



SPECIAL COMMISSION MEETING

PORT OF KENNEWICK

JULY 28, 2015 MINUTES

CALL TO ORDER

Commission President Don Barnes called the Special Commission meeting to order at 6:03 p.m. at the Country Gentleman Event Center, 9221 West Clearwater Avenue, Kennewick, Washington.

The following were present:

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

Staff Members: Tim Arntzen, Executive Director
Tana Bader Inglima, Director of Governmental Relations & Marketing
Tammy Fine, Director of Finance/Auditor
Amber Hanchette, Director of Real Estate & Operations
Nick Kooiker, Assistant Auditor
Larry Peterson, Director of Planning & Development
Lisa Schumacher, Special Projects Coordinator
Bridgette Scott, Executive Assistant
Lucinda Luke, Port Counsel

PLEDGE OF ALLEGIANCE

Mr. Barnes led the Pledge of Allegiance.

Mr. Barnes welcomed the public and inquired if there were any adjustments that need to be made to the published Agenda.

Mr. Novakovich recommended after the Consent Agenda, the Commission adjourn the Regular Commission meeting and reconvene into a Workshop.

PUBLIC COMMENT

No comments were made.

CONSENT AGENDA

Consent agenda consisted of the following:

- A. Approval of Direct Deposit and E-Payments Dated July 17, 2015**
Direct Deposit and E-Payments totaling \$42,132.02
- B. Approval of Warrant Registers Dated July 14, 2015**
Expense Fund Voucher Numbers 37045 through 37084 for a grand total of \$104,923.76
- C. Approval of Commission Meeting Minutes dated July 14, 2015**

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



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MOTION: Commissioner Novakovich moved to adjourn the Regular Commission meeting and convene into a Public Workshop; Commissioner Moak seconded. With no discussion, Commissioners voted, all in favor 3:0; motion carried unanimously.

PRESENTATION

A. Vista Field Draft Master Plan, Michael Mehaffy & Laurence Qamar, DPZ

1. Report of public input since November charrette and how comments will be incorporated into the final draft Vista Field Redevelopment Master Plan

Mr. Peterson stated Port staff and Duany Plater-Zyberk (DPZ) consultants Michael Mehaffy and Laurence Qamar, will briefly present the following:

- Review policy questions,
- Review architectural character of the development,
- Review master plan revisions and refinements,
- Review timelines and tasks.

Mr. Peterson stated the policy questions that will be covered tonight are as follows:

1. Economic Policy: Return on Investment Expectations;
2. Priority Policy: Balancing Vista Field with other Port projects/efforts;
3. Design and Economic Policy: Utilize Efficiencies (Lean);
4. Design Policy: New Urbanism;
5. Design Policy: Urban Center
6. Social Policy: Housing for all within the Economic Spectrum;
7. Economic Policy: Vista Arts Center Incubation
8. Implementation Policy: Port Retains Control of Vista Field Redevelopment
9. Implementation Policy: Developer Recruitment or Request for Proposal process
10. Implementation Policy: Enter into a Public Agency Partnership Agreement.

Mr. Barnes opened up the Workshop for a Public Comment period.

PUBLIC COMMENT

Al Erhart, 6211 West 8th Avenue, Kennewick. Mr. Erhart commented on the following:

- A short term return on investment (ROI) would not benefit the community, therefore, long term ROI would be best for the Port and the region;
- Port should maintain balance with other Port efforts and look for additional partnerships;
- The Port should utilize efficiencies, but strive for quality and not anything ostentatious;
- New urbanism is a good approach as it will bring something new to the region and is centered around people;
- Believes overhead power should not be considered;
- Believes the housing should be priced for the mid-range, not those that are just starting out.

Mr. Erhart thanked the Port of Kennewick for their hard work on the Vista Field project.



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Mr. Mehaffy thanked Mr. Erhart for his comments and stated the Port will not be pursuing overhead power lines.

Ed Frost, 609 West Albany Avenue, Kennewick. Mr. Frost stated the most important policy the Commission should adhere to is the New Urbanism concept. New Urbanism is what makes Vista Field totally unique to this community. Mr. Frost encouraged the Commission be true to the principals of New Urbanism, which include mixed land uses, smaller streets, and walkable neighborhoods that will make Vista Field stand out. Mr. Frost commended the Port of Kennewick for continuing to have such an open planning process for Vista Field.

