

# AGENDA

*Port of Kennewick*  
**Regular Commission Business Meeting**  
*Port of Kennewick Commission Chambers*  
*350 Clover Island Drive, Suite 200, Kennewick, Washington*

Tuesday, September 13, 2016  
2:00 p.m.

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE**
- III. APPROVAL OF THE AGENDA**
- IV. PUBLIC COMMENT** *(Please state your name and address for the public record)*
- V. CONSENT AGENDA**
  - A. Approval of Direct Deposit and ePayments Dated September 1, 2016
  - B. Approval of Warrant Registers Dated September 13, 2016
  - C. Approval of Regular Commission Business Meeting Minutes, August 23, 2016
  - D. Approval of Special Joint Commission Meeting Minutes, September 1, 2016
- VI. PRESENTATIONS**
  - A. Fiber Network, Joe Poire, Port of Whitman County (**TIM**)
  - B. Bateman Island Causeway Update, Mike Ritter, Washington State Department of Fish and Wildlife (**TANA**)
  - C. Vista Field Redevelopment, Michael Mehaffy and Laurence Qamar (**LARRY**)
- VII. REPORTS, COMMENTS AND DISCUSSION ITEMS**
  - A. Special Commission Retreat (**TIM**)
  - B. Joint Meeting with CTUIR (**TANA**)
  - C. Project Prioritization (**TIM**)
  - D. 2015 Financial Statement Audit (**NICK**)
  - E. Guidelines for Vista Field Development Proposals (**TIM**)
  - F. Columbia Drive Update (**TIM**)
  - G. Commissioner Meetings (formal and informal meetings with groups or individuals)
  - H. Non-Scheduled Items
- VIII. PUBLIC COMMENT** *(Please state your name and address for the public record)*
- IX. ADJOURNMENT**

*Action may be taken on any item on the Agenda.*

**PLEASE SILENCE CELL PHONES**



# REGULAR COMMISSION MEETING

PORT OF KENNEWICK

**DRAFT**

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## CALL TO ORDER

Commission President Skip Novakovich called the Regular Commission meeting to order at 2:01 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  
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

Ms. Ruth Giese led the Pledge of Allegiance.

## APPROVAL OF THE AGENDA

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

## PUBLIC COMMENT

Dan Smith, 124 West Kennewick Avenue, Kennewick. Mr. Smith, executive director of Historic Kennewick Downtown Partnership, offered his support and assistance to the Port of Kennewick. Mr. Smith reported the KOI Pond building was recently sold to a furniture repurpose estate sale business which was previously located in Richland and is expected to open October 1, 2016. Additionally, the restaurant located at 117 West Kennewick Avenue will be closing, and he is hopeful another eatery will open soon. Mr. Smith invited the Commission to a ribbon cutting and first anniversary celebration for Foodies on September 1, 2016 at 4:00 p.m.

No further comments were made.

## CONSENT AGENDA

Consent agenda consisted of the following:

**A. *Approval of Direct Deposit and E-Payments Dated August 17, 2016***

Direct Deposit and E-Payments totaling \$48,674.55

**B. *Approval of Warrant Registers Dated August 23, 2016***

Expense Fund Voucher Numbers 38194 through 38234 for a grand total of \$90,053.15



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## *C. Approval of Commission Meeting Minutes Dated August 9, 2016*

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

## REPORTS, COMMENTS AND DISCUSSION ITEMS

### **A. Columbia Drive Update**

Mr. Peterson presented current photos of the construction at the Columbia Gardens Wine Village and updated the Commission on the progress of the project. During the excavation work, Big D's Construction found two basements of homes below the current grade, which meant additional site excavation. The additional excavation was imperative to ensure there would not be any settling issues with the new buildings. Mr. Peterson stated the Columbia Gardens bid package will be available for review on August 29, 2016, and sealed bids will be opened on Thursday, September 22, 2016 at 2:00 p.m.

Mr. Peterson reported that the City of Kennewick recently awarded the streetscape bid to 2F Enterprises to complete landscaping, sidewalks, and new bus pull-out area.

Mr. Novakovich inquired if there will be an extra cost for the additional excavation.

