



# REGULAR COMMISSION MEETING

PORT OF KENNEWICK

AUGUST 25, 2015 MINUTES

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## CALL TO ORDER

Commission President Don Barnes called the Regular Commission meeting to order at 2:00 p.m. in the Port of Kennewick Commission Chambers located at 350 Clover Island Drive, Suite 200, Kennewick, Washington 99336.

### The following were present:

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

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

## PLEDGE OF ALLEGIANCE

Steve Mallory led the Pledge of Allegiance.

## PUBLIC COMMENT

Byron Martin, West Richland City Council. Mr. Martin thanked Mr. Peterson for attending the West Richland Council meeting last week and supporting the annexation of the racetrack. Mr. Martin indicated the Council is excited to see the project move forward and stated things are happening in West Richland. Currently, Shelby Super Cars has begun construction and Belmont South neighborhood is being extended toward the new middle school.

Ed Frost, 609 West Albany Street, Kennewick. Mr. Frost stated if there are extra Port funds available, it is very important that the Commission, throughout their actions, show priority for Vista Field. There has been a tremendous amount of time and money invested in Vista Field and throughout the meetings, it was stressed the regional importance of Vista Field. Mr. Frost hopes the Commission, private sector, and City of Kennewick believe Vista Field is a high priority and worthy of additional resources. Mr. Frost believes the Port needs to lead by action and set an example and allocate the extra funds for such an important regional project, without diminishing other Port projects.

Marie Mosley, City of Kennewick City Manager. Ms. Mosley thanked the Commission for establishing the Columbia Gardens Interlocal Agreement (ILA) with the City of Kennewick, who recently adopted the ILA, to move forward with Columbia Gardens. Furthermore, Ms. Mosley stated the partnership with the Port has been phenomenal and thanked the Port Commission and staff for their work on Columbia Gardens. Once phase one of Columbia Gardens is complete, Ms. Mosley believes there is a tremendous opportunity for additional phases, as mentioned in the ILA, not only a partnership between



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the Port and City, but public/private partnerships as well. Ms. Mosley stated it is critical to move forward with the development of Columbia Gardens and stressed the importance of making connections from the shoreline to Columbia Gardens to the downtown. Ms. Mosley believes the America's Best Communities project the City is pursuing, in partnership with the Port, is one of the best projects and we could be awarded up to \$3,000,000. Ms. Mosley understands Mr. Frost's comments, however, the City wants to make sure the Port's commitment to Columbia Gardens is not neglected. Ms. Mosley stated there will be numerous opportunities to partner with the Port at Vista Field and the City is committed to looking at legislative opportunities for a local revitalization financing program at Vista Field, as was done at Southridge. Ms. Mosley encouraged the Commission to continue focusing their efforts on Columbia Gardens and thanked the Commission for the partnership opportunity.

No further comments were made.

## CONSENT AGENDA

Consent agenda consisted of the following:

- A. Approval of Direct Deposit and E-Payments Dated August 18, 2015**  
Direct Deposit and E-Payments totaling \$42,898.08
- B. Approval of Warrant Registers Dated August 25, 2015**  
Expense Fund Voucher Numbers 37119 through 37154 for a grand total of \$66,519.83
- C. Approval of Commission Meeting Minutes dated August 11, 2015**

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

## PRESENTATIONS

- A. West Richland Tri-Cities Geocache Coin Presentation for the Time Capsule, Nicole Stickney**  
Ms. Stickney presented the 2015 Tri-Cities Geocache Event coin, on behalf of the City of West Richland to the Port Commission for the 100<sup>th</sup> Anniversary Time Capsule. Ms. Stickney stated the 2015 geocoin depicts a map of our region, which shows the cities of Kennewick, Pasco, Richland, and West Richland, and the Visit Tri-Cities logos. Ms. Stickney stated the geocoin is a symbol of the collaborative relationship between West Richland and the Port.

Allison Green, associate planner for the City of West Richland stated geocaching is an outdoor treasure hunt, in which participants use a GPS unit or smart phone to find containers called geocaches anywhere around the world. A participant uses the given coordinates from geocache.com to locate thirty-two geocaches hidden around the region and over 500 people attended the event. The coin commemorates the 6<sup>th</sup> Annual Geocache event, "Hidden Treasures in the Mid-Columbia."

The Commission thanked Ms. Stickney and Ms. Green and believes it is a great addition to our 100<sup>th</sup> Anniversary Time Capsule.