Kirk Williamson, 527 North Reed, Kennewick. Mr. Williamson votes and pay taxes or fees in each of the eight different public entities that hold land around Vista Field and stated it is important to underline the need for everyone to work together and keep focus on long term development. Mr. Williamson quoted a friend, which underscores the Roger Brooks study, "this is an area of suburbs without the urb (urban)." Vista Field should be about building an urban center for our region, which will continue to provide life and excitement for our community.

Steve Wiley, 3172 Willow Point Drive, Richland. Mr. Wiley inquired if there was a need to develop a design policy stating Vista Field should be considered the new urban center. He believes by categorizing Vista Field as the urban center for the region, issues may arise. Furthermore, Mr. Wiley stated it is possible to make affordable housing elegant and believes the social policy for Vista Field should reflect everyone in the Tri-Cities and not an exclusive group. Mr. Wiley stated low cost housing can enhance the area and believes it is the attitude the Port should capture.

Debra Bourque, 3901 South Green Street, Kennewick. Ms. Bourque has lived in the Tri-Cities for seventeen years and stated it is like no other she has traveled to and the idea of an urban area sounds fresh and exciting. The Tri-Cities has two colleges and believes an urban center would be an exciting draw for young people and families. Ms. Bourque likes the idea of an inclusive and affordable neighborhood that builds on the existing history of Vista Field. Ms. Bourque is excited about Vista Field and other Port projects, such as Clover Island and Columbia Drive. Her hope is that the Port can balance all the projects that lie ahead.

Mr. Arntzen stated the Draft Master Plan is 85% complete and staff and consultants are still capturing public and Commission comments. Any additional comments from tonight will be incorporated in the Draft Master Plan and presented in another public meeting. Mr. Arntzen encouraged the attendees to voice their opinion and was thoroughly impressed by the turn out tonight. Furthermore, the worst criticism would be that the Port hasn't been transparent enough, but by the attendance tonight, there are still people who would like to voice their opinion.

Mr. Mehaffy stated the consultants value the public feedback and admire the Port's approach and the transparency of process, which will make a better plan. Mr. Mehaffy explained it is important to hear community feedback and discuss issues. Defining Vista Field as the urban



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center for the region has been thoroughly discussed and Mr. Mehaffy believes Vista Field will tie the community's together as a central HUB and will not take away from the downtowns.

Carol Brever, 8803 West Klamath Avenue, Kennewick. Ms. Brever is in favor of a long term approach for Vista Field and taking the time to get it right. Ms. Brever believes Vista Field will not take away from Downtown Kennewick, which can develop its own "flavor," which would be separate and distinct. Ms. Brever stated Vista Field should offer moderately priced housing and is in favor of including an Arts Center venue. Ms. Brever referenced the redevelopment of Fort Collins, Colorado, who is also undertaking a mass redevelopment as well. Ms. Brever offered her congratulations to DPZ and the Port for their work.

Mr. Mehaffy stated DPZ and staff have studied other places that have gone through a large redevelopment and have learned beneficial lessons from those areas.

Mr. Novakovich stated Vista Field is going to be different and unique and believes each downtown has their own personality. Mr. Novakovich agrees with Mr. Mehaffy, and does not believe Vista Field will compete with the local downtowns, and hopes the downtowns can take advantage of their own uniqueness and history to attract people who live, work and play at Vista Field.

Mr. Barnes stated that although we are Port of Kennewick, our boundaries encompass the City of Kennewick, one third of Benton County, all of West Richland, and a portion of Richland, which makes Vista Field a regional project. The Port is trying to make it the best development we can for everyone in our Tri-City region.

Larry Towner, 5408 West 19th Avenue, Kennewick. Mr. Towner believes the Port should look at a long term development and stated how the Port builds Vista Field will determine how people will respond to the area. If it is built cheaply, the development will not succeed, however, if it is a quality development, people will come.

Mr. Novakovich stated the Port is committed to quality projects and throughout this process we have heard that the Port of Kennewick needs to take their time and create a quality development. The Port is in the business of creating benefits for the community and incubating developments, which take time. Mr. Novakovich would like to see the Port implement a pay-as-you-go process and create a quality product that will be around for a long time. As Mr. Williamson pointed out, there are eight other districts within Vista Field and Mr. Novakovich hopes those eight districts will work with the Port to help create a development that will be \$500,000,000 investment at build out, which will benefit each district.

