



PORT OF KENNEWICK REGULAR COMMISSION MEETING

JULY 9, 2019 MINUTES

Commission President Thomas Moak 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: Thomas Moak, President
Don Barnes, Vice-President
Skip Novakovich, 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
Larry Peterson, Director of Planning and Development
Lisa Schumacher, Special Projects Coordinator
Bridgette Scott, Executive Assistant
Lucinda Luke, Port Counsel

PLEDGE OF ALLEGIANCE

Commissioner Moak led the Pledge of Allegiance.

APPROVAL OF THE AGENDA

MOTION: Commissioner Novakovich 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

- A. Approval of Direct Deposit and E-Payments Dated July 2, 2019***
Direct Deposit and E-Payments totaling \$78,668.53
- B. Approval of Warrant Register Dated July 9, 2019***
Expense Fund Voucher Number 101228 through 101251 for a grand total of \$402,495.78
- C. Approval of Regular Commission Business Meeting Minutes June 25, 2019***

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

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PRESENTATIONS

A. *Friends of Badger Mountain*

Ms. Bader Inglima introduced Friends of Badger Mountain, David Comstock and David Beach, who are here today to update the Commission on the future of Badger Mountain. In 2015, the Port, Benton County, and the City of Richland partnered to construct the Badger Mountain Trailhead parking off Queensgate Drive, which has increased activity on Badger Mountain and alleviated congestion in the neighborhood.

David Comstock is the project manager for Friends of Badger Mountain and is accompanied by David Beach, Vice President of the Friends of Badger Mountain Board (FOBM). Mr. Comstock presented the overall plan for the next decade plan for FOBM.

- Little Badger Mountain Regional Preserve Project:
 - Extend trail to the highest point in Richland;
 - City Master Plan/Design 2020;
 - Port Partnership 2021 - \$200,000.

- East End Little Badger Mountain, Falcon Crest Trailhead parking:
 - City Master Plan/Design 2022;
 - Port Partnership 2023 - \$150,000;
 - Canal Crossing and trailhead parking City Master Plan/Design 2024;
 - Port Partnership 2025 - \$150,000.

- Candy Mountain Preserve (partnership with City of West Richland and Benton County);
 - Agreement with Land Owners, 2023;
 - Application for Washington State RCO Matching grant, 2024;
 - Community fund raising for match and land acquisition, 2025-2026;
 - Master plan and trailhead parking design, 2026;
 - Build Candy Mountain North Trailhead Park Port partnership 2027 - \$150,000.

The FOBM continues with the Ridge Preservation campaign, which improves the quality of life preserves the habitat, and assists with economic growth in the area. In the next decade, FOBM would like to connect to the Amon Preserve, Candy Mountain Preserve and eventually extend the trail to Red Mountain.

Commissioner Novakovich inquired how hikers cross the major arterials.

Mr. Comstock stated at this time, people cross at a set intersection with crossing lights; however, in 2019, Benton County received a Department of Transportation grant to add a paved pedestrian path along Dallas Road, to officially connect the Badger Mountain Preserve to the Candy Mountain Preserve. In addition to the paved path, a flashing cross walk will also be installed in that location.

Commissioner Novakovich congratulated FOBM on working with multiple partners and confirmed that they are requesting \$500,000 in funds from the Port through 2025.

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Commissioner Moak appreciates the vision and the logistical organization of the plan; he was not aware of how much planning went into the system. Commissioner Moak stated the funds request would be over the course of several biennium budgets for the Port.

Commissioner Barnes looks forward to seeing the Port work with FOBM in the future and stated it is a mutually beneficial partnership.

Commissioner Moak confirmed that the first ask is for \$200,000 in 2021.

Ms. Bader Inglima stated Mr. Arntzen is working with the Ben Floyd of White Bluffs Consulting and the City of Richland on a next decade plan that identifies priority projects. Ms. Bader Inglima encouraged FOBM to be advocating for the partnerships with the City, where they might become part of the next decade plan with City.