Mr. Peterson is currently working on the final numbers for the additional excavation which will be tabulated with base unit pricing.

### **B. Columbia River Land Conveyance Letter**

Mr. Arntzen stated at the August 9, 2016 meeting the Commission discussed the Columbia River Land Conveyance and approved a letter, dated August 9, to be sent to Mr. Peterson, Mr. Fisher and Former Congressman Hastings related to the reconveyance. The Port of Benton approved a letter to Mr. Peterson, Mr. Fisher and Former Congressman Hastings dated August 10, 2016, which conveys a similar stance as the Port of Kennewick. Both letters address the processes that may be involved when discussing the reconveyance with the community and the Confederated Tribes of the Umatilla Indian Reservation (CTUIR) and the treaty issues.

Mr. Moak appreciates that Mr. Peterson, Mr. Fisher and Former Congressman Hastings approached each entity about the reconveyance and hopes they continue to follow up with the CTUIR and other tribes and local jurisdictions who would be receiving lands, in the potential transfer.

### **C. Vista Field**

#### **1. Update**

Mr. Arntzen stated Port and City staff continue to work on the final draft of the Master Plan, which is a compilation several documents. When the two staffs reach a consensus, the final document will be presented to the Port Commission. Once the Commission approves the Master Plan, staff will present the final document to the Kennewick City Council.



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## 2. *High-Tech*

Mr. Arntzen stated at the Washington Public Ports Association Executive Directors Meeting, Port of Whitman County executive director Joe Poire, gave a presentation on fiber optics. The Port of Whitman County has been installing fiber optics, which is run from a hub in Spokane, 60 miles into their Port district in an effort to provide fiber optic services to local businesses and port tenants. Additionally, Port of Whitman County ran fiber optics down to the Port of Clarkston, which is able to piggyback off the Port of Whitman County's system. The Port of Whitman County believes this is a service more ports should be providing to their larger developments and can potentially partner with their community to provide this level of access. Mr. Arntzen stated Vista Field does not have fiber optics and believes this is an important topic to research to draw potential businesses and residents to the area. Mr. Arntzen would like to take the opportunity to learn more about fiber optic opportunities at Vista Field now, while Phase 1A infrastructure is still in the planning stages. Mr. Poire has graciously agreed to help Port staff in this endeavor.

Mr. Novakovich stated this is an excellent opportunity and another example of partnership and inquired if Mr. Poire is able make a short presentation to the Commission.

Mr. Arntzen stated he and appropriate staff would travel to the Port of Whitman County to view the system, then Mr. Poire would tour Vista Field on September 13, 2016 and make recommendations and if appropriate, brief the Commission that same day.

Mr. Moak stated there are businesses in need of high-tech capabilities and it is important for the Port to be aware of the market and how we might be able to form a partnership, to bring fiber optics to Vista Field.

Mr. Barnes stated this is a great time to evaluate whether or not the Commission wants to include fiber optics in Vista Field. As the Port embarks on Phase 1A of Vista Field it is imperative to research fiber optics and gain a better understanding of the technology and whether it is feasible and what the benefits may be. Mr. Barnes is pleased that the Port of Whitman County is happy to share their knowledge and what course of action the Port should pursue and what to avoid.

Mr. Novakovich stated Vista Field is a new and forward thinking development and having fiber optics will help us recruit the right businesses and occupants.

## 3. *Industry Head Hunter*

Mr. Arntzen reported having an industry head hunter would give Vista Field a competitive advantage if the Port is looking to build an edge within the high-tech industry and believes the Port needs a recruitment effort to build the niche we are trying to create at Vista Field. Mr. Arntzen stated if the Port is going to pursue high-tech companies and provide the infrastructure, we will need help from an industry head hunter to market to those kinds of firms. Mr. Arntzen suggested the Port could continue to use TRIDEC and add additional recruitment efforts.



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Mr. Moak recalls the Commission deciding to reduce Port dues to TRIDEC and use those funds to market to Vista Field. TRIDEC does not typically market to the industry or business that the Port is looking for at Vista Field, whether it is high-tech or specialized retail. Mr. Moak believes the Port is going to need specialized assistance and an industry head hunter knows where the money and businesses are. It is essential to look forward and utilize expertise at the right time.