Mr. Moak stated it is important to track the money that is invested and made during the redevelopment. The public entities surrounding Vista Field will make money from sales and property taxes and although the Port of Kennewick will not make a lot of money from the redevelopment, the hope is that the community and other entities will reap the benefits.



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Mr. Barnes agrees with Mr. Novakovich and Mr. Moak's comments and stated if the Port sold Vista Field to a developer, we would not be in control of the redevelopment. Mr. Barnes stated it is important for the Port to be good stewards of the taxpayer's resources and believes a pay-as-you-go process is important to follow, as we do not want to leverage Vista Field with a high level of debt. The Port needs to find funds for the infrastructure and funds to start the project. Mr. Barnes stated the Port operates a small budget, and believes we need to move forward in small steps. Furthermore, the primary focus of Vista Field is to maximize the benefit for the community.

John Givens, 6116 West 8th Avenue, Kennewick. Mr. Givens stated the Port has been successful in creating developments, such as Spaulding and Southridge, by leveraging the public and private partnerships. The Port should incorporate a solid plan, with a foundation that they will not deviate from and bring in the private sector to help with the process, which will be less costly and quicker. Mr. Givens emphasized the Port should not lose sight of controlling the redevelopment plan, and should enter into a private-public partnership.

Mr. Barnes appreciated Mr. Givens comments and stated the estimated private sector investment in Vista Field will be \$500,000,000. The private sector investment is a key element to the success of Vista Field.

Mr. Mehaffy stated DPZ has been working with ECONorthwest on project model structures and investment ratios and emphasized that private investment is key, especially with the Port's limited funding.

Yvonne Towner, 5408 West 19th Avenue, Kennewick. Ms. Towner stated a Performing Arts Center is missing in our community and emphasized that it should be a high priority for the redevelopment of Vista Field.

Mr. Moak stated the Vista Field redevelopment is the most important and historic project for the Port of Kennewick and the entire region. With the location of Vista Field, the Port has the ability to do what no other project can do, which is create an urban center that you cannot find anywhere else. Mr. Moak stated Vista Field will always be his highest priority, and believes that Vista Field can do more for our community than any other project.

Mr. Novakovich agrees with Mr. Moak about the magnitude of the Vista Field redevelopment, however, he voiced his concern about the volume of Port projects and limited staff. Mr. Novakovich stated, the Port has six jurisdictional partners and a Memorandum of Understanding with the Confederated Tribes of the Umatilla Indian Reservation (CTUIR), and the hardest thing for the Commission will be balancing our commitments. The Port will be introducing a Comprehensive Scheme later this year, which will help prioritize our projects. Mr. Novakovich would welcome any public comments about balancing projects, maintaining staff and funds, and applying Port resources in the most economical way.



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Mr. Barnes agrees with Mr. Moak and Mr. Novakovich and stated Vista Field is a historic project with tremendous potential. The Roger Brooks study emphasized three major deficiencies in the Tri-Cities: an urban center, cultural depth and small businesses. Mr. Barnes stated if Vista Field is successful, those deficiencies will be addressed. The Port has limited resources with an annual budget of \$4,500,000 and \$2,000,000 already earmarked for projects, and with a small staff, we will face challenges.

Jim Wade, 1813 South Rainier Place, Kennewick. Mr. Wade realizes an Arts Center is something our area needs, but as a taxpayer, he is concerned about the cost and who will fund it. Furthermore, Mr. Wade inquired how much the public sector will need to fund for Vista Field versus the private sector.

Mr. Mehaffy stated ECONorthwest is currently working on the financing model for Vista Field. Since 2013, there has been discussion about a pay-as-you-go approach due to the limited funds that will catalyze the private development. The hope is to create a revolving fund of money without incurring debt, and develop a market-facing approach, while partnering with the private sector.

Mr. Arntzen stated the Port has been able to complete projects within our current tax base of 1%. The goal for Vista Field is to do as much as possible within the current tax structure and not raise taxes. There are several alternative funding sources, such as property sales, loans, and state grants that can be utilized, in an effort to further the development. The Port will continue to move forward and take the lean and fiscal approach all the while, creating quality project, which may take time.