Mr. Comstock stated the FOBM needs partners to complete the projects and gave the same presentation to the Richland City Council.

Mr. Arntzen and Mr. Floyd have met with the city manager and key staff to develop a next decade plan that outlines short, medium and long term projects. The objective is to work on a number of options to bring to the City Council and Commission for review. Mr. Arntzen would like Mr. Floyd to include FOBM project on the next agenda with the City. There are three options to consider:

- The project would need to be a priority with the Port and City to be included in the next decade plan;
- The Commission could review the current budget and partner with the FOBM; or
- Port staff could include the FOBM project in the 2021-2022 Work Plan and Budget.

Mr. Arntzen will work with Mr. Floyd and the City to see if the FOBM would fit within our next decade plan. Furthermore, the Port offered a route through the former racetrack property and that offer is still valid.

Commissioner Moak thanked FOBM for their very thorough presentation.

B. Arts Research, Barb Carter, Port's Art Liaison

Ms. Bader Inglima stated in April, Julian Chavez, a student artist/muralist made a presentation to the Commission on a public graffiti wall. Ms. Bader Inglima introduced Barb Carter, Port Art liaison, who is here today to discuss her research on public graffiti walls.

Ms. Carter stated this was a fascinating and challenging project and stated the graffiti wall at Wynwood is most commonly referenced by the Port and DPZ Partners; however, the wall is privately owned by Goldman properties. Artists who paint at Wynwood must submit a proposal, which needs to be approved by Goldman before the mural is installed. Additionally, most of the murals are on privately owned buildings. Ms. Carter stated a free wall is a wall space that is open to the public for artistic expression, most commonly with paint. Because they are open to anyone, art on "free walls" are often quickly covered with new graffiti which showcases

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frequently updated content. Ms. Carter was surprised to find that most “free walls” fail because the organization fails to establish rules of operations and the artists misuse the opportunity by painting on adjacent property, fail to dispose of materials, and lack of community support. Ms. Carter stated Portland Street Alliance commissioned a study on free walls and they agreed to share their findings with the Port. Ms. Carter provided a brief summary from the draft report;

- Designate an organization to provide oversight, laws too onerous for public entities to manage directly;
- Create a positive, safe and inclusive atmosphere that encourages artist use and public visitation;
- Develop standards to guide behavior and set expectations for artists and visitors;
- Establish a budget and secure ongoing funding for implementation and operation;
- Establish policies for access to the free wall in terms of hours of operations, registration and permitting; and
- Establish a waste management plan.

Ms. Carter stated although there aren't any local active arts groups interested in leading the efforts, Brooke Yount and Mike Berg, who own You and I Framing have offered to work with Julian Chavez on a pilot temporary graffiti wall. The Kennewick Arts Commission (KAC) is supportive of the legal wall concept and are considering how to assist. Furthermore, the Creative Arts District team is considering how to include mural projects in their application to ArtsWa. Ms. Young and Mr. Berg have allocated 20 feet of wall located behind their framing store and offered supplies to help Julian Chavez and his friends. The intent is for the mural to be changed approximately every 30 days to feature a new artist/mural. Ms. Yount and Mr. Chavez will work on rules of operation and if successful, there is additional wall space that can be added. Ms. Carter believes there is movement in the community for mural art and with the Port's investment in the Latino Heritage mural was an impetus to make that happen.

Commissioner Novakovich asked when Mr. Chavez will start the mural.

Ms. Carter stated once Ms. Yount approves his preliminary design. Ms. Carter stated Ms. Yount intends to write a press release at the start of work and at completion.

Commissioner Barnes stated 30 days seems like a short window for the mural process.

Ms. Carter stated Mr. Chavez thought 30 days would keep the wall fresh and updated. Also, Ms. Yount and Mr. Chavez may not prime the wall in between murals, so that previous work shows through.