#### **4. *Financing Plan Update***

Mr. Arntzen stated as Port and City staff continue working on the Master Plan, there are several other details that need to be finalized. Mr. Arntzen and the finance department have been working on a financing plan and put out a request for information to the banking industry for a loan for Vista Field. Mr. Arntzen and Mr. Kooiker have met with a number of banks and believe two can provide the Port with a plausible finance plan. Mr. Arntzen will request that the banks update their proposals and numbers and will bring the financing plan to the Commission in the fall. There are two banks that are quite viable and can provide a hybrid loan with characteristics of a bond.

Mr. Novakovich stated Mr. Kooiker and Ms. Fine have indicated there are certain State Auditor loan restrictions that the Port must comply with and requested staff brief the Commission on the restrictions and guidelines and how not to jeopardize the Port's standing with the State Auditor's Office.

Mr. Arntzen confirmed the finance team will meet with the Commission regarding the proposals and educate them on the State Auditor's Office requirements. Unlike a bid, the law does not require the Port to take the lowest responsible bidder, but the best proposal, however, the further you get away from lowest price, the more difficult it is to justify.

#### **5. *Development Agreement***

Mr. Arntzen stated another document Port and City staff need to address is the Development Agreement. The City has used Development Agreements before and just recently with the Southridge Development. The Development Agreement states that the City and the Port have an approved Master Plan for Vista Field and neither entity cannot alter any and all related documents for a certain period of time, unless both entities agree. The time frame for a Development Agreement is generally 10 to 20 years.

Mr. Novakovich confirmed that the Development Agreement is not between the elected officials, but between the institutions.

Ms. Luke confirmed that is correct.

#### **6. *Business Improvement District (BID)***

Mr. Arntzen stated a Business Improvement District (BID) is where tenants pay into a centralized organization to take care of things like maintenance, amenities and landscaping, which is similar to a Home Owners Association (HOA), where residents pay dues to the association to take care of common areas. Establishing a BID at Vista Field would provide a



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level of assurance that the common areas will be maintained and Mr. Arntzen has researched several models used on the Westside. Mr. Arntzen stated setting up a BID is fairly complex and will require research, however, he believes it is important to set up prior to development so buyers are aware of all the details before purchasing property or entering into a lease. With the small Port staff, it would be beneficial to partner or contract with an agency to help maintain Vista Field.

Mr. Moak confirmed that a BID would be set up prior to development and each individual would pay dues.

Mr. Arntzen believes that is correct and confirmed if the Port has the BID in place, then the buyer or tenant is aware that there are membership dues associated with the property. Mr. Arntzen stated a BID Board would be established and eventually the Port would transfer the majority control of the board to the ownership group.

Mr. Barnes understands setting up a BID is complex because of the mixed use and wide range of entities and individuals that may be in Vista Field and it is important to find something that is appropriate for this range of residents and businesses. Mr. Barnes stated all these items that Mr. Arntzen covered illustrates the complexity of issues for Vista Field. Mr. Barnes appreciates staff devoting time to these issues now, rather than later and it seems many of the elements are being addressed.

Mr. Arntzen stated Port and City staff have been working very hard on completing the Master Plan for Vista Field and it is important to ensure items are addressed and completed correctly.

Mr. Novakovich stated it is worth taking our time and doing it right the first time. The Port does not want to sacrifice the budget and the public's desire to create the vision of Vista Field. Being steadfast and taking our time ensures all possibilities are covered and there are no big surprises that jeopardize the project in the long run.

#### ***D. Rural County Capital Funds (3-year ILA)***

Mr. Arntzen reported Benton County has utilized the Rural County Capital Funds and will retire the jail expansion debt and the remaining funds will be utilized for economic development projects for the County, cities and ports. Benton County will broker out the funds to jurisdictions for qualifying projects that lead to economic development and job creation. Mr. Arntzen believes the funds will last approximately seven years and begin disbursement in 2017. Mr. Arntzen and Mr. Kooiker met with David Sparks, County Administrator for Benton County to get practical suggestions on projects. Mr. Arntzen asked the Commission to review the Comprehensive Scheme Process and set aside three projects that may be meaningful within the first three years. Staff will provide the Commission with three reports and then work on establishing an Interlocal Agreement (ILA) with Benton County to alleviate meeting once a year to get the projects approved.