Mr. Peterson introduced the following topics:

1. Economic Policy: Vista Arts Center Incubation
2. Implementation Policy: Port Retains Control of Vista Field Redevelopment
3. Implementation Policy: Developer Recruitment or Request for Proposal (RFP) Process
4. Implementation Policy: Enter into a Public Agency Partnership Agreement.

Mr. Mehaffy is concerned that an RFP would be too rigid and the proposal would be overwhelming and may not address all the needs. DPZ recommends a developer recruitment be utilized, because the Port would still maintain control.

Al Erhart, 6211 West 8th Avenue, Kennewick. Mr. Erhart believes a sufficient parcel for an Arts Center should be reserved, as it would be a tremendous asset for the community and will help small businesses succeed. Furthermore, he is in favor of a public partnership agreement, which will benefit the community at large.

Mr. Novakovich asked if Mr. Wiley, Chairman of the Arts Center Task Force, could update the Commission on the consultant report.



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Steve Wiley, 3172 Willow Point Drive, Richland. Mr. Wiley, Chairman for the Arts Center Task Force, has been working with consultant James Baudoin from Theatre Collaborative, to create a report that will be the foundation of a business plan for a mid-sized, community-oriented Performing and Visual Arts Center. Mr. Wiley reported that the Task Force has received the preliminary report, which addresses particulars such as: construction costs, salaries and operations costs, size and scope of building and partnerships. Mr. Wiley stated the Task Force wants to present a realistic plan to the Port of Kennewick Commission and expects to start small and show credibility and expand at a later date. The Task Force is being responsible by creating a proposal that makes sense for the community and stated the facility would have about 800 seats plus a space for displaying artwork. Mr. Wiley welcomes sharing the report with the Port Commission.

Mr. Peterson stated, the site identified for a future Arts Center is located within the heart of the development, which will be able to house a 40,000 square foot building.

Ardith Eakin, 4401 West 21st Avenue, Kennewick. Ms. Eakin expressed her concern about an Arts Center and stated an 800 seat auditorium, which is designed and built properly, would be sufficient for now, but what about twenty years from now. Ms. Eakin further stated it is important to make sure the auditorium is not too small where people are crammed in the seats and are uncomfortable.

Mr. Qamar stated location of the Arts Center could accommodate an expansion.

Mr. Wiley stated the Task Force's current plan will match Vista Field's starting time frame. The long term plan would include an expansion to a 2400 seat auditorium.

Mr. Novakovich appreciates Mr. Wiley's comments and would welcome a presentation by the Arts Center Task Force anytime, which would outline the report completed by Mr. Baudoin. Mr. Novakovich believes a Performing Arts Center would benefit the community and would be a catalyst project for Vista Field.

Mr. Moak is interested in reserving a space for the Arts Center and entering into an agreement with the Arts Center Task Force to move the project forward. Mr. Moak stated the idea of tying the performing arts with the visual arts is captivating and believes an Arts Center is much needed in our community. Furthermore, Mr. Moak would like to see the Commission direct staff to work with the Arts Center Task Force to move the project forward.

Deborah Bourque, 3901 South Green Street, Kennewick. Ms. Bourque stated the Tri-Cities is an amazing community for the arts: musical theater for adults and children, the Mid-Columbia Symphony and Master Singers, which means there are a lot of groups that have to fight for space and work around the high school schedules. Ms. Bourque is very excited that the Port wants to move forward and stated the arts will bring people together.



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Boyce Burdick, 414 Snyder Street, Richland. Mr. Burdick, President of the Mid-Columbia Symphony, is in favor of the Port reserving land for a community Arts Center. Mr. Burdick believes an 800 seat auditorium will be adequate for local groups, such as the Mid-Columbia Symphony, Master Singers, and Mid-Columbia Ballet.

John Deichman, 2837 Hawkstone Court, Richland. Mr. Deichman has been working with the Arts Center Task Force, and it is his responsibility to complete a schedule for concepts, engineering, planning, operations, and opening night. Mr. Deichman stressed the importance of planning and stated the Task Force needs the date when utilities will be available to help them plan for construction.