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## OLD BUSINESS

### A. *Investment in Future Clover Island Shoreline Amenities (1135 Project)*

Mr. Arntzen reported the agenda report (Exhibit 1) stated the Port Commission authorized staff to work with staff of the Army Corps of Engineers to apply for federal funding for Clover Island restoration efforts. These efforts would essentially rehabilitate shoreline areas, making them more attractive for fish and wildlife, while at the same time making the upland areas stable enough that the Port could lease the sites to new businesses wishing to relocate on the island. The total budget of 1135 federal project was initially thought to be up to \$5,000,000. The Port would be required to provide 25% of the funding as a “match” for the grant. Under the assumption that the project was a \$5,000,000 project, the Commission requested staff to accumulate the full Port match of \$1,250,000. To meet this directive, the Commission approved \$500,000 in the 2015-2016 Budget, and Mr. Arntzen planned to submit \$750,000 for Commission consideration in the 2017-2018 Budget (to reach the full match amount of \$1,250,000). In a separate directive to Mr. Arntzen, the Commission requested he establish a financing plan for the Port’s 1135 funding match. Mr. Arntzen inquired if the Commission would like to approve the basic plan for shoreline redevelopment of Clover Island, or save an additional \$750,000 for additional amenities.

Mr. Arntzen presented a shortened version of the Clover Island Master plan and stated some concepts have been implemented, however, it can take many years to complete the plan. Mr. Arntzen shared a PowerPoint presentation (Exhibit 2) illustrating the amenities of the Master Plan:

- NW Point Overlook – a pier, anchored to the island, stretching out over the water;
- Adirondack Point – a place for the public to enjoy the shoreline and waterfront;
- Notch – additional landscaping features.

Mr. Arntzen stated these projects are over and above what the Corps has approved and would be funded by the Port. Furthermore, by completing the amenities, there will be additional opportunities for private sector development on the island and it will be a place you would want to bring your family.

Mr. Barnes inquired if the upland improvements would be done at the same time as 1135 project.

Mr. Arntzen stated the additional amenities would be done separately from the Corps work. The Corps’ preference is to complete the basic rehabilitation plan with the Port’s \$500,000 contribution and once that is complete, if the Commission desires, the additional improvements could be completed.

Mr. Novakovich met with Josephine Eckert, Senator Murray’s legislative assistant, and explained the Corps could not do upland projects with the 1135 program.

## PUBLIC COMMENT

Kay Metz, 7009 Valley View Place, Pasco. Mr. Metz has had the honor of being involved with the Port and Clover Island for over for fifty years. Mr. Metz’s father started the island in 1954, and helped bring





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Cedars in, during the 1970's. Mr. Metz would like to see the Port continue the first class development on the island, which has brought in people and businesses. Furthermore, Mr. Metz would like to see the development done correctly and believes it should work be done and supports the Master Plan 100%.

Aaron Lambert, 3801 West Van Giesen Street, West Richland. Mr. Lambert, Community Development Director for the City of West Richland, stated he has been in the area for six years, having come from the west side and believes Clover Island is underutilized and surprised it hasn't been developed sooner. Mr. Lambert stated on behalf of the City of West Richland, he would like the funds dedicated to Clover Island to complete the upland improvements. Mr. Lambert indicated if that is not the desire of the Commission, West Richland has projects ready for development. Mr. Lambert feels the upland improvements would be a catalyst to spur the rest of the development for the area, Columbia Gardens included.

Randy Lee, 4916 West Clearwater, Kennewick. Mr. Lee, of Frontier Communications, stated about a year ago, he met with multiple community members: Carl Adrian, Kris Watkins, Lori Mattson, and Emily Estes, Mayor Young and Sharon Brown. America's Best Communities (ABC) vision, a Frontier initiative, was a plan to go out into the smaller communities to help stimulate economic development. The community members truly embraced the concept and put together a wonderful plan. Frontier gave an initial \$35,000 to each community and Kennewick a became quarter finalist and was awarded and additional \$50,000 to continue the development of the plan. The ABC plan is developed around Clover Island and Columbia Gardens and Mr. Lee stated we only get one chance to do the right thing – and now is the right time, and the option and opportunities are in place to do it right. Mr. Lee encouraged the Commission to dedicate the funds to Clover Island and do it right, while you have the chance.

Mark Blotz, on behalf of the owners and partners of Clover Island Inn, we are very interested in seeing the continued improvements on Clover Island completed, including completing the shoreline. Recently, Clover Island Inn wrapped up their 10<sup>th</sup> year of community concerts, which were very successful and brought many people to the island over the years. Mr. Blotz stated the owners and partners of Clover Island Inn are very supportive of completing the upland improvements.

Bill Lampson, Lampson Crane. Mr. Lampson, President of Lampson International, has maintained their headquarters in East Kennewick for 68 years. Mr. Lampson stated the Port has done a nice job redeveloping Columbia Drive, and on the island and encourages the Commission to finish the project on Clover Island. Mr. Lampson stated the funding is available, with support of Corps, and the permits are in place for the shoreline, it would be a good time to take advantage of the opportunities. Mr. Lampson, who is also a part owner of Clover Island Inn has a common interest – to make the area attractive for tourists, create employment, and encouraged the Commission to allocate the funds for Clover Island, to complete the upland improvements before moving on.

