



PORT OF KENNEWICK REGULAR COMMISSION MEETING

JULY 11, 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

Tana Bader Inglima led the Pledge of Allegiance.

APPROVAL OF THE AGENDA

MOTION: Commissioner Barnes moved to approve the Agenda; Commissioner Moak 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 July 5, 2017***
Direct Deposit and E-Payments totaling \$70,013.93
- B. ***Approval of Warrant Registers Dated July 11, 2017***
Expense Fund Voucher Numbers 39260 through 39287 for a grand total of \$49,358.12

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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REPORTS, COMMENTS AND DISCUSSION ITEMS

A. *Clover Island Update*

Ms. Bader Inglima reported as construction continues on the Gathering Place, staff is preparing for the celebration event with the Confederated Tribes of the Umatilla Reservation (CTUIR). The celebration is scheduled for August 4, 2017 at 10:30 a.m. The CTUIR has requested to hold the Port and CTUIR Joint Annual Meeting following the celebration. Ms. Bader Inglima and CTUIR staff are working on the agenda for the celebration and the CTUIR would like to have their logo included on the invitation and be a part of the activities. Ms. Bader Inglima reported the *Confederated Umatilla Journal* ran a story on the Gathering Place and included a small invitation ad for the event. Additionally, the Port placed an ad in the July edition of the *Tri-City Journal of Business* and the ad has been distributed to our jurisdictional partners, the Tri-City Regional Chamber of Commerce, and the Historic Downtown Partnership, and an E-blast will be sent out as well. The ad will also be appearing in the *Tri-City Herald* to let the community know of the event taking place. Ms. Bader Inglima stated the CTUIR wants to be an active participant in the event and are helping celebrate and honor their culture and history. Ms. Bader Inglima stated the event will include an opening invocation, a closing blessing ceremony and Port and CTUIR staff will continue to solidify the details of the agenda. Ms. Bader Inglima stated Bobbie Conner will be attending and making comments on behalf of the Tamastlikt Cultural Institute.

Ms. Bader Inglima reported that last Friday, staff and the United States Army Corps of Engineers (USACE) met to discuss the 1135 project. USACE is working on cost estimating and Ms. Bader Inglima anticipates the estimate may be ready by late summer with a contract following.

Mr. Peterson reported the Gathering Place sidewalk forms are in place and concrete will be poured on Wednesday. Mr. Peterson stated that Duane Howard of Big D's Construction confirmed to staff the construction will be completed in advance of the August 4, 2017 event. Mr. Peterson stated the construction climate is very busy in the Tri-Cities and much of the remaining work will be completed by various sub-contractors.

Ms. Bader Inglima stated Barb Carter, Port Art Liaison and Kennewick Arts Commission member, worked very closely with Ms. Conner and Malissa Minthorn of the Tamastlikt Cultural Institute and artist, Rodd Ambrosion.

Ms. Carter stated the Gathering Place has been a culmination of many years and a lot effort and she is thrilled to be able to participate in the process. Ms. Carter believes the completed project will be fantastic.

Mr. Novakovich inquired when the Joint Meeting will be held.

Ms. Scott stated following the celebration of the Gathering Place, the Port and CTUIR will congregate at the GESA Carousel of Dreams for the Joint Meeting. Ms. Scott is working on the agenda and coordinating the schedule.

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B. Columbia Drive Update

Mr. Peterson presented an update on the Columbia Gardens Winery and Artisan Village and reviewed the efforts of the Port and City over the past decade to redevelop Columbia Drive. Mr. Peterson stated as Phase 1 construction continues, the City continues with the plans for installation of the wine effluent treatment tank and the Port continues to work on Phase 2, which includes the loop roadway, parking lot and basic utilities. Mr. Peterson stated due to several unforeseen issues, the Wine Village estimated time for completion will be late October. Mr. Peterson introduced David Robison of Strategic Construction Management to brief the Commission on the overall perspective of the project.

Mr. Robison stated the project, from a schedule standpoint, has had some complexities related to weather and some unknown and unforeseen conditions. The schedule has fallen a bit behind and Mr. Robison believes the project will be completed by mid to late October. Another factor to consider is the coordination requirements of scheduling with the City, and the installation of the wine effluent treatment tank. Recently the City went out to bid on the installation of the wine effluent tank and received one bid, from Banlin Construction in the amount of \$435,000.00, which was over the engineer's estimate of \$280,000.00. Mr. Robison was informed by Carey Roe, City Public Works Director that the City will reject the bid and rebid the project. Mr. Robison has asked the City to assist the Port in the integration of the two projects and when the City rebids the project, he is hopeful more contractors will bid the project. The Port has agreed to assist the City to encourage other contractors to bid the project. There are two reasons why contractors are not bidding the project, first, the construction climate in the area is extremely busy and second, the site is already occupied by another contractor, which could create conflicts. The Port has asked the City to delay the advertisement of the bid for three weeks, which would give Banlin about six weeks to complete the construction and finish the project simultaneously. Mr. Robison was able to negotiate that change with the City today and is pleased to be able to inform the Commission, that although the project is a bit behind schedule, the net results are very significant, in the sense of construction that has taken place.