Mr. Mehaffy stated utilities are currently stubbed around the site.

Kirk Williamson, 527 North Reed, Kennewick. Mr. Williamson appreciates the comments centered around the Arts Center and expressed his gratitude for everyone coming together for a project that affects the entire community. Mr. Williamson believes an Arts Center would be the hook that would drive developer interest around Vista Field and should be pursued quickly.

Mr. Arntzen stated staff has had discussions with the Arts Center Task Force for the past ten months and is excited about the possibilities. Ms. Luke, Port Counsel, has been working on a document which would outline the framework of an agreement. Mr. Arntzen believes the Arts Center is one example of a catalyst that could be mutually beneficial to the Port, the public sector and the community, and believes there is plenty of room for more than one catalytic project.

Mr. Moak stated there are numerous opportunities available and a potential for multiple catalytic projects. If there are groups who believe Vista Field is the place for them and they can get organized and have the resources, the Port would welcome them.

Mr. Barnes believes the Port should pursue an Arts Center and stated the groups put together quality performances and are in need of a venue. The Commission has researched other areas and believes the Arts would be an excellent catalyst for energizing an urban center. Mr. Barnes would like to continue exploring an Arts Center at Vista Field.

Mr. Novakovich supports additional conversations with the Arts Center Task Force and would welcome a presentation to further discuss.

2. Discussion of Vista Field Design standards and possible development/architectural "theme"

Mr. Mehaffy and Mr. Qamar presented the next steps for the Vista Field Draft Master Plan, which include:

- Finalize patterns, character areas, plan elements;
- Complete market analysis (ECONorthwest);
- Develop final master plan document for City approval;



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- Develop design standards and zoning changes;
- Recruit first-stage development partners.

PUBLIC COMMENT

Al Erhart, 6211 West 8th Avenue, Kennewick. Mr. Erhart applauded the Port and DPZ for their tremendous amount of work and inquired if other architects will be utilized. Mr. Erhart asked if the Arts Center had the capability of expanding in the future.

Mr. Mehaffy stated there will be a lot of different people working on the project in terms of design and construction, with the Port maintaining control. Mr. Mehaffy and Mr. Qamar would be delighted to stay involved and help the Port interpret their vision.

Gus Kitson inquired how parking will be addressed.

Mr. Mehaffy stated there is a lot of parking available in plan, as required by the City Code specifications. Parking fields are incorporated in the site and tucked in, with on-street parking available, making the development pedestrian friendly.

Kariss Alderson, Richland. Ms. Alderson applauds the Port for their vision and visuals presented by DPZ. Ms. Alderson stated she is proud of our community for supporting the Arts Center and likes the idea of the development centering around the Arts Center. An Arts Center would be a large economic value to the development because after the shows, concert attendees could linger and have dinner or a drink or just enjoy the atmosphere.

Derrick Stricker, 8131 W. Grandridge Blvd #220, Kennewick. Mr. Stricker has been involved in the Vista Field project on many different levels, and stated the Port has been fact finding for almost three years. What has been presented tonight is a lot of platforms we need for this market, that are in-line with the Port's mission statement, and to fill the gaps in the Roger Brooks study. Mr. Stricker stated the Vista Field redevelopment is efficient and there are three distinct parts in the design that address our needs in the community. Mr. Stricker stated time is of the essence and we are gaining momentum and the time to start is now.

KC Kuykendall, 525 Evergreen Lane, Waitsburg. Mr. Kuykendall applauds the Port for their vision and talent of staff. Mr. Kuykendall stated the plan is impressive and believes this type of project can build on the momentum that other projects in our region have seen over past five years. Mr. Kuykendall pointed out, unless you answer the question of economics, none of this will become a reality. Mr. Kuykendall believes the development will need to go vertical and a public-private partnership would be the best way to answer the questions of economics. Mr. Kuykendall referenced the City of Sommerville, South Carolina, who entered into joint venture with a private development firm to create the community's vision. It was a balanced partnership and the development went vertical quickly, and kept all the cool elements the community wanted. Mr. Kuykendall stated, in the spirit of partnerships, there are several successful businesses in our community and the Port should look at ways to leverage partnerships with



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Battelle or PNNL. There may be a way for the development to be a launch site for technology based projects which are being considered. Mr. Kuykendall believes if certain features can be integrated into design, that will allow for outside dollars to be poured into the infrastructure, development and design.