Russell DelGesso, 707 South Buntin Street, Kennewick. Mr. DelGesso, President of the Historic Downtown Partnership, stated the Port of Kennewick reinforced its commitment to waterfront revitalization by partnering with the City of Kennewick, TRIDEC, Tri-Cities Regional Chamber of Commerce, and Visit Tri-Cities in the America's Best Communities Contest. Frontier Communications validated the waterfront revitalization plans and the framework that was established by awarding the \$50,000 prize to continue with our plans. That achievement should cause the Port to recognize the





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constituents who lobbied for rivershore access and improvements value the Port's investment, as well as the ABC judges who recognized us. The Historic Kennewick Partnership officially joined the ABC effort and have raised money and recruited volunteers to help advance the City's position in the contest. As your partner in that endeavor, we urge the Port to continue the rivershore enhancement plans, helping us leverage future funding for enhancement of an economic driver that exists now. While Vista Field will serve as a benefit in the future, let's take advantage of the opportunity we have now, to support the established businesses on Columbia Drive and downtown business corridor and the residents that will benefit from a waterfront shoreline attraction.

Ken Silliman, 2401 West Canal Drive, Kennewick. Mr. Silliman stated the riverfront was not the nicest area, however, the island has become a beautiful attraction where people want to come. Mr. Silliman believes the growth will continue south and continue on Columbia Drive. The Port has done great things on the island over the past few years and Mr. Silliman believes the Port should allocate the \$750,000 for the upland improvements and continue to invest in the island.

Mike Hall, Ice Harbor. Mr. Hall stated eight years ago the Port approached them about investing on Clover Island. Opening a new restaurant was a big risk, however, it turned out to be a good investment. Part of the decision to open a new restaurant was based on the Port's vision at the time. Mr. Hall would like the Commissioners to support the additional money for improving Clover Island.

Lloyd Carnahan, Mayor of Benton City. Mr. Carnahan has lived in Benton City since 1947 and over time has seen the Port district develop. The Port has the permits from the Corps to do shoreline work, and it would be prudent to use those permits before they expire. There is a possibility that the Corps may not allow work to be done on the shoreline again. Mr. Carnahan is in favor of completing the Clover Island Master Plan.

Roscoe Slade, City of West Richland Public Works Director. Mr. Slade stated it is important to finish a project, and the Port has a great start on Clover Island, with the permits and Master Plan from 2005. Mr. Slade believes if you have the permits to work in the water and have the funds, the project should be completed. Mr. Slade stated if the funds are not allocated to Clover Island, the Commission should put more thought and debate into where the money would go, as there are several great projects around the Port District.

Jeff Abersfeller, part-owner of the Clover Island Inn, stated the improvements are addressing the west side of island, however, the Master Plan shows improvements and an amphitheater on east side of island. Mr. Abersfeller inquired if the improvements will include revitalization of the east end of the island and amphitheater and if the \$750,000 addresses the west end only or is an amphitheater included.

Mr. Arntzen stated under the 1135 funding, the revitalization of the island will include the stabilizing and armoring the east end of the island, where there has been some erosion. The 1135 plan does not include the addition of an amphitheater on the east side, nor does the \$750,000.

Mr. Peterson stated the Master Plan included an eastern viewpoint deck, which over time evolved into a stage area. The 1135 shoreline improvement will enhance the habitat, however, the Corps identified a substantial cost with minimal benefit to the habitat around the eastern viewpoint deck.





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No further comments were made.

Mr. Novakovich inquired if a pathway will be installed on the east end of the island.

Mr. Arntzen stated the Corps will be doing significant work on east end of the island, which has suffered major erosion. Mr. Arntzen stated the east end is one of the areas where we are able to see the revitalization of the shoreline and where a good portion of money will be allocated.

Ms. Bader Inglima reported the Corps are currently working on the feasibility phase and the final design work has not been completed. The initial thought is the Corps will be working on the habitat restoration and shoreline work from the corner, north of the lighthouse, notch, section west of the restaurant, and the east shoreline. The project will require significant infill and improvements, to stabilize the east bank due to the sloughing.

