however, it is important to get the elements of the development right.

Mr. Moak stated there has been adequate discussion regarding many of the items, however, he would like staff to speak with the architects regarding the name before the Commission makes any determination.

Mr. Barnes inquired if staff could discuss the name of Vista Field with DPZ and ask them for their thoughts and expertise. He believes that the Commission needs to make a decision regarding the name and looks forward to DPZ's input.

The consensus of the Commission is for staff to discuss the Vista Field name with DPZ and provide an update at the next meeting.

B. Columbia Drive Update

Mr. Peterson reported a ground breaking event was held Monday, May 9, 2016 for Phase I of the Columbia Gardens Wine and Artisan Village. Mr. Peterson stated Big D's Construction will begin prepping the land for the undergrounding of the utilities, with a completion date of August 26, 2016. Terrence Thornhill is finishing up the value engineering design to reduce the construction cost of the buildings, which will come before the Commission for approval. Mr. Peterson stated once the design is approved, Mr. Thornhill will create biddable documents for the bid process in September, with a potential contract award in October 2016, and completion by spring 2017.

Mr. Peterson stated based on cost estimating, Mr. Thornhill and Roen Estimating have reduced approximately \$650,000 from the building design and \$200,000 from the excavation and utility work, without losing the essence of the project.

Ms. Bader Inglima shared photos from the ground breaking and reported 120 people were in attendance. The ground breaking highlighted the Port's partnerships with the City of Kennewick, Benton PUD and Frontier Communications and how each entity is investing in the area.

Mr. Novakovich thanked Ms. Bader Inglima and staff for their excellent work on the ground breaking event.

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

Commissioners reported on their respective committee meetings.

D. Non Scheduled Items

1. Ms. Bader Inglima reported the Tri-City Regional Chamber of Commerce will hold the State of the Ports presentations on June 22, 2016.



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2. Mr. Arntzen was contacted by Russel Del Gesso, former President of Historic Downtown Kennewick Partnership Board, who is looking at forming a committee made up of groups interested in the Bridge to Bridge area and asked if the Port would like to have representation. Mr. Arntzen would like to attend the meeting and report back to the Commission at a later date.

Mr. Novakovich visited with Mr. Del Gesso as well and believes it would be great to be involved and learn more about the objective of the committee.

Mr. Arntzen stated the Port and City partnership is going well, however, it might be beneficial to get private parties involved too.

3. Mr. Arntzen reported Wallowa County in Oregon has reached out to the Nez Perce Tribe and is looking for opportunities to welcome the Tribe. Mr. Arntzen stated it is similar to the Port's relationship with the Confederated Tribes of the Umatilla Indian Reservation (CTUIR). Mr. Arntzen believes it would be beneficial to sit down with Wallowa County and explore ideas.
4. Ms. Luke congratulated Ms. Bader Inglima and staff on the ground breaking and stated it was a wonderful event.
5. Mr. Peterson continues to work on the West Richland Raceway task-list identified in the 2015-2016 Work Plan and reported some minor adjustments have been made. Mr. Peterson stated the Master Plan for the Raceway property may come before the Commission this summer for further direction for the property.

PUBLIC COMMENTS

Boyce Burdick, 414 Snyder Street, Richland. Mr. Burdick stated regarding the name change, the Richland Red Lion will always be the Hanford House to me regardless of the name. Mr. Burdick inquired if the developer meetings that were discussed at the April 26, 2016 meeting would be open to the public.

Mr. Peterson stated staff will be meeting with a small group of real estate agents and developers. Mr. Peterson stated the results of the meeting will be shared at a future Commission meeting.

John Lindeman, 3205 West 46th Avenue, Kennewick. Mr. Lindeman stated he recently spent a week at Providence Sacred Heart hospital in Spokane, which was started in the late 1800's by two Sisters of Providence. The word providence is revealing yourself to God and helping those who are in need. Mr. Lindeman believes the Port's mission statement should define the word Vista Field, and vista is view and field is something that can be creatively looked at as something you can do exciting things with. Mr. Lindeman stated the Port's mission statement defines Vista Field.

No further comments were made.

COMMISSIONER COMMENTS

No comments were made.



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ADJOURNMENT

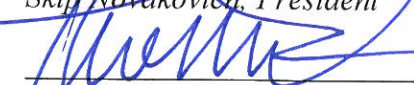
With no further business to bring before the Board; the meeting was adjourned at 3:41 p.m.

APPROVED:


**PORT of KENNEWICK
BOARD of COMMISSIONERS**



Skip Novakovich, President



Thomas Moak, Vice President



Don Barnes, Secretary