Mr. Mehaffy appreciates Mr. Kuykendall's comments and stated it would be a good economic idea to work off the technology that is coming out of Hanford and PNNL. Mr. Mehaffy believes an innovation district would work well with the residential and mixed use within the development.

Chuck Eaton, 2309 Davison Avenue, Richland. Mr. Eaton is very excited to live at Vista Field and understands all the prep work needs to take place prior to living and working at Vista Field. Many conversations between diverse groups are taking place about living and working at Vista Field and we are ready for the Port to move forward and become "Vista Pioneers."

Mr. Arntzen stated Port and City staff have been working closely for some time to delve into the mechanics of the plan and have been very successful. Mr. Arntzen's objective is to present a final master plan to the Port Commission and the Kennewick City Council by the end of 2016. Once the plan is approved by the Port Commission and adopted by the City Council, we will have a binding planning document that the Port will be able to send out to potential developers. Mr. Arntzen is looking at having a financial plan in place that makes sense and focuses on lean development in 2016. Mr. Arntzen appreciates the interest level of the public and the Port will continue to keep the community engaged with the process.

Mr. Moak appreciates the idea of housing at various income levels being embraced and believes Vista Field should be an opportunity for the entire community.

Mr. Novakovich thanked the public for their input throughout the process and applauded staff and DPZ for the amazing job they have done. This is a tremendous start, but we have a long way to go, and our job as elected officials is to remain transparent and carry out the public's wishes.

Mr. Barnes stated to create housing that is affordable to all is wonderful goal, but inquired as to how it will be implemented.

Mr. Mehaffy stated it is a challenge but there will be communication with potential partners and the Housing Authority. There are smart, efficient ways of building and the goal is to create diverse housing types from small to large, that are modest and well-constructed.

3. Timeline and development schedule

Mr. Peterson presented the potential timeline and schedule for Vista Field with the City of Kennewick:

- August 2015 Workshop: City Staff review of Mixed-Use Zoning and Design Concepts, followed by Council Comments and Direction;



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- September 2015 City Staff review of Transportation Elements and Impact Analysis, followed by Council Comments and Direction;
- October 2015 Workshop: City staff review of Draft Vista Field Redevelopment Master Plan, followed by Council Comments and Direction;
- November 2015 Public Hearing: City staff review of Draft Vista Field Redevelopment Master Plan, followed by Council Comments and Action.

Mr. Peterson stated the Port is still receiving public comments at the vistafield@portofkennewick.org.

Margo McGowan, Richland. Ms. McGowan is ready to be a member of the “Vista Pioneers,” and quoted Russell Wilson, “dreams do not just come true, they’re made true, and this is a dream.”

Chuck Eaton, 2309 Davison Avenue, Richland. Mr. Eaton stated it is important for the Port to look at Columbia Basin College and Washington State University-Tri-Cities and engage those institutions in the process.

Mr. Arntzen requested further direction from the Commission regarding next steps for staff and DPZ consultants.

Mr. Barnes commends Port and City staff in the effort of advancing the Vista Field Master Plan and asked staff to explore sources of funding for infrastructure that enables the Port to move forward.

Mr. Moak would like staff to continue keeping the public apprised as they have been doing.

Mr. Novakovich asked for complete transparency with the process and would like to see a meeting with the Arts Center Task Force to discuss priorities and the opportunity of becoming a catalyst project for Vista Field. Mr. Novakovich would also like to see if the eight taxing districts within Vista Field would like to meet with the Port to discuss the redevelopment.

Mr. Arntzen thanked DPZ and staff and stated this a great team where the process has included a lot of realistic discussion. Additionally, Mr. Arntzen appreciated the public comments tonight and will continue moving the project forward.



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ADJOURNMENT

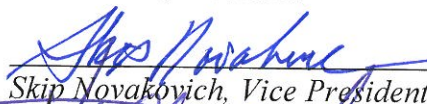
With no further business to bring before the Board; the meeting was adjourned at 9:04 p.m.

APPROVED:

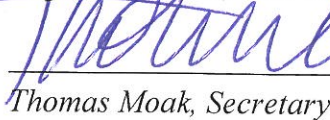
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