***MOTION:*** *Commissioner Novakovich moved for authorize the Executive Director to allocate Clover Island 1135 match funding in the amount of \$500,000 (+/-) as approved in the 2015-2016 Budget and Work Plan and further directs the Executive Director to allocate an additional sum of \$750,000 (+/-) in the 2017-2018 budget, with this sum to be used for amenities (construction of an over the water pier, plaza and sitting areas) in addition to the basic shoreline stabilization work of the 1135 project. Commissioner Moak seconded.*

***Discussion:***

*Mr. Novakovich stated the Commission has heard from the public and our jurisdictional partners that Clover Island should be completed. Furthermore, Mr. Novakovich stated the Commission has been looking to allocate the money to the island since the beginning of the 1135 project and believes the Commission should move forward and allocate the funds to Clover Island while the time is right.*

*Mr. Moak stated the Clover Island Master Plan has not been addressed over the past eighteen months, however, the Commission has discussed Vista Field and Bridge 2 Bridge on many occasions and he reiterated that Vista Field and Bridge 2 Bridge are his priorities. Mr. Moak stated he has been supportive of Clover Island, especially when working with partners, such as the 1135 federal project, the RCO grant for the boat launch and the Village at Island Harbor which supports the CTUIR. Mr. Moak stated the upland improvements are 100% paid for by the taxpayers and does not complete the Master Plan. Mr. Moak is interested in the development of business and jobs, and connecting the downtown with the riverfront. The Master Plan is ten years old and the Port has made continual progress, and Clover Island may be a twenty year project just like Vista Field. Mr. Moak would like to continue to look for partners as we look to develop this area and prioritize our work on the island and look for partners that can create jobs and activities on the island. Mr. Moak believes the upland improvements do not meet the Port's priorities and the funds should be allocated elsewhere. Mr. Moak will continue to support the public's desire, to move forward with Vista Field and Columbia Gardens phase one and phase two. Mr. Moak agrees with Mr. Slade, we should bank our funds until we know what are what priorities are and the upland improvements on Clover Island is not a priority for Mr. Moak at this time.*





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*Mr. Barnes stated there have been significant changes to the budget operations of the Port over the past few years, one of them being a two year capital improvement plan. The Port has budgeted \$5,000,000 for Clover Island and Columbia Gardens, which is a significant amount. Furthermore, Mr. Barnes stated the upland improvements that are being discussed today are not for the 2015-2016 budget cycle, but for the 2017-2018 budget. Mr. Barnes believes the upland improvements should be discussed during the 2017-2018 Work Plan and Budget in October 2016. Mr. Barnes inquired why the decision need to be made right now and not during the regularly scheduled 2017-2018 Work Plan and Budget hearing.*

*Mr. Barnes stated it was previously reported, that if the Port committed the \$750,000, we would be saving money while working in conjunction with the Corps, however, the Corps want a clear line between the 1135 stabilization and the upland improvements.*

*Mr. Arntzen confirmed that the upland improvements could not be part of the 1135 project. Mr. Arntzen stated, based on the current discussion with the Corps, the issue arose two weeks ago, because the Corps were considering including the additional improvements as an add-on for the bid. Staff learned Monday, the Corps preference is for the Port to bid the improvements separately of the 1135 improvements.*

*Mr. Arntzen recalled advising the Commission that the 1135 project commitment and the substantial cost would impact other projects and that the Commission was comfortable proceeding with the 1135 funding. Since the 1135 program is relatively unique, staff is learning as we go and the Corps were asking for an answer two weeks ago. The Corps have now altered their request and has asked the Port to address any of the upland improvements after the 1135 project is complete. Mr. Arntzen asked the Commission for further direction on the upland improvements for Clover Island.*

*Mr. Barnes asked Mr. Peterson to address the permit process and when the permits would expire.*

*Mr. Peterson stated the Port obtained permits in 2007, which expired late 2014, when the Port began working with Corps. The Corps are looking to fold the habitat restoration and the upland improvements as part of the permit package. The NW Overlook Pier foundation is one of the key elements that would be needed to be completed prior to the Corps work on the shoreline and habitat restoration.*

*Ms. Bader Inglima stated the Corps time frame is as follows: complete the feasibility stage by the end of 2015, design work in 2016, and construction in 2017.*

*Mr. Barnes confirmed if the Commission desired to proceed with the upland improvements, the NW Overlook Pier foundation would need to be in place in advance of the 1135 work. Mr. Barnes stated if the Port moved forward with the upland improvements, would the Corps need advance notice of the plans.*



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*Mr. Peterson confirmed that the Port could work in the water in advance of the Corps habitat restoration.*

*Ms. Bader Inglima stated if the Port were to move forward with the NW Overlook, and put in the foundation, the Corps would need advance notice to design the hydrology, plantings and stabilization measures around the foundation.*

*Mr. Novakovich indicated the Port is partnering with the Corps, who will obtain the permits, which would be an opportunity we would lose if we don't move forward. If the Port does not make these improvements, we could lose the opportunity to enhance our community with the ABC Community Awards. Mr. Novakovich further stated, the Port could lose credibility with the public, because we have not fulfilled our commitment to island, which was \$1,250,000 from the beginning.*

*Ms. Bader Inglima stated the Corps received clarification from the Portland office that they cannot bundle the amenities with the restoration work, which was just relayed to Port staff on Monday. The Corps will be working on the design in 2016, as part of the second phase, with construction slated for 2017, however, the Corps already have a Clover Island line item in their Corps of Engineers budget to move the project forward.*