Mr. Moak suggested looking at a two year ILA, to follow the Port's 2017-2018 Biennial Budget and Work Plan, but does not object to a three year ILA.



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Mr. Arntzen appreciates Mr. Moak's suggestion, however, the Port has three partners that would like to submit projects jointly.

Mr. Novakovich stated if the Port has three willing partners to help fund our projects, it would be beneficial to enter into a three year ILA, however, the Commission can discuss this further at the September 10, 2016 Retreat.

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

Commissioners reported on their respective committee meetings.

**F. Non Scheduled Items**

1. Mr. Barnes met with an acquaintance who recently moved back to the Tri-Cities after living in the Houston/Dallas area. She stated she was very happy to be back and spoke highly of Clover Island, our community, and Tri-City resources. She suggested the Port consider residential or condo development within close proximity to the water and marina, so boat owners can walk from their boat to their residences.
2. Ms. Scott shared with the public that the Commission Retreat is scheduled for September 10, 2016 from 10:00 a.m. to 3:00 p.m. at the Reach Museum. Ms. Scott stated the public notice will be advertised in the *Tri-City Herald*.

Mr. Arntzen stated the Commission Retreat is an opportunity for the Commission to discuss the Comprehensive Scheme and provide open dialogue and an opportunity for public comments.

3. Mr. Arntzen stated, in response to Mr. Barnes comments, it is very uplifting to hear such positive comments regarding Clover Island. In the next few weeks, the Gathering Place will be presented to the Commission, which connects the West Marina Professional Building to the Port Office Building. The project will include artwork, a small water feature and additional sidewalks, and the remaining two parcels of land will be ready for development. Mr. Arntzen inquired if the Commission would be interested in viewing the Clover Island Master Plan with a brief synopsis of where we are at, the projects that have been completed and potential future projects. Mr. Arntzen has met with Marie Mosely, City Manager for the City of Kennewick and the City still has a keen interest in the redevelopment of Clover Island. Mr. Arntzen suggested inviting the City if the Commission would like to discuss the Clover Island Master Plan.

It is the consensus of the Commission to have staff present a review of the Clover Island Master Plan and invite City staff.

4. Ms. Hanchette attended the dedication ceremony of Kennewick Fire Station #5 and stated there was big turnout at the event and she felt a tremendous sense of family and community.



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## PUBLIC COMMENTS

Boyce Burdick, 414 Snyder Street, Richland. Mr. Burdick commented on the recent articles published by the *Tri-City Herald* regarding the Port of Kennewick and Port of Benton's position on the reconveyance of the Columbia River. Mr. Burdick stated if you had not attended the port meetings or read the letters, you would have assumed both ports were firmly behind the reconveyance effort according to the *Tri-City Herald* articles. With regards to offering high-tech amenities at Vista Field, Mr. Burdick suggested local internet service provider, One World Telecommunications (OWT), located on Deschutes Street. Mr. Burdick believes the Port should utilize local vendors for the fiber optic infrastructure and OWT has been around for a long time.

Stephanie Seamans, 1622 Terminal Drive, Richland. Ms. Seamans, Community and Economic Development Manger for Benton-Franklin Council of Governments, offered her assistance to the Commission and staff anytime. Regarding the high-tech fiber optic topic, Ms. Seamans has noticed many of companies prefer redundancy and utilize more than one internet provider. Ms. Seamans suggested staff speak with site selectors to determine the Port's needs and stated she has used several site selectors in the past and offered her assistance, as she has with the City of Kennewick. Ms. Seamans requested the Port of Kennewick's support for additional grant and loan funding for the Benton-Franklin Council of Governments which provides additional opportunities for Economic Development Funds for the Port and the City.

Mr. Arntzen asked staff to coordinate a meeting with Ms. Seamans.

No further comments were made.

## COMMISSIONER COMMENTS

No comments were made.

Mr. Novakovich anticipates the Executive Session will last approximately 40 minutes, 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. Novakovich asked the public to notify Port staff if they will return after the executive session.