Ms. Bader Inglima thanked the Commission for letting Mr. Chavez come in and present on the graffiti walls and challenging Ms. Carter to explore the free walls which stimulated conversation with KAC and Ms. Yount.

Commissioner Moak think it's excellent that You and I Framing want to be the organizer for this project and are offering their building.

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Ms. Carter stated they would like it to remain private so they have control of what goes on the building.

Commissioner Novakovich inquired if the Portland Street Alliance will share their final report with us.

Ms. Carter believes they will share the final report; however, there may be different laws because it is Oregon.

C. 2019 – 2020 Budget Update

Mr. Kooiker stated this is a follow up presentation to Commissioner Barnes' request for a budget update. Mr. Kooiker encouraged the Commission and/or public to contact him, if they would like to discuss the budget; he has an open door policy and would be happy to set aside time for questions.

Mr. Kooiker stated outside factors, such as unemployment and yield curve inversion affect the Port's budget. Additionally the Port follows Resolution 2018-27, which outlines the Port's Budget Philosophy. Currently, some considerations to factor into the budget are:

- Fund Balance: \$10,179,109 as of June 30, 2019
- Capital Project Cash Outlays: larger outlays began in April for the Tasting Room and Vista Field;
- The Port has not taken a draw on the \$5,000,000 Vista Field Loan;
- The Port is currently only 25% through the two-year budget cycle;
- The Port needs a contingency plan to cover any shortfall for the 1135 Project;
- Staffing and resources could be an issue for Vista Field;
- The Port has yet to pay \$250,000 to the City for upsizing the waterline at Vista Field;
- The Citizen Complaint has cost approximately \$30,000 to date.

The Port Commission established a Budget Philosophy, Resolution 2018-27, which guides staff:

- Acknowledge the Port's limited staff and financial resources;
- Incur debt only when:
 - It is fundamentally sustainable;
 - Meets cost and risk objectives;
 - Can withstand economic uncertainties;
 - Identify restrictions on use;
- Focus on long-term financial planning;
- Provide the public with high quality projects and services within a healthy work environment.

For the Operating Division, the Port has collected approximately \$771,000 or 33% of its revenue and expended \$1,036,408 or 20% of expenditures, and this does not include Vista Field or shoreline maintenance.

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For the Non-Operating Division, the Port has collected approximately \$4,967,778 or 29% of its revenues and expended \$409,746 or 13% of its expenditures, which does not include the vibrancy funds.

Mr. Kooiker outlined the 2019-2020 capital projects.

PROJECT	BUDGET	19/20 ACTUAL	REMAINING
Shoreline Restoration	\$ 1,500,000	\$ 730	\$ 1,499,270
Clover Island Master Plan	\$ 175,000	\$ -	\$ 175,000
Vista Field Redevelopment	\$ 7,834,314	\$ 923,728	\$ 6,910,586
Vista Field Traffic Impacts, Owners Association & Town Planner	\$ 335,000	\$ 2,961	\$ 332,039
Vista Field Loan Payments	\$ 500,000	\$ -	\$ 500,000
Columbia Drive	\$ 2,406,165	\$ 255,053	\$ 2,151,112
West Richland	\$ 100,000	\$ -	\$ 100,000
ROI Project	\$ 700,000	\$ -	\$ 700,000

Mr. Arntzen is drafting a Memorandum of Understanding (MOU) between the Port and City of Kennewick, which outlines the process we would propose for the hangar remodel. The Port would request \$1,500,000 of the City’s allocation of Rural Capital County Funding (RCCF). Mr. Arntzen believes the Port’s level of funding would be approximately \$700,000 and would apply for an additional \$700,000 in RCCF funds jointly. The remaining balance would come from the auction of the Southridge property. If the Port and City are successful in their joint RCCF applications, there would be approximately \$4,000,000 available for the hangar remodel. Mr. Arntzen stated the philosophy for hangar remodel is not reflected in the number; however, he wanted the Commission to have a chance to confirm that this is the direction the Board would like to take.