*Mr. Barnes confirmed that the Port has \$500,000 budgeted in our Capital Budget for the 1135 match.*

*Mr. Novakovich asked if the Port were interested in marketing the northwest end of the island, we would still need to make improvements, per the city's code.*

*Mr. Peterson stated that is correct, the requirements of the City ordinances and the Department of Ecology are the improvements that need to be made are part of the 1135 improvements, plus the addition of sidewalks and basic lighting, but that would not cost \$750,000.*

*Mr. Novakovich stated part of the \$750,000 would have to be spent on improvements anyway, at some point.*

*Mr. Barnes inquired what the basic improvements might cost.*

*Mr. Peterson estimated \$75,000 to \$100,000 for additional sidewalks and lighting.*

*Mr. Novakovich inquired if the upland improvements could be done in conjunction with the Corps shoreline restoration or after they have completed the 1135 work.*

*Mr. Peterson suggested the Port would want to complete the upland improvements before or after the Corps work. The Corps shoreline work is approximately twenty to twenty-five feet below the shoreline, sloping into the water and up to the top of the current banks, which is why the NW Overlook pier foundation would need to be completed first.*





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*Mr. Novakovich stated there is a time issue, if the Corps will begin construction in 2017, the Port needs to decide prior to the 1135 work beginning.*

*Mr. Arntzen stated staff is working with the Corps compressed timeline and fast moving project. Mr. Arntzen stated the most logical way to progress is to install the foundation prior to the 1135 work, then let the Corps complete the restoration of the shoreline, and once complete, the Port finish the upland improvements.*

*Mr. Barnes appreciates the discussion and partner comments, however, the Port has a specific timeline for budget items, and this is not the time. When the Commission looks at projects we have an opportunity to weigh all the factors: the budget, community benefit, economic development and job creation. Mr. Barnes inquired how certain the Corps is that the 1135 match will only be \$500,000.*

*Mr. Arntzen reiterated the 1135 projects are not typical projects, with many moving parts and uncertainties. Mr. Arntzen stated we are not certain the amount will be \$500,000 and could change and understands the Commission's frustration. The Corps have been very steadfast in there cost benefit economics, however, it does cause the project to be more fluid than we had wished.*

*Mr. Barnes asked staff to estimate the Corps level of funding needed for the 1135.*

*Ms. Bader Inglima stated the Corps have spent a significant amount of time working through alternatives for this project. Each section of the island requires different treatments, allowing the Corps to further refine the scope, to see what will benefit the fish and habitat restoration per the federal dollars spent. The Corps staff have estimated the cost to be between \$2,000,000 and \$2,500,000.*

*Mr. Moak believes the \$150,000 for the NW Overlook pier foundation work would be acceptable, and then the Commission could discuss the other improvements during the budget workshops for 2017-2018. The amenities such as the Adirondack deck and notch could be discussed along with the other priorities for 2017-2018 next year.*

*Mr. Novakovich believes the foundation would be acceptable if we weren't dealing with permits and the ABC award, and stated there are too many gambles.*

*Mr. Barnes is supportive of the NW Overlook Pier, but there is a lot of uncertainty between now and next October. Mr. Barnes would be supportive of committing \$150,000 for the foundation work for the NW Overlook Pier, in advance of the 1135 work. Mr. Barnes would like to discuss additional upland improvements and other priorities during the next budget cycle.*

*Mr. Arntzen confirmed the Commission's desire to budget \$150,000 (+/-) for the foundation work for the NW Overlook Pier, with the remainder of the pier to be completed after the 1135 project. Mr. Arntzen inquired if the Commission would like to see the amenities addressed in the 2017-2018 budget.*



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*Mr. Moak stated the 1135 has been an evolving process and stated there is a need for the island to continually improve and move forward, however, he feels it shouldn't be addressed today.*

*Mr. Barnes would like to see foundation installed for the NW overlook pier in an effort to receive the value of the 1135 investment.*

*Mr. Moak believes there should be continual discussion on the Clover Island Master Plan and ensure that the 1135 match contribution is available.*

*Mr. Novakovich inquired if the foundation or all of the upland improvements should be completed prior to the 1135 project. Furthermore, how long will the permits be available after the completion of the project?*

*Mr. Peterson stated the demolition of the old Port office and foundation should be done prior to the 1135 project. Mr. Peterson confirmed if the Port requests the Corps to include the upland improvements in the design, the Port would not need to start over with the permit process. Mr. Peterson stated if the upland improvements were included in the design work, there is a five year window for permits.*

*Mr. Novakovich reiterated, if we do not ask the Corps to include the upland improvements in their design plan, we would lose the permits once the Corps has completed the shoreline improvements. Mr. Novakovich is concerned with the permit uncertainties and the possibility of losing the ABC awards, if the Commission does not move forward with the main motion.*