Mr. Novakovich recessed the Regular Commission Meeting at 3:20 p.m. for approximately 10 minutes.

## EXECUTIVE SESSION

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

Mr. Novakovich convened the meeting into Executive Session at 3:30 p.m. for approximately 40 minutes.

Ms. Scott exited the meeting at 4:10 p.m. and extended Executive Session for 5 minutes.

Ms. Scott exited the meeting at 4:15 p.m. and extended Executive Session for 10 minutes.





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Ms. Scott exited the meeting at 4:25 p.m. and extended Executive Session for 10 minutes.

Mr. Novakovich adjourned the Executive Session at 4:31 p.m.

Mr. Novakovich reconvened Regular Commission Meeting at 4:32 p.m.

## **ADJOURNMENT**

With no further business to bring before the Board; the meeting was adjourned 4:32 p.m.

**APPROVED:**

**PORT of KENNEWICK  
BOARD of COMMISSIONERS**

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*Skip Novakovich, President*

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*Thomas Moak, Vice President*

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*Don Barnes, Secretary*



# SPECIAL COMMISSION MEETING

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## CALL TO ORDER

Confederated Tribes of the Umatilla Reservation Indian Reservation (CTUIR) Chairman Gary Burke called the Special Commission meeting with the Port of Kennewick to order at 10:00 a.m. in the Board of Trustees Meeting Room at the Nixyaawii Governance Center, 46411 Tim'ine Way, Pendleton, Oregon.

### The following were present:

**Board Members:** Skip Novakovich, President  
Don Barnes, Secretary  
Thomas Moak, Excused Absence

**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 & Development  
Lisa Schumacher, Special Projects Coordinator  
Bridgette Scott, Executive Assistant

**CTUIR Members:** Gary Burke, Chairman  
Jeremy Wolf, Vice-Chairman  
David Close, Secretary  
Aaron Ashley, Member  
Armand Minthorn, Member  
Woodrow Star, Member  
Dave Tovey, Executive Director  
Debra Crosswell, Deputy Executive Director  
Helen Morrison, Clerk to the Board  
Alan Crawford, General Council Chair  
Gary James, Tribes Fisheries Director

## OPEN WITH INVOCATION

Member Armand Minthorn led the Invocation.

Mr. Burke, presented Mr. Novakovich and Mr. Barnes with a book entitled "*Caw Pawa Laakni, They Are Not Forgotten: Sahaptian Place names Atlas of the Cayuse, Umatilla and Walla Walla.*"

## INTRODUCTIONS

CTUIR Board of Trustees and Port of Kennewick members and staff introduced themselves.

## PUBLIC COMMENTS

No comments were made.



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## BOARD OF TRUSTEES COMMENTS

Mr. Burke stated the Memorandum of Understanding (MOU) established between the CTUIR and Port established several years ago created a good foundation for projects that effect both the Tribe and Port. Mr. Burke is pleased with the relationship and hopes it will continue.

Mr. Minthorn stated throughout the years, there have been changes within the Port, the Tribe and local government; change can be good and we rely on institutional memory. Faithful, long term employees have the institutional memory to help us avoid mistakes we have made in the past. The Tribe and the Port's relationship has been very good and the direction that we are going can only be beneficial if we want it to be. The environment that we live in and depend on, we cannot take for granted, the resources we depend on cannot be replaced. These relationships are key because of the Port's work on the Columbia River and the Tribes involvement now and in the past. The citizens we represent expect the resources to be protected and remain intact, which is why our partnership needs to be based on cooperation and coordination and early communication. The CTUIR does not want to approach any issue without discussion. When Port seats are filled by others, they will remember these meetings and continue the discussions and direction and partnership. The Port and Tribe have come a long way and have further to go, and as we move in the same direction, we need to be mindful of the resources and environment. Mr. Minthorn thanked the Port for being here and looks forward to our continued partnership.

## BOARD OF COMMISSIONERS COMMENTS

Mr. Novakovich thanked Mr. Minthorn for his comments and stated it is important to continue our partnership and reflect on our history. The Port recognizes there is a mutual trust and the Port has tremendous respect for the CTUIR's homeland, ceded territory, and cultural resources.