Mr. Kooiker stated the Port has accumulated \$1,918,552 of Benton County RCCF funds, and has been reimbursed \$481,353. The Port has committed \$500,000 for Columbia Basin College’s Culinary Arts Institute and \$800,000 for the City of Richland improvements at Island View.

Mr. Arntzen stated staff is attempting to identify projects that would be worthy of the Port’s RCCF allocation, because there is no guarantee to how long the funding will be available.

Commissioner Barnes stated Mr. Arntzen made a presentation to the Benton County Commissioners and received feedback from Commissioner Beaver regarding the RCCF fund and it is important to keep in mind that these are the County’s funds before they officially approve any jurisdiction’s application.

Mr. Arntzen stated later in the meeting, staff will discuss an MOU with Benton County that relates to the RCCF funding. As Commissioner Barnes referenced, Commissioner Beaver had strong feelings regarding RCCF funds and offered his thoughts that Benton County needed the

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funding as well, not just the jurisdictional partners. The County appreciates partners as well and the Port has the opportunity to reinvest some of our resources to Benton County. If the Port treats Benton County as true partner, our ability might be enhanced, both ways.

Mr. Arntzen extended individual invitations to the Commissioners that if they would like to discuss the budget at length to set up an appointment with Mr. Kooiker.

Commissioner Novakovich appreciates the budget update and thanked Mr. Kooiker.

Commissioner Barnes appreciates the budget update and thanked Mr. Kooiker for his work on the presentation. Mr. Kooiker mentioned that the Port has a pretty conservative budget and Commissioner Barnes emphasized that fact, and stated the budget for operating loss is almost \$3,000,000, and the Port is well ahead of that budget. The benchmark is about 25% and if things continue as they have been for the past six months, the loss for the two-year budget period will be approximately \$1,000,000, while we have budgeted \$3,000,000. The economy can have a tremendous impact on our finances; however, Commissioner Barnes emphasized that this is a very conservative budget approach and although the Port has been criticized in the past, the Commission is aware that it is very conservative and it is conservative for good reasons.

Commissioner Moak appreciates the understanding that the benchmark of the presentation is 25%; however, that is not necessarily how things will proceed and there are a lot of projects over the next 18 months. Commissioner Moak asked what contingencies have been set for the Columbia Gardens Tasting Room and Vista Field.

Mr. Peterson stated the Tasting Room has a 15% contingency fee and Vista Field has about a 17% contingency fee.

Commissioner Moak thanked Mr. Kooiker for the update. He would like to have another update in six months, to see if the Commission needs to make any decisions for second half of the biennium.

REPORTS, COMMENTS AND DISCUSSION ITEMS

A. Columbia Drive Update

Mr. Peterson reported that the slab for the tasting room has been poured and is curing. Over the next few weeks, the steel that houses the mechanical systems will be installed and then framing will begin in late July. The parking lot has been graded and the contractor anticipates paving the lot in late August.

B. Vista Field Update

Mr. Peterson stated over the past two months, water, sewer, and storm drainage has been installed and the City will inspect and approve each storm drainage system. In the upcoming weeks, Total Site Services (TSS) will be grading the site and installing the curbs. TSS is working with the City on the final scheduling to shut down West Deschutes Avenue for three weeks to modify the street into a three-way intersection and install the roadway through the corporate hangars.

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1. Commissioner Tours - August

Mr. Arntzen invited the Commissioners to tour Vista Field individually with Mr. Peterson in August. Please email Ms. Scott or Mr. Arntzen to schedule a tour.