*Mr. Barnes stated the Commission isn't saying no to the Clover Island Master Plan, but taking a first step for the improvements. Mr. Barnes would be in favor of changing the amount to \$150,000 for the footing and foundation work completed prior to the 1135 project and continue to work on funding strategies to complete the other amenities and improvements on the island.*

*Mr. Arntzen asked for Commission for direction regarding the inclusion of the \$150,000 for the foundation work for the NW Overlook as opposed to the \$750,000.*

**MOTION:** *Commissioner Moak moved to Amend the Main Motion and further direct the Executive Director to allocate an additional sum of \$150,000 (+/-) in the 2017-2018 budget, with this sum to be used for the foundation work for the NW Overlook Pier, in addition to the basic shoreline stabilization work of the 1135 project. Commissioner Barnes seconded the amendment.*

*With no further discussion, the motion to amend the Main Motion carried. All in favor 2:1, Nay: Commission Novakovich.*

*Commissioner Barnes reiterated the Main Motion authorizing the Executive Director to allocate Clover Island 1135 match funding in the amount of \$500,000 (+/-) as approved in the 2015-2016 Budget and Work Plan, and further, as amended, direct the Executive Director to allocate an additional sum of \$150,000 (+/-) in the 2017-2018 budget, with this sum to be used for the foundation*





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*work for the NW Overlook Pier, in addition to the basic shoreline stabilization work of the 1135 project.*

*With no further discussion, the main motion carried. All in favor 2:1, Nay: Commission Novakovich.*

Mr. Novakovich requested the Clover Island Master Plan funding strategy be placed on the agenda for further discussion.

Mr. Moak would like to see the Clover Island Master Plan funding strategy as part of 2017-2018 budget process.

Mr. Barnes concurred with Mr. Moak.

Mr. Barnes recessed the meeting at 3:40 p.m. for a break and will reconvene 3:50 p.m.

## REPORTS, COMMENTS AND DISCUSSION ITEMS

### **A. 2015 Water Follies**

Mr. Arntzen stated Port employee, Mike Melia, has been volunteering for the Water Follies for many years and this year was no exception, and believed he should be acknowledged for his community spirit.

Ms. Hanchette stated Mr. Melia took on a monumental project by helping restore the hydroplane that is mounted at the entrance of Columbia Park, which was completed prior to the boat races. It is a testament to the event and shows Mr. Melia's integrity, when he starts a job – he finishes it!

Kay Metz reported the mounted hydroplane actually raced in the Tri-Cities Water Follies several years ago. Mr. Metz stated the Tri-Cities event is the best race sight in the world and we just celebrated our fiftieth anniversary. Mr. Metz stated this restoration of the hydroplane was almost impossible, and without Mr. Melia in charge, the project would not have happened. Mr. Melia put together a strong team and got the job done on time and under budget.

Mr. Barnes read a letter of recognition for Mr. Melia's volunteer work into the record. (Exhibit 1)

### **B. CTUIR Invitation to the Pendleton Roundup**

Ms. Bader Inglima stated the Commission received a letter from Gary Burke, Chairman of the CTUIR extending an invitation to attend the Pendleton Roundup in recognition of our partnership with them. Dave Tovey, Executive Director, stated the CTUIR also extended an invitation to Governor Jay Inslee. Ms. Bader Inglima stated since this is a governmental request, a designated person could attend per Steve DiJulio. The CTUIR will be recognizing the Port as a jurisdictional partner at the event and Ms. Bader Inglima stated the CTUIR requested a Port representative attend on September 18 and 19, 2015.



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Mr. Novakovich stated since Chairman Gary Burke extended the invitation, he believes the President and Executive Director should represent the Port.

The consensus of the Commission is for Mr. Barnes and Mr. Arntzen to attend the Pendleton Roundup on behalf of the Port of Kennewick.

**C. *Clover Island Inn – Landscaping***

Mr. Arntzen stated the Port has been working with business on the Island to help make improvements over time, such as the parking lot adjacent to Cedars. Clover Island Inn has refreshed the landscaping around the hotel and replaced the river rock with new sod and other plantings. Mr. Arntzen stated the hotel group has done a great job improving the interior of the hotel as well. Furthermore, the Yacht Club has made some additions and Ice Harbor has been hanging flower pots on the deck for years. The tenants of Clover Island are taking ownership of the Island.

**D. *Vista Field***

Mr. Peterson will address the City of Kennewick Council with Greg McCormick, Kennewick City Planner, to walk through zoning and design issues with City staff. As suggested by City staff, Port staff will be breaking up the plan into elements. The presentation will look similar to the July 28, 2015 meeting, but with more detail of the road network and how they play into the design of the buildings. The discussion will be somewhat lead by the Port, but Mr. McCormick will be walking thru the plan with the Port, regarding how the zoning and design standards might work with Port and City project. We will be utilizing the downtown zoning district as a starting point for our Vista Field zoning, much of which will have many of the same elements. Mr. Peterson will report back with concerns and questions from the Council at the September 8, 2015 Commission meeting.