Mr. Barnes agrees with Mr. Novakovich and Mr. Minthorn's statements and feels our relationship depends upon cooperation, coordination, and most importantly, communication. Through communication, we can overcome any obstacle before us.

Mr. Novakovich stated there is a minor change to the Agenda, and "Village at Island Harbor" is now titled the "Gathering Place."

## 1135 SHORELINE PROJECT

Ms. Bader Inglima appreciates the opportunity to report to the Board of Trustees on the 1135 Shoreline Project. The Port has been working with the United States Army Corps of Engineers (USACE) in Walla Walla on the Clover Island 1135 project that will improve the shoreline for endangered and listed species habitat, and enhance the public recreational access to the shoreline. Ms. Bader Inglima appreciates the support of the CTUIR and the letter the Board of Trustees provided in May supporting the shoreline restoration. The 1135 project is currently on track and is moving toward the design phase in 2017 and construction will be in 2017-2018. The Port has applied for grant assistance from the Washington Wildlife and Recreation Program and the Aquatic Lands Enhancement Account, where the project ranked very high. Ms. Bader Inglima appreciated the support from the CTUIR Board and staff and stated Ms. Croswell was very helpful during the consultation process in advance of the grant presentation.



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Mr. Minthorn stated the CTUIR supports Phase 2 of the 1135 project and inquired if there are any challenges that need to be addressed moving forward.

Ms. Bader Inglima recently spoke with Rebecca Kalamasz, USACE project manager and Ms. Kalamasz expressed her excitement for the project and stated it fits nicely with the intent of the USACE habitat restoration. Ms. Bader Inglima stated she has not heard of any challenges and requested if the Board of Trustees has any interactions with the USACE and federal government, if they could remind them of the importance of the habitat restoration on Clover Island. She would very much appreciate this support.

Mr. Minthorn shared Walla Walla USACE has a new Lieutenant Colonel, Damon Delarosa and the Tribe will work to arrange a meeting with the Lieutenant Colonel and will mention the importance of the 1135 restoration project on Clover Island.

Ms. Bader Inglima thanked Mr. Minthorn and stated if there is something the Port is not aware of, to please let us know.

Mr. Close asked if the CTUIR's Fisheries Director had any comments to add regarding the 1135 project.

Mr. James stated the Department of Natural Resources and the CTUIR Fisheries are aware of the project and are behind the letter of support. Mr. James stated the CTUIR has a river vision/mission, to improve the function of the flood plain. There is a pristine river upstream where there is the largest wild run of salmon, because of the habitat and if the shoreline is made up of natural components, that will only help the salmon. Anything we can do to naturalize the shoreline, even if it is limited, will improve the habitat and is consistent with the river vision.

Mr. Novakovich stated the West Causeway on Clover Island was previously a dumping ground and full of concrete. The revitalization of the West Causeway, which the CTUIR assisted with, is what the Port hopes to accomplish on the remaining shoreline.

Mr. Wolf inquired if the Port has addressed other invasive species that are being brought to the Columbia River by humans.

Ms. Bader Inglima stated some vegetation will be removed that is not native to the area and the Port has made a commitment to revegetate the shoreline and create a natural habitat, which will significantly improve the environment along the shoreline. Ms. Bader Inglima stated there has not been a lot of management of weeds and invasive species along the shoreline.

Mr. Wolf would like to visit Clover Island to see the areas that have benefited from restoration. Mr. Wolf is concerned about Zebra Mussels, which latch on to boats and then transplant, and asked if the Port is aware of this particular invasive species and what is being done to educate the public.

Ms. Bader Inglima is a little familiar with the Zebra Mussels and stated she would reach out to the U.S. Coast Guard to see if they would be able to do public outreach and create awareness. If the Zebra Mussel is a concern the Port is more than happy to become actively engaged.



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Mr. Arntzen stated he is not familiar with the Zebra Mussel, but the Port does have a problem with Eurasian Milfoil and treats it every other year.

Mr. Wolf stated education is the first line of events and the Zebra Mussel is microscopic and can be transferred from system to system. When it attacks a system, it is quick and it is quite an endeavor to clean. Mr. Wolf will share as much as he can with Port staff.