C. Benton County Memorandum of Understanding

Mr. Arntzen has been working with County Administrator David Sparks on a draft MOU regarding the Benton County fairgrounds. The Port has 93 acres at the former raceway in West Richland and a large quantity of agricultural water rights pertinent to property. The Master Plan defined the property as light industrial to support the businesses on Red Mountain and the water rights may not be of value on that site as it develops. The State has the authority to take back the water rights if the Port does not use them, therefore the Port is working with Benton County to transfer some water rights to the fairground through a legal process. Benton County would like to use the water rights for the horse stables, dust control, etc. The Port has approximately 185 acre feet of water rights and Benton County is requesting up to 60 acre feet. Water rights are a valuable commodity and can run anywhere between \$3,000 and \$6,000 per acre foot. If the Port were to sell the water rights to Benton County, it could be between \$153,000 to \$300,000; however, the MOU proposes that the Port transfer the water rights at no cost, but the County will pay administrative costs associated with that transfer. Mr. Arntzen stated that Benton County has been very helpful to the Port and provided \$500,000 for Vista Field Phase 1 infrastructure from their own funds. Mr. Arntzen believes Benton County has been an excellent partner to the Port and this is a way that the Port can assist Benton County and benefit our Port district residents. Mr. Arntzen understands this is a large contribution to the County, but he believes it would be greatly appreciated; however, this is a policy question for the Commission and inquired if the Commission had any questions for staff.

Commissioner Barnes inquired where someone would find the market rate for water rates and surmised it was something consultants would know.

Mr. Arntzen stated the Port has been working with Ben Floyd of White Bluffs Consulting, who has been working with Darryl Olsen of the Benton County Water Conservancy Board, who is regarded as an expert in water rights transfers. If the Port were to transfer the water rights to the County, Mr. Arntzen believes it would be acceptable to request the water rights be valued at the higher range.

Commissioner Barnes inquired if the approximate value would be part of the MOU with the County.

Mr. Arntzen spoke to Mr. Sparks about using the higher rate; the County feels that valuing the water rights at \$6,000 would be fair and market driven.

Mr. Peterson stated the value is also determined by the water resource district, where the water is going, and what it is used for.

Commissioner Barnes confirmed that water from the former raceway is from a well and inquired if there are farming operations that use the water.

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Mr. Arntzen stated the water is from a well and the Port contracts with a farmer to use a majority of the water rights; however, the Department of Ecology has reviewed the transaction and there is an agreement that the Port preserves the bulk of the water for farming. The Port will need to negotiate with the farmer to back out some of the water rights. Should this transaction be approved by the Commission, the Port still has much of the 185 acre feet remaining. Through this process Mr. Peterson has been learning about the process and the Port could apply for water rights transfer to Vista Field. The former raceway's Master Plan calls for light industrial and the Port would reserve enough rights to meet those obligations. Mr. Arntzen reviewed the MOU and estimated the County's administrative costs to be \$10,000. Mr. Arntzen stated the County is appreciative of this partnership opportunity.

Commissioner Moak inquired if there are any uses, other than light industrial, that would require more water rights than what we have.

Mr. Peterson stated the well produces a good volume, but is high in nitrates. The water is for agriculture or landscape purposes only and it is not something that could be used for a wine production facility. The Port made a similar transaction for Spaulding Business Park and returned the water rights back to Columbia Irrigation District to maximize that development.

Commissioner Moak inquired if there is any sort of implied quid quo pro with the County.

Mr. Arntzen stated no, there is not.

Commissioner Moak mulled if the Port is giving away too much without getting anything in return. Commissioner Moak stated goodwill is one thing, but how much goodwill and what does that buy us. Commissioner Moak does not oppose transferring the water rights, but he would hope the gods would look favorably on us as we continue to try to complete our projects.