Mr. Novakovich presented Mr. Eaton with a Vista Pioneer name tag.

Mr. Moak inquired if staff had sent out emails about the City Council Meeting tonight.

Mr. Peterson indicated 310 people were sent emails about the meeting tonight, furthermore, Ben Franklin Transit will be there in support of Vista Field. Port staff is keeping the public apprised of next steps pertaining to Vista Field.

**E. *Columbia Gardens Bus Shelter***

Mr. Arntzen stated, as part of Columbia Gardens phase one development, the Port is working with the City of Kennewick on landscaping and streetscaping, as the property adjoins Columbia Drive. There will be some attractive landscaping and a turn-out for the transit buses, so they can load and unload passengers without impacting traffic. The bus shelters in town are functional, however, they are not pretty. Mr. Arntzen would like to be able to work with the City and Transit to create an artistic bus shelter. Mr. Arntzen cited Eugene, Oregon as an example of a City that has incorporated art within their transit shelters. Mr. Arntzen stated he would like to see a much nicer transit shelter, one that commensurates with the standards the Port is known for and the work that the City is currently working on. Ms. Barb Carter, art liaison to the Port, has





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arranged for a critically acclaimed artist in Phoenix to visit Kennewick and view the concept. Mr. Arntzen stated the concept would be respectful of the wine industry and historic downtown Kennewick direction. The proposal would look at ways the shelter could be divided between the Port, the City and BF Transit. Mr. Arntzen stated there might be savings in current budget to use for artistic shelter. The normal cost of a shelter is anywhere from \$4,000-\$7,500, however, a structure of this magnitude could be in excess of \$40,000. It would be an iconic art object as well as a functional bus shelter. If there is interest on behalf of the Commission, perhaps the Port can look at funding 50% of the project with the City and Transit sharing the remaining balance.

Mr. Arntzen reported a local couple, who lives in the Bridge to Bridge area and walk the Island every day, has graciously offered to cover the cost of the new basalt benches on Clover Island and are interested in partnering with the Port on the bus shelter as well.

Ms. Carter stated a growing trend is to have transit involved in making transit placemaking sites cool and comfortable, whereas right now, people on are sitting on concrete blocks waiting for the bus.

Ms. Bader Inglima has spoken to the City stating the pullout was important to install, to accommodate hotel shuttles, Transit and tour groups, to promote the wine industry. Ms. Bader Inglima believes this is a wonderful welcome for a first impression of the Columbia Gardens development.

Mr. Moak stated the current transit shelters are an eye sore and believes this is an opportunity for the Port to help create a standard the community, for what bus shelters should be. Buses are not just for people who cannot drive, they are for people who choose not to drive. Mr. Moak inquired if the shelter will be in a central location.

Mr. Peterson stated the shelter will be located between Date and Cedar Streets and will serve the Columbia Gardens and the Willows.

Mr. Novakovich stated an artistic bus shelter is great idea and when people drive by the shelter, it will be the first icon they see for Columbia Gardens.

Mr. Barnes supports the idea of an artistic bus shelter and stated it will be a nice, iconic sign, that will help garner attention to the area.

It is the consensus of the Commission for staff to further explore an artistic bus shelter for Columbia Gardens.

Mr. Arntzen stated the Arts Commission was enthusiastic about the concept and he will gather details and potential costs and report back to the Commission.



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## ***F. Regional Chamber Luncheon***

Mr. Arntzen stated the Regional Chamber Luncheon; State of the Ports, provides a good opportunity to share with over 250 people in the community, what the Port has done over the past year. Mr. Arntzen asked who, from the Commission, would like to represent the Port at the luncheon.

It is the consensus of the Commission that Vice-President Skip Novakovich represent the Port at the Regional Chamber Luncheon; State of the Ports.

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

Commissioners reported on their respective committee meetings.

## ***H. Non-Scheduled Items***

1. Ms. Scott stated the Commission and senior staff received an invitation from the Port of Benton to tour the Hanford B Reactor with the visiting Washington Public Ports Association Executive Board. The tour will be held September 17, 2015; please contact Ms. Scott if you are available to attend.
2. Ms. Bader Inglima stated Mr. Moak's remaining Kennewick historic walking tours, highlighting the Port's 100<sup>th</sup> Anniversary are sold out. Ms. Bader Inglima thanked Mr. Moak for his outreach to the community.

Ms. Bader Inglima further reported that the Commissioners participated in Benton Franklin Fair & Rodeo Parade. Ms. Bader Inglima stated staff has drafted thank you letters for the volunteers that contributed and drove the vehicles.