Mr. Moak inquired if the bidding climate will be better in a few weeks and if the bid will be altered.

Mr. Robison stated pushing the re-advertisement of the bid back by three weeks will help the sequencing of the two projects and remove any potential conflict. Mr. Robison stated the scope will remain the same, however, the City cannot make an informed decision with only one bid.

Ms. Bader Inglima shared a video documenting the transition of the waterfront and Columbia Drive.

Ms. Bader Inglima shared the Port and its partners were awarded the Governor's Smart Communities Smart Partnership Award for their Columbia Drive Urban Revitalization Project. The Department of Commerce will be presenting the award to the Port, the City, the County and CBC at a public event held on July 25, 2017 at 1:00 p.m. at the Columbia Gardens Wine and Artisan Village site.

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Mr. Novakovich inquired if Ms. Bader Inglima can share the video link with Peter Batchelor.

Ms. Bader Inglima stated Pixelsoft is still compressing the video and once completed, she will send the youtube link to the Commissioners, Mr. Batchelor, and others and post it on the Port's website.

Mr. Arntzen inquired if the Commission had any comments regarding the video.

Mr. Moak stated it has taken a long time for the Port to get to this point on Columbia Drive. The video depicts the redevelopment of Columbia Drive over the past ten years and it was important to visit areas like Austin, Berkeley and Wenatchee to see what worked and what didn't work. Mr. Moak believes there is still a lot left to do and feels what will happen over the next ten years is imperative to the redevelopment. Mr. Moak stated it will be the commitment of the Commission to continue moving the redevelopment forward and he believes the video did a very good job outlining the history of Columbia Drive.

Mr. Novakovich stated the first study on Downtown Kennewick was done in 1992 and alluded to the lack of connectivity to the river. The Port stepped up and began the process of redeveloping the area and ultimately, this project became a true definition of partnership.

Mr. Arntzen stated a lot went into the production of the video and staff has reviewed the video to ensure the Port is on the right track. The video is an accurate chronical of what the Port has accomplished to date on Columbia Drive, and Mr. Arntzen is proud that we were able to capture the process. Mr. Arntzen explained it was important to have a role model for the redevelopment. He feels if Rainey Street in Austin, Texas can become something special, so can Columbia Drive.

Ms. Bader Inglima stated the video will give the Port additional media opportunities as we introduce the wineries. The footage will help tell the bigger story of where we have been and where we are going on Columbia Drive.

C. Vista Field Update

Mr. Peterson presented an update of the Vista Field Master Plan and reported staff submitted the Draft Master Plan to the City on March 11, 2017 for comments. The Port recently received the City's comments and are now answering the questions and providing additional information that the City needs. The City has asked for more information on the following public works items:

- Water System Impacts: Assessing overall implications, likely improvements (if any), timing of improvements and cost share;
- Sewer System Impacts: Addressing overall implications and identifying downstream limitations;
- Storm Water Design: Critical review of all storm water systems occurring city-wide.

Mr. Peterson met with Mr. Roe and Mr. Robison on June 29, 2017 to discuss the public works issues. As a result of the recent storm, the City has had issues that they do not want to duplicate at Vista Field. The Port is working with Parametrix on some minor modifications and believes we have a very manageable solution.

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Mr. Robison stated during the meeting with the City, we were able to come up with solutions for the storm water issue. Mr. Robison is quite pleased with the City's one page response for the Draft Master Plan, and stated he has never seen one page response before. Mr. Robison assured the Commission that all of the items can be mitigated and congratulated staff and consultants for their hard work.

Mr. Peterson stated the Fire Department had one comment and staff is seeking clarification regarding the sprinkler system thresholds.

Mr. Peterson stated the City is looking at the worst case scenario for the fire and sewer and wants to ensure if improvements need to be made in the future, it will not be an issue.

Mr. Peterson outlined the current timeline for the Draft Master Plan:

- March 15, 2017: Port submitted Draft Master Plan to the City;
- June 19, 2017: City provided written comments on Port Draft Master Plan;
- June 29, 2017: Port and City meet and identify necessary information to address Public Works comments;
- Mid July, 2017: Port and City staff meet and identify necessary information to address Fire Department comments;
- July 31, 2017: City anticipated response to additional Public Works information provided by Port.