Commissioner Barnes stated that is a great point and mentioned Mr. Arntzen's previous experience with Benton County and Commissioner Beaver's remarks regarding the future of RCCF funds. If the Port goes this route, if we do this, without some quid quo pro as Commissioner Moak mentioned, then basically we are accepting of what has happened and willing to turn the other cheek and see the long term, big picture. Commissioner Barnes hopes there would be realization from their Commission, that this is a pretty generous offer that would help the County. Commissioner Barnes recently attended the arena dedication at the fairgrounds last month and there are some ripples in the Fair Board. A few people have been removed from the Fair Board that have been long time contributors there. This transfer is very generous, the fair is something our entire community enjoys, but there are some dark clouds over the fairground right now.

Commissioner Moak stated there has been for years between the county, the fair board, and the fair management. It is not something new and is still ongoing.

Commissioner Novakovich believes the transfer is an excellent idea and it shows our partners that a partnership is a two-way street. The Port does not need the all of the water rights and the

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value will be long term as Mr. Arntzen mentioned the RCCF funds. Commissioner Novakovich spoke with the Benton County Commissioners, and they appreciated this proposal and it will also benefit our Port constituents a great deal. The fair is a big deal to a lot of people and the fairgrounds is a worthy cause and to have a nice facility is a benefit; and then to have a nice facility because the Port is assisting goes a long way. Commissioner Novakovich believes this is a good thing to do and is in favor of the MOU.

Mr. Arntzen will present a final draft MOU for Commission review at a later date.

D. Executive Training

Mr. Arntzen stated one of his goals and objectives set by the Commission is to take an executive training course. Mr. Arntzen has identified classes at Gonzaga University and Boise State University and has spoken to Jim Darling from Maul Foster Alongi about conducting an executive training session for port directors. Mr. Arntzen will update the Commission on the training once he reviews Mr. Darling's proposal.

E. Commissioner Meetings

1. July 23, 2019 Cancellation

Ms. Scott stated the July 23, 2019 Regular Commission Meeting will be canceled and notices will be sent out.

2. July 30, 2019 Special Meeting

Ms. Luke determined that a July 30, 2019 Special Commission Meeting will work best for the Commission and inquired if the meeting should be held at 2:00 p.m. or different time. The primary purpose of this Special Meeting is for outside council to present her report/investigation on the citizen complaint.

The Consensus of the Commission is to hold the Special Commission Meeting at 2:00 p.m. on July 30, 2019.

Ms. Luke stated there is a possibility the report may not be finalized and could be discussed at the August 13, 2019 Commission Meeting instead. Ms. Luke will keep the Commission and staff apprised of the completed report.

3. August 13, 2019 Location Change

Ms. Scott and Mr. Kooiker have been working on a contract to renovate the AV equipment in the Commission Meeting Room. The renovation will begin on July 31, 2019 and the August 13, 2019 Commission Meeting will be moved to an off-site location to allow time to complete the project.

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

Commissioners reported on their respective committee meetings.

G. Non-Scheduled Items

1. Commissioner Novakovich stated Swampy's BBQ Sauce and Catering won the 2018 Chef's on Parade People's Choice Award.

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2. Commissioner Moak noticed new signs on Clover Island and inquired if there have been any issues.

Ms. Hanchette stated the existing signs were small and worn out and needed replacing. The new signs are larger and a reminder that the island is day use only.

3. Ms. Bader Inglima received an email from Ginger Wireman, who attended the Vista Field Charrette and is in support of New Urbanism. Ms. Wireman relayed that the Arts Center Task Force is considering a different location. Ms. Bader Inglima stated the Port still has space held and identified for the Art Center Task Force; however, the Task Force is likely going to need to try and find space that best fit their needs. Ms. Bader Inglima and Mr. Arntzen will continue to have open conversations with the Task Force. The Vista Arts Center has been identified as a catalyst facility for the community and it will fill a need for the region wherever they decide to build. Ms. Bader Inglima wanted to apprise the Commission in case they receive inquiries, and stated that she has not formally heard from the Task Force.

Mr. Arntzen stated the Task Force representatives have been upfront about some of their opportunities to look for other sights.