Mr. Close stated there are several exotic species that spread everywhere, including bilge and is a concern. Mr. Close stated it is very important to work together to educate the public and keep each other apprised of the situation.

Mr. Minthorn stated the intent of the 1135 project is to enhance the habitat and improve public access to Clover Island. This is where we as partners can educate the public on potential cultural archives and that there are laws that protect the sites.

Mr. Novakovich appreciates the working relationship and if the Board has concerns, please let us know.

## GATHERING PLACE

Mr. Arntzen stated the Gathering Place will be located on the harbor side, between the Port office and the West Marina Professional Building. Mr. Arntzen appreciates the patience of the Tribe and stated that although the project has taken longer than anticipated he is excited about the evolution of the project. The Gathering Place was formulated after conversations with Tribe representatives and will feature a boardwalk that connects the Port office and West Marina Professional building and includes a water feature, benches, and the Tule Reeds bronzed artwork. The installation will feature a bronze statue of an elderly woman in a traditional deerskin dress representing a time period of about 200 years ago. This grandmother figure will be gathering Tule reeds with a traditional knife, and will be installed at a higher level, gazing across the water feature toward the figure of a young man who is also gathering Tule reeds and appears in modern dress of cut-off jeans and t-shirt. Staff worked closely with CTUIR representatives to get the artwork just right. Additionally, stonework and signboards will be placed in an effort to tell the story about the Gathering Place, the significance of the artwork and the important contributions of the CTUIR. Mr. Arntzen stated staff is currently readying the project for bid and hopes the CTUIR feels comfortable with the authenticity of the project.

Mr. Novakovich stated Ms. Bader Inglima worked with Bobbie Conner, Director Tamastlikt Cultural Institute, and the artwork honors the CTUIR and will feature history boards and possibly educational panels as well.

Ms. Bader Inglima worked closely with Ms. Conner and Malissa Minthorn, who helped with naming the project and the original concept for the artwork. Though the project has been reengineered, the artwork remains the centerpiece and the surrounding area will be complementary to the bronze statues.



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Mr. Peterson stated the project will be ready to bid in September 2016 and the bid opening will follow. Mr. Peterson estimates the project will be completed spring of 2017 with a dedication ceremony commemorating the project.

Mr. Novakovich stated Ms. Bader Inglima previously planned a nice celebration with the CTUIR for the dedication and hopes we can continue on with those plans.

Mr. Wolf asked if the Port would be providing educational information to the public about the habitat restoration and the enhanced areas. Mr. Wolf inquired what the plan is to maintain the statues.

Mr. Peterson stated the improvements along the West Causeway features 800 feet of meandering paths, slopes, and changing elevations along the shoreline. The improvements have been embraced by the community and people have been respectful of the habitat and stay on the pathways for the most part.

Mr. Arntzen appreciates Mr. Peterson's work on the West Causeway and stated the pathways and the dense plantings discourage the public from walking down to the river.

Mr. Novakovich believes the community has been very respectful of the added public amenities on the Island.

Mr. Wolf stated he would like to see more projects like this, however, every project can be foiled by us not looking ahead and ensuring the enhancements are protected.

Mr. Close suggested a biological case study of the area that shows the revitalization of the shoreline and river has had positive impacts to the surrounding habitats.

## **TRI-CITIES SHORELINE TRANSFER PROPOSAL**

Mr. Novakovich stated Ms. Croswell assisted the Port in crafting a letter to the group supporting the conveyance of the shoreline. The Port does not endorse the conveyance, rather it supports the group having conversations with the CTUIR.

Mr. Minthorn stated the Tribe has had experiences with land exchanges with the USACE and have insisted any proposed land exchange requires consultation. The Tribe strives to work with any federal agency to protect the resources and have worked in partnership with several agencies. There are options when the Tribe and federal agencies can agree and lands can exchange, where the Tribe has covenants and agreements in place prior to finalizing the land exchange. If the Port desires to acquire lands, the CTUIR would want to have discussions up front and state our concerns.

Mr. Novakovich stated the Port of Kennewick will not receive any lands from the conveyance. The *Tri-City Herald* article misrepresented the Port of Kennewick.