Mr. Robison is confident that Mr. Peterson and Mr. Roe will be able to find valid solutions, however, at some point, the Port and City need to move forward. Mr. Robison is still hoping for approval of the Master Plan by the end of the year.

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

Commissioners reported on their respective committee meetings.

E. Non Scheduled Items

1. Mr. Moak stated it is important to remember how far Columbia Drive and Clover Island have come over the past 20 years. People have short term memories and do not realize how many things have changed, or those new to the area do not know how bad things were. Much of what has been accomplished are by people who are no longer here, and it is imperative to keep their vision alive. There is still much to do, but what has been done, is an accomplishment for the Port and the City. Mr. Moak is looking forward to the completion of many of the elements and is excited about the vision for Columbia Drive.
2. Ms. Scott reported in June, the Port hosted representatives from the City and Port of Ridgefield to discuss our experiences with the New Urbanism concept. Mr. Novakovich, Port Commission President, Mr. Arntzen, and Mr. Peterson attended the meeting. Ms. Scott read the letter from the Port of Ridgefield into the record:

Dear Commissioner Novakovich:

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We would like to express our gratitude for you and your staff taking time to meet with our commission and members of Ridgefield City Council during our recent trip to Kennewick.

We appreciate both the time and the information you shared about your Vista Field redevelopment project, mixed-use design and public input/engagement. We believe strongly that best public development practices should include visiting sites and talking to other ports and colleagues. We hope to take what we learned and apply it to our development projects.

Please extend our thanks to Tim and Larry-their input and insight was invaluable.

*Thank you again,
Bruce Wiseman, Commission Chair
Joe Melroy, Commissioner
Scott Hughes, Commissioner*

3. Mr. Arntzen will be attending the Kennewick City Council Workshop where the City of Richland will present on the Inland Seaport Update, which is the railroad proposal that may bring a large number of trains on existing track through Kennewick into Richland. Mr. Arntzen reported the City of Richland reached out to him for a direct presentation as well.

Mr. Arntzen will be attending the Washington Public Ports Association Executive Director Seminar July 12 through 14, 2017. This is an excellent seminar to attend because port executive directors are able to discuss what is happening at their port and speak about good and bad experiences over the past year.

Mr. Arntzen reported last Thursday, staff met with consultants from Parametrix and Laurence Qamar to discuss the engineered drawings for Vista Field which includes the street layout, trees and landscaping and the water feature. The meeting was challenging and exhilarating and the group made significant progress. The group discussed what types of trees should be included in the development, how the trees should be placed, drivable surfaces, and walkable surfaces.

Mr. Novakovich stated the consultant's knowledge is invaluable and he appreciates their work on the redevelopment.

4. Mr. Peterson presented to the Kennewick Kiwanis and received several supportive comments on the Port's redevelopment efforts. Mr. Peterson stated Hank Sauer, who retired from the City of Kennewick was very appreciated for the small role that he was able to play and reiterated that the redevelopment is a catalyst for the area.

PUBLIC COMMENTS

Boyce Burdick, 414 Snyder Street, Richland. Mr. Burdick stated the *Tri-City Herald* recently ran an article on The Link and indicated the information regarding the Vista Arts Center was incorrect. It is the Arts Center Task Force who is building the Vista Arts Center, not the Arts Foundation of the Mid-Columbia.

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Todd Coleman, 7761 West Riverside, Boise. Mr. Coleman commended the Commission on their long term vision of the Bridge to Bridge plan and their investments on Columbia Drive. Mr. Coleman stated the Columbia Drive video shows the commitment of the Commission and their investment in the community. Mr. Coleman praised the staff and Commission for researching other communities, to see what is successful and blending our culture with elements that work. Mr. Coleman suggested staff market the video aggressively, because you never know when the right person will see what you have accomplished and will want to invest in your investment.

No further comments were made.

COMMISSIONER COMMENTS

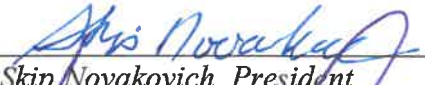
No comments were made.

ADJOURNMENT

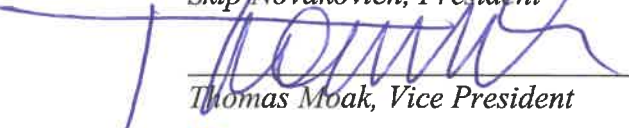
With no further business to bring before the Board; the meeting was adjourned 3:28 p.m.

APPROVED:


**PORT of KENNEWICK
BOARD of COMMISSIONERS**



Skip Novakovich, President



Thomas Moak, Vice President



Don Barnes, Secretary