Ms. Bader Inglima stated the Task Force is beyond their letter of interest.

Commissioner Moak stated at the same time, if the Task Force is not interested in the property, the Port needs to look for other opportunities.

Mr. Arntzen recently met with Renee Adams, Executive Director and Steve Wiley, Chair of the Arts Center Task Force and the conversation focused on the Port installing infrastructure and if there was anything further to discuss then we could reconvene. Mr. Arntzen stated the Port is in a holding pattern and if the Task Force has concerns, Ms. Adams and Mr. Wiley would come in and discuss them. Mr. Arntzen stated it is important to place the Arts Center in a desirable location and believes that next spring there will be detailed conversations about funding. The location in Vista Field is reserved for the Arts Center and if it does not materialize, Mr. Arntzen believes the location would be attractive to a number of users. In addition, the Port has also offered land to the Culinary Institute, but they have the same challenge and need to raise \$20,000,000.

Commissioner Barnes stated the Commission recently discussed an Industrial Development District (IDD) and it was asked if an IDD could be used for a multi-jurisdictional project. An IDD cannot be used for a multi-jurisdictional project; however, the Port could enter into an Interlocal Agreement with jurisdictional partners to support the Vista Arts Center. It would be an ambitious undertaking to see if others would support the Arts Center Task Force at Vista Field, if the Port underpinned the project with an IDD.

Mr. Arntzen stated the Tri-Cities is a challenging community to raise large amounts of money, because we do not have major headquarters located in our area. Boise has the ability to bring

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in large donations because they are headquarters to Albertsons, Boise Cascade and other large corporations.

4. Mr. Arntzen stated James Thompson, acting director of the Washington Public Ports Association would like to assemble the Legislative Committee via conference call instead of traveling to Olympia.

Commissioner Novakovich stated that the conference call is on his calendar.

Mr. Arntzen was boating over the weekend and was pleased to see people using the island and the lighthouse plaza. He noticed that the lighthouse plaza has become a gathering place for teens and young adults.

5. Ms. Luke and Mr. Kooiker have been working on the CEO Evaluation Process and plan to present an update at the August 13, 2019 Commission Meeting. The process involves a committee with one appointed Commissioner, in which Commissioner Barnes has sat on the committee for the past two years. The Commission will need to appoint a new committee member for the 2019-2020 evaluation process.
6. Mr. Peterson stated the City of Kennewick is starting to plan Fire station #3, which will be located in Vista Field. The City is including taking the Port's Vista Field designs into consideration. It takes fourteen months to build a fire station and the City will begin building in February of 2020.

PUBLIC COMMENTS

Boyce Burdick, 414 Snyder Street, Richland. Mr. Burdick stated in January 2019, the City of Richland put out a Request for Qualifications (RFQ) for developers for the old City Hall Building. John Crook of Boost Builds put in proposal for the Arts Center and the request was denied by the City. The City denied the RFQ because they wanted to sell the land outright. Additionally, the City is looking to move the fire station next to the police station. Mr. Burdick stated this is the background of Ms. Bader Inghima's comments and Ms. Adams and Mr. Wiley have spoken with Mr. Arntzen about this.

No further were made comments.

COMMISSION COMMENTS

No comments were made.

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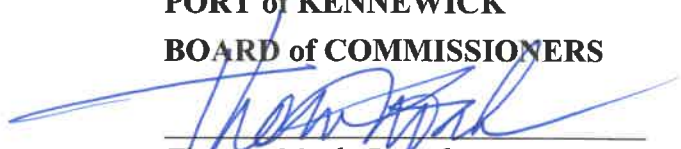
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ADJOURNMENT

With no further business to bring before the Board; the meeting was adjourned 4:29 p.m.

APPROVED:

**PORT of KENNEWICK
BOARD of COMMISSIONERS**



Thomas Moak, President



Don Barnes, Vice President



Skip Novakovich, Secretary