Mr. Arntzen stated the land transfer started with an outside group which asked the Port of Kennewick to support. Mr. Arntzen and the Commission conveyed that the group speak with the



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CTUIR and the public. The process this group is taking is not the Port's process and we do not endorse the land transfer and offered words of advice to the group seeking the land transfer.

Mr. Novakovich stated the Commission asked the land transfer group if they had spoken with the CTUIR and did not receive an answer. Mr. Novakovich stated the Port is respectful of the partnership with the CTUIR and does not endorse the land transfer, nor does the Port receive land.

Mr. Minthorn stated part of the challenge is that there has not been any communication. The Tribe is open to discussions, however the unknown is our concern. Mr. Minthorn appreciates the Port giving direction to the land transfer group and until the group speaks directly with the Tribe, everything else is hearsay. Mr. Minthorn reiterated the same stance with the City of Richland City Council. Mr. Minthorn relayed the group needs to speak with all the tribes, not just the CTUIR.

Mr. Novakovich inquired if the land transfer group had spoken with the Board of Trustees.

Ms. Crosswell stated there has been a staff level conversation with Gary Peterson, but the group has not met with the Board. Staff received general information only.

Mr. Tovey stated Mr. Peterson made it clear that it was not a TRIDEC effort, but a citizen effort.

Mr. Barnes believes they are well intentioned individuals who believe the land transfer would improve the community. If the Port can plan a role in facilitating communication between the individuals and CTUIR, we would be willing to help in the process.

Mr. Wolf stated the CTUIR is part of the community and it is our responsibility to protect, restore and enhance the area. It is frustrating that we have not been consulted, however, it is important to sit down with the land transfer group to discuss their goals.

Mr. Novakovich stated the Port has a great deal of trust with the CTUIR and will remain neutral.

Mr. Burke thanked the Commission for reminding the City of Richland City Council that it is important to speak with the CTUIR, and Executive Order, 13175, speaks to consultation and coordination with Indian Tribal Governments.

## **CULTURAL, ENVIRONMENTAL AND TREATY RESOURCES**

Mr. Minthorn stated over the past two years, the Cultural Resources has contracted with the Port on five projects, most recently, sub-contracting at Vista Field. The partnership with Mr. Peterson's department and the Cultural Resources department reinforces the working relationship and demonstrates cooperation. Mr. Minthorn thanked Mr. Peterson and the Port for this work and future work that will be done by the Port along the river.

Mr. Novakovich looks forward to a long lasting relationship between the Port and the CTUIR and stated we do not need to have formal meetings to receive input from the Tribe and can meet as a body or as individuals.



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Mr. Star thanked the Commission for being here today and stated the book that was presented to Mr. Novakovich and Mr. Barnes tells a story about the place and provides information about where you live; the history; the native names; and how there could be several names for one area because of the different languages.

Mr. Minthorn discussed the tribal concerns with the 1600 acre federal land transfer.

## THE AFFILIATED TRIBES OF THE NORTHWEST INDIANS (ATNI) CONFERENCE

Mr. Arntzen stated that the Port was able to sponsor and participate in the 2014 Affiliated Tribes of the Northwest Indians (ATNI) Conference in Pendleton. Ms. Bader Inglima attended the 2015 ATNI Conference in Spokane and the Port is looking forward to attending the 2016 conference in Tulalip. Mr. Arntzen was thoroughly impressed by the amount of Indian-owned small businesses at the conference and feels it would be an excellent opportunity to work together to foster small businesses in one of the Port projects.

## ECONOMIC PARTNERSHIP DEVELOPMENT

Mr. Bill Tovey briefed the Commission on the 190 acres of land near the Port of Umatilla that that will be developed for heavy industrial. Mr. Tovey stated the project will bid this fall with construction to begin spring of 2017.

## PUBLIC COMMENTS

No public comments were made.

## ADJOURNMENT

With no further business to bring before the Board; Mr. Novakovich adjourned the meeting at 11:48 a.m.

**APPROVED:**

**PORT of KENNEWICK  
BOARD of COMMISSIONERS**

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*Skip Novakovich, President*

Excused Absence

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*Thomas Moak, Vice President*

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*Don Barnes, Secretary*