3. Mr. Arntzen met with Chuck Eaton regarding Artspace and stated many topics were covered. Mr. Arntzen stated the interesting thing about Vista Field is that everyone can envision something they have seen, and Mr. Eaton likened the potential of Vista Field to Greenwich Village. Mr. Arntzen would like to continue meeting with Mr. Eaton and informed the Commission that the meeting was filled with creative energy.

Mr. Arntzen received an email from Kelsey Christenson, an Olympia Consultant, who is working on behalf of the Tri-Cities Airport. Ms. Christenson is asking the Port to support the Passenger Facility Charge (PFC), which helps support capital airport improvements. Mr. Arntzen stated the form letter would go to Senators Murray and Cantwell and Congressman Newhouse.

Mr. Moak suggests staff talk to Ron Foraker or Randy Hayden regarding the letter. Mr. Moak stated passengers currently pay the charge, and that is how the Tri-Cities Airport is able to make improvements.

Mr. Barnes feels the users of the airport should support the airport, however, he would like Mr. Arntzen to follow up with Mr. Hayden regarding the request.

Mr. Arntzen asked the Commission to begin thinking about the Election of 2016 Officers





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and Committee Representatives and if there were Committees that should either be added or removed from the list.

Mr. Moak requested staff to include a list of dues associated with organization membership, if there is one.

4. Ms. Luke is monitoring the impact of the Supreme Court decision regarding the Port of Seattle and the \$15.00 minimum wage, which includes language that suggests limitations of port powers.
5. Mr. Peterson stated the 14' basalt columns for the Clover Island Boat Launch Facility will be installed August 26, 2015.
6. Ms. Fine stated the Tri-Cities Airport PFC is \$4.50 per person. The PFC is utilized for Federal Aviation Administration airports only and the expenditures are used for safety and security issues.

Ms. Fine shared the CliftonLarsonAllen Auditors are nearing completion of the audit report and stated there are no issues at this time.

Ms. Fine reported the State Auditor's Office (SAO) will be at the Port in September, a year early, for the 2013-2014 audit. This audit will be more concentrated and the SAO has recently changed their policies without notifying us.

Ms. Fine stated, Mary Fitch, our friend and former co-worker, passed away yesterday.

## **PUBLIC COMMENTS**

No comments were made.

## **COMMISSIONER COMMENTS**

No comments were made.

Mr. Barnes anticipates the Executive Session will last approximately 35 minutes, for Real Estate (Site Selection), per RCW 42.30.110(1)(b) and Real Estate (Minimum Price) per RCW 42.30.110(1)(c) with no action anticipated. Mr. Barnes asked the public to notify Port staff if they will return after the executive session.

Mr. Barnes recessed the Regular Commission Meeting at 4:46 p.m. for four minutes.

Mr. Barnes reconvened into Executive Session at 4:50 p.m.



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## EXECUTIVE SESSION

- A. Real Estate (Site Selection), per RCW 42.30.110(1)(b)*
- B. Real Estate (Minimum Price), per RCW 42.30.110(1)(c)*

Mr. Barnes convened the meeting into Executive Session at 4:50 p.m. for approximately 35 minutes.

Ms. Hanchette exited the meeting at 5:25 to extend the Executive Session 10 minutes.

Mr. Barnes adjourned the Executive Session at 5:35 p.m.

Mr. Barnes reconvened the meeting into General Session at 5:35 p.m.

## PUBLIC COMMENT

No one was in the audience.

## ADJOURNMENT

With no further business to bring before the Board; the meeting was adjourned at 5:36 p.m.

## APPROVED:

PORT of KENNEWICK

BOARD of COMMISSIONERS

*Don Barnes, President*

*Skip Novakovich, Vice President*

*Thomas Moak, Secretary*





# PORT KENNEWICK

COMMISSIONERS | DON BARNES | THOMAS MOAK | SKIP NOVAKOVICH

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August 25, 2015

Mr. Mike Melia

Dear Mr. Melia:

We are pleased to recognize you for your selfless volunteer efforts on behalf of the Tri-Cities community in restoring and returning a real hydroplane to Columbia Park's freeway entrance.

We understand that on your own time and at significant exertion to you in terms of your time, contacts, and personal talents, you identified a need and then stepped up to complete and install the hydroplane on time for Tri-City Water Follies and the regional community.

Having one of our very own personnel mobilize a team of volunteers and marshal resources to ensure the purchase, restoration, painting and installation of the hydroplane as an iconic landmark—and to do so in such a professional manner, while under immense pressure—is a testament to not only the diligence and proficiency our staff brings to any task they undertake; it is indicative of the type of community stewardship encouraged by Port of Kennewick.

On behalf of the Port of Kennewick Board of Commissioners and a grateful community, we salute your leadership and recognize your exemplary volunteerism. Please know how grateful we are for your commitment to improving our region's quality of life.

Sincerely,

Don Barnes  
President

Skip Novakovich  
Vice-President

Tom Moak  